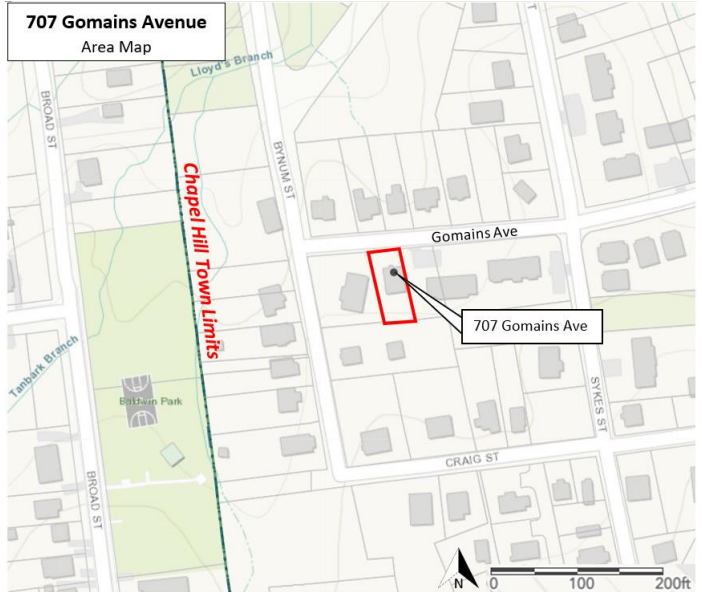




CONSIDER AN APPLICATION FOR SITE PLAN REVIEW, 707 GOMAINS AVENUE

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING DEPARTMENT
Colleen Willger, Planning Director
Judy Johnson, Assistant Planning Director
Wyatt Archer, Planner

PROPERTY ADDRESS 707 Gomains Ave	DATE June 15, 2021	APPLICANT EmPOWERment Inc.
STAFF RECOMMENDATION Staff recommends that the Planning Commission adopt Resolution A, approving this Site Plan Review application, with the stipulations noted.		
NEXT STEPS As part of the Zoning Compliance Permit application, the applicant will demonstrate compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution.		
PROCESS Northside Neighborhood Conservation District Site Plan Review applications are evaluated based on compliance with: <ol style="list-style-type: none"> 1. the procedural and dimensional requirements of the Land Use Management Ordinance; and 2. the standards in the Northside Neighborhood Conservation District. 	ORDINANCE We believe that the proposed application, with the conditions proposed in the attached resolution, meets all regulations and standards in the Land Use Management Ordinance pertaining to the Northside Neighborhood Conservation District. A checklist of these regulations and standards is included in the attached Project Summary.	
PROJECT OVERVIEW The application proposes relocation of a 1,080 sq. ft. single-family house from 108 North Street to 707 Gomains Avenue. Construction of accessory site improvements including walks/landings, HVAC, and gravel drive and parking area are also proposed. The property is located in the Northside Neighborhood Conservation District (CD-1) and within the Residential-3 (R-3) zoning district. The lot comprises approximately 6,039 square feet of gross land area. The Northside NCD provides a maximum single-family house size of 1,750 square feet.	PROJECT LOCATION 	
ATTACHMENTS	<ol style="list-style-type: none"> 1. Project Summary Form 2. Resolution A 3. Resolution B 4. Application Form & Materials 	

Project Summary

Site Description	
Project Name	707 Gomains Avenue Site Plan Review Application
Address	707 Gomains Avenue
Property Description	6,039 square feet gross land area
Existing	Vacant Land
Orange County Parcel Identifier Number	9788-07-1938
Zoning	Residential-3 (R-3); Northside Neighborhood Conservation District (CD-1)

Regulatory Land Use Intensity

Design/LUMO Standards	Compliance with Ordinance	
Lot Layout Standards	Standard	Application
Setbacks	Street – 24' Interior – 8' Solar – 11'	Street – 31.8' Interior – 8.5' Solar – NA
Floor Area Ratio	0.20	0.18
Floor Area (maximum)	1,218 sq.ft.	1,080 sq.ft.
Maximum House Size	1,750 sq. ft.	1,080 sq. ft.
Vehicle Parking Spaces (maximum)	4	1-2 vehicles
Front Yard Parking (maximum)	40%	16.2%
Primary Height (maximum)	20 feet	17 feet
Secondary Height (maximum)	26 feet	17 feet
Amount of Impervious Surface	.5	.23
Erosion and Sedimentation Control	NA	✓
Steep Slope Disturbance	NA	NA
Land Disturbance	-	✓with ZCP submission
Stormwater Management	NA	NA
Drainage Plan	NA	✓with ZCP submission
Utility Lines Underground	NA	✓underground proposed
Public Water and Sewer confirmation	NA	✓with ZCP submission
Resource Conservation District Regulations	NA	NA
Watershed Protection District	NA	NA

✓ Meets Requirements; NA = Not Applicable; ZCP = Zoning Compliance Permit