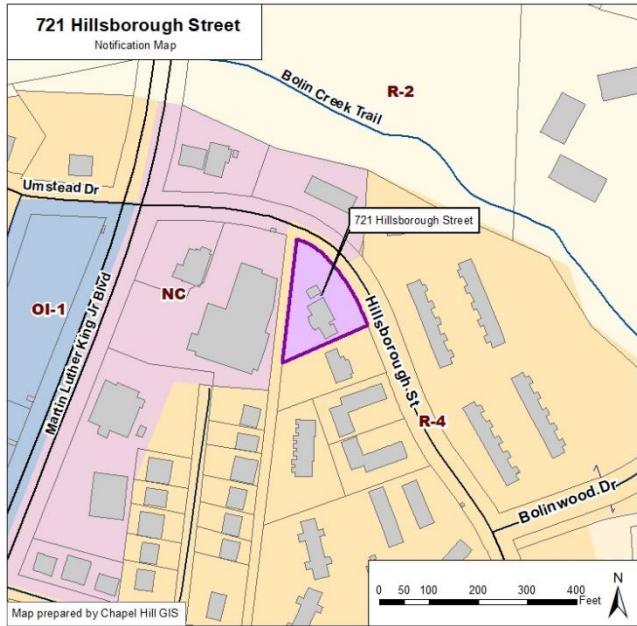




CONSIDER AN APPLICATION FOR MINOR SUBDIVISION REVIEW – 721 HILLSBOROUGH STREET

STAFF REPORT

TOWN OF CHAPEL HILL PLANNING
Judy Johnson, Assistant Planning Director
Charnika Harrell, Planner I

PROPERTY ADDRESS	MEETING DATE	APPLICANT
721 Hillsborough Street	September 21, 2021	George Retschle, Ballentine Associates, PA
STAFF RECOMMENDATION <p>Staff recommends that the Planning Commission adopt Resolution A, approving the application, with stipulations.</p>		
PROCESS <p>Minor subdivision applications are submitted to the Planning Commission for consideration and action. Minor subdivision applications are evaluated based on compliance with the procedural and dimensional requirements of the Land Use Management Ordinance.</p> <p>If the application meets the standards for subdivision set by the Land Use Management Ordinance, the Planning Commission is obligated to approve.</p> <p>If the application is approved, the applicant will submit a Final Plat application demonstrating compliance with the adopted resolution and the Land Use Management Ordinance.</p>		DECISION POINTS <p>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 minor subdivision. A checklist of these regulations and standards is included in the attached Project Summary.</p>
PROJECT OVERVIEW <p>The application proposes subdividing an approximately 0.56-acre existing lot into two new lots. The property is located within the Residential-4 (R-4) zoning district. There is an existing single-family dwelling at the center of the lot, and the new lot line will divide the lot approximately in half. The property owner has applied for a permit to demolish the existing house, shed, and other site features in May 2021. The applicant is proposing a sanitary sewer easement along the western property line to serve both lots. No new development is proposed on the new lots at this time; any future development will be required to meet the Land Use Management Ordinance standards.</p>		PROJECT LOCATION 
ATTACHMENTS	<ol style="list-style-type: none"> 1. Project Details Table 2. Resolution A, approving the subdivision 3. Resolution B, denying the subdivision 4. Applicant Materials 	



Project Details

Overview

Site Description	
Project Name	721 Hillsborough Street Minor Subdivision
Address	721 Hillsborough Street
Property Description	0.56-acre lot with an existing single-family dwelling
Existing Zoning	Residential-4 (R-4)
Orange County Parcel Identifier Number	9789-41-2394

Design/LUMO Standards	Compliance with Ordinance	
Dimensional Matrix 3.8-1 Standards Residential-4 (R-4) Zoning District	Standard	Application
Setbacks	Street – 22 feet Interior – 8 feet Solar – 9 feet	✓
Minimum gross lot area	5,500 sq. ft.	Lot 1: 11,355 sq. ft. Lot 2: 11,830 sq. ft.
Minimum lot frontage	40 ft.	Lot 1: 139.8 ft. Lot 2: 91.2 ft.
Minimum lot width	50 ft.	Lot 1: 119.3 ft. Lot 2: 87.4 ft.
Floor Area Ratio	NA	NA
Floor Area (maximum)	NA	NA
Vehicle Parking Spaces (maximum)	NA	NA
Front Yard Parking (maximum)	40%	NA*
Setback Height (maximum)	34 feet	NA*
Core Height (maximum)	60 feet	NA*
Amount of Impervious Surface	50% maximum	NA*
LOT LAYOUT STANDARDS	-	-
Erosion and Sedimentation Control	NA	NA
Steep Slope Disturbance	NA	NA
Land Disturbance	NA	NA
Resource Conservation District Regulations	NA	NA
Watershed Protection District	NA	NA
Schools Adequate Public Facilities	Required	Required prior to Final Plat
Stormwater Management	Required	✓

Lots fronting on road meeting Town standards	Required	✓
Recreation Area	NA for Minor Subdivision	NA
Landscape Bufferyards	NA for Minor Subdivision	NA*
Homeowner's Association	NA	NA
Tree Protection	NA*	NA
Public Water and Sewer requirement	Required	✓

✓ Meets Requirements; NA Not Applicable

* will apply when subsequent development application is proposed

RESOLUTION A
(Approving Application)

**A RESOLUTION APPROVING AN APPLICATION FOR A MINOR SUBDIVISION FOR
721 HILLSBOROUGH STREET (File No. 21-048)**

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 721 Hillsborough Street Minor Subdivision, proposed by George Retschle, on the property identified as Orange County Property Identification Number 9789-41-2394, if subdivided per the preliminary plat revision dated June 21, 2018 and revised on August 2, 2021 and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance:

These findings are based on the following supplemental stipulations:

Stipulation Specific to the Development

1. That this approval shall be valid for one year from the date of approval subject to reapproval by the Town Manager in accordance with the provisions of the Land Use Management Ordinance.
2. That this approval shall authorize the creation of no more than two (2) lots.
3. That future development must comply with *Section 5.4 Stormwater Management* of the Land Use Management Ordinance.
4. That the property owner shall provide a slope and topographic map for both existing and proposed conditions based on a map depicting contours at an interval of two (2) feet or less prior to recordation of the Final Plat. The map shall indicate, through cross-hatching or separate colors, all areas within each slope category described in Table 5.3-1 in the Land Use Management Ordinance. Areas containing slopes of 4:1 (25%) or steeper shall be called out on recorded subdivision plats for single - and two-family development along with a note that reads "No more than twenty-five (25) percent of the total combined area of 4:1 (25%) or steeper shall be disturbed."
5. That the property owner provide the necessary Certificate of Adequacy of Public Schools or an exemption prior to recordation of the Final Plat.
6. That easement documents as required by OWASA and Town Manager shall be recorded concurrently with the Final Plat. That the Final Plat shall be approved by OWASA and prior to Town Manager approval.
7. That the existing structures (including the dwelling unit, shed and site features) shall be removed from the existing lot prior to issuance of a Zoning Compliance Permit.
8. That prior to recordation of the Final Plat, it will be necessary to identify or provide a fire hydrant within 400 feet of the structures on the proposed lots, and submit a Fire Flow report sealed by a Professional Engineer licensed in North Carolina to ensure the fire flow will meet Town standard.
9. That the name of the development and its streets and house numbers be approved by the Town Manager prior to recordation of the Final Plat.
10. That future site improvements or redevelopment of either of the newly created lots requires issuance of a Zoning Compliance Permit.

11. That the property owner provide the necessary owner(s) signatures, notarized, on a reproducible mylar, with a paper copy, prior to Town Manager approval of the Final Plat.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the application for a Minor Subdivision for 721 Hillsborough Street in accordance with the plans and conditions listed above.

This the 21st day of September, 2021.

RESOLUTION B
(Denying Application)

A RESOLUTION DENYING AN APPLICATION FOR A MINOR SUBDIVISION FOR 721 HILLSBOROUGH STREET (File No. 21-048)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 721 Hillsborough Street Minor Subdivision, proposed by George Retschle, on the properties identified as Orange County Property Identification Number 9789-41-2394, if developed according to the revised plans dated June 21, 2018 and revised on August 2, 2021, and the conditions listed below, would not comply with the provisions of the Land Use Management Ordinance:

These findings are based on the following:

(INSERT REASONS FOR DENIAL)

BE IT FURTHER RESOLVED that the Planning Commission hereby denies the application for a Minor Subdivision for 721 Hillsborough Street.

This the 21st day of September, 2021.