

MEMORANDUM

TO: Chapel Hill Planning Commission

FROM: Gene Poveromo, Development Coordinator
Judy Johnson, Principal Planner

SUBJECT: Site Plan Review Application - 144 Lincoln Lane, Pine Knolls Neighborhood Conservation District (File No. 15-045)

DATE: July 21, 2015

We have completed a review of the Site Plan Review application noted above. We recommend approval with conditions.

INTRODUCTION

This application proposes to demolish an existing single-family dwelling unit. The property is located in the Pine Knolls Neighborhood Conservation District and within the Residential-3 (R-3) zoning district.

BACKGROUND

Pine Knolls Neighborhood Conservation District Site Plan Review applications are evaluated based on compliance with:

1. the procedural and dimensional requirements of the Land Use Management Ordinance; and
2. the design standards in the Council-approved Pine Knolls Neighborhood Conservation District Design Guidelines.

Land Use Management 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 Pine Knolls Neighborhood Conservation District. A checklist of these regulations and standards can be found as Attachment 1.

RECOMMENDATION

We recommend that the Planning Commission adopt Resolution A, approving this Site Plan Review application, with the stipulations noted.

Following Planning Commission approval, the applicant will proceed with a Zoning Compliance Permit application, demonstrating compliance with the Land Use Management Ordinance and the supplemental conditions identified in the attached resolution.

ATTACHMENTS

1. Checklist
2. Resolution A
3. Resolution B
4. Applicant's Materials

Checklist of Regulations and Standards

Demolition 144 LINCOLN LANE	STAFF EVALUATION		
Residential-3 Zoning District Neighborhood Conservation District	STANDARD	APPLICATION	COMPLIANCE WITH ORDINANCE
Land Use Management Ordinance Standards:			
Setbacks	Street – 24 feet Interior – 8 feet Solar – 11 feet	n/a	n/a
Floor Area Ratio	0.20	n/a	n/a
Floor Area (maximum)	1,750 sq. ft.	n/a	n/a
Vehicle Parking Spaces (maximum)	4	n/a	n/a
Front Yard Parking (maximum)	30%	n/a	n/a
Primary Height (maximum)	20 feet	n/a	n/a
Secondary Height (maximum)	26 feet	n/a	n/a
Amount of Impervious Surface		0 sq. ft.	√
Erosion and Sedimentation Control		n/a	√ with ZCP submission
Steep Slope Disturbance		√	√ with ZCP submission
Land Disturbance		4,900 sq. ft.	√
Stormwater Management		n/a	n/a
Drainage Plan		√	n/a
Tree Protection		n/a	n/a
Lighting		n/a	n/a
Utility Lines Underground		√	n/a
Public Water and Sewer confirmation		√	n/a
Resource Conservation District Regulations		n/a	n/a
Watershed Protection District		n/a	n/a

Pine Knolls Neighborhood Conservation District Guidelines:	STANDARD	APPLICATION	COMPLIANCE WITH GUIDELINES
Building orientation	Facing street and consistent setbacks	n/a	
Site Design	Landscaping, lighting, sidewalks, building placement	n/a	
Parking	Located at side or rear of house; 30% limitation; not obscure front door; clearly distinguished from front yard	n/a	

N/A – Not applicable

RESOLUTION A
(Approving Application)

A RESOLUTION APPROVING A DEMOLITION APPLICATION FOR A SITE PLAN REVIEW FOR 144 LINCOLN LANE (File No. 15-045)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 144 Lincoln Lane Site Plan Review Application, proposed by owner Alphonso H. Bowers, III, on the property identified as Orange County Property Identification Number 9778-93-4912, if developed according to the plans dated May 21, 2015, and the conditions listed below, would comply with the provisions of the Land Use Management Ordinance and Design Manual:

These findings are based on the following supplemental stipulations:

Stipulation Specific to the Development

1. That demolition shall begin within one year from the date of approval and completed within two years from the date of approval.
2. That the applicant must obtain a Zoning Compliance Permit and Demolition Permit prior to beginning any demolition work.
3. Soil stabilization shall be provided with ground cover as soon as practicable but in any event within 14 calendar days from the last land-disturbing activity.
4. During the demolition phase, additional erosion and sediment controls may be required if the proposed measures do not contain the sediment. Sediment leaving the property is a violation of the Town's Erosion and Sediment Control Ordinance.
5. The owner may be liable if adjoining properties receive substantial damage associated with the discharge of stormwater from this property.

BE IT FURTHER RESOLVED that the Planning Commission of the Town of Chapel Hill hereby approves the demolition application for a Site Plan for the 144 Lincoln Lane in accordance with the plans and conditions listed above.

This the 21st day of July 2015.

RESOLUTION B
(Denying Application)

A RESOLUTION DENYING A DEMOLITION APPLICATION FOR A SITE PLAN REVIEW FOR 144 LINCOLN LANE (File No. 15-045)

BE IT RESOLVED by the Planning Commission of the Town of Chapel Hill that it finds that the 144 Lincoln Lane Site Plan Review, proposed by owner Alphonso H. Bowers, III, on the property identified as Chapel Hill PIN 9778-93-4912, if developed according to the preliminary site plan dated May 21, 2015 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 by the Planning Commission hereby denies the application for the 144 Lincoln Lane Site Plan.

This the 21st day of July 2015.

**APPLICATION FOR
NORTHSIDE/PINE KNOLLS
SITE PLAN/ZONING
COMPLIANCE APPLICATION**



TOWN OF CHAPEL HILL
Planning Department
405 Martin Luther King Jr. Blvd
Chapel Hill, NC 27514
phone (919) 968-2728 fax (919) 969-2014
www.townofchapelhill.org

Parcel Identifier Number (PIN): 9778 934912 Date: 5/21/15

Section A: Project Information

Construction adding 250 square feet or more of floor area and any demolition project.
Property Address: 144 LINCOLN LANE
Zoning District: R-3 Northside (CD-1) Pine Knolls (CD-4)
Project Description: DEMOLITION OF EXISTING STRUCTURE

Section B: Applicant, Owner and/or Contract Purchaser Information

Applicant Information (to whom correspondence will be mailed)
Name: Alphonso H. Bowers, III
Address: 1608 Edgewood Rd
City: Chapel Hill State: NC Zip Code: 27517
Phone: 919-260-6851 Email: ahbno3000@gmail.com

The undersigned applicant hereby certifies that, to the best of his/her knowledge and belief, all information supplied with this application is true and accurate.
Signature: [Signature] Date: 5-21-15

Owner/Contract Purchaser Information:
 Owner Contract Purchaser
Name: Alphonso H. Bowers, III
Address: 1608 Edgewood Rd
City: Chapel Hill State: NC Zip Code: 27517
Phone: 919-260-6851 Email: ahbno3000@gmail.com

The undersigned property owner(s) or contract purchaser(s) hereby certifies that, to the best of his knowledge and belief, all information supplied with this application is true and accurate authorize(s) the filing of this application, and authorize(s) on-site review by authorized staff. *I hereby acknowledge receipt of information concerning occupancy limits, as defined by the Land Use Management Ordinance for dwelling units, single family, two family, and two-family-duplex.*
Signature: [Signature] Date: 5/21/15



Section C: Land Area

Date lot was originally created			
Net Land Area (NLA): Area within zoning lot boundaries		NLA=	sq. ft.
Choose one, or both, of the following (a or b,) not to exceed 10% of NLA	a) Credited Street Area (total adjacent frontage) x ½ width of public right-of-way	CSA=	sq. ft.
	b) Credited Permanent Open Space (total adjacent frontage) x ½ public or dedicated open space	COS=	sq. ft.
TOTAL: NLA + CSA and/or COS = Gross Land Area (not to exceed NLA + 10%)		GLA=	sq. ft.

Section D: Special Protection Areas, Land Disturbance and Impervious Area

Special Protection Areas: (check all those that apply)

- Jordan Buffer
 Resource Conservation District
 100 Year Floodplain
 Watershed Protection District

Land Disturbance	Total (sq ft)
Area of Land Disturbance (Includes: footprint of proposed activity plus work area envelope, staging area for materials, access/equipment paths, and all grading)	
Area of Land Disturbance within RCD	
Area of Land Disturbance within Jordan Buffer	

Impervious Area	Existing (sq ft)	Demolition (sq ft)	Proposed (sq ft)	Total (sq ft)
Impervious Surface Area (ISA)				
Impervious Surface Ratio: Percent Impervious Surface Area of Gross Land Area (ISA/GLA) %				
If located in Watershed Protection District, % of impervious surface on 7/1/1993				

Section E: Dimensions

Dimensional Requirements		Required by Ordinance	Existing	Proposed
Setbacks (minimum)	Street			
	Interior (neighboring property lines)			
	Solar (northern property line)			
Height (maximum)				
Front Yard Parking				



SUBMITTAL REQUIREMENTS
TOWN OF CHAPEL HILL
Planning Department

Floor Area (in square footage)	Maximum Allowed	Existing	Demolition	Proposed	Total
Total floor area on zoning lot					
Garage building area					
Floor area on each side of duplex					
Floor area of accessory apartment					

Check all that apply

Water	<input type="checkbox"/> OWASA	<input type="checkbox"/> Individual Well	<input type="checkbox"/> Other
Sewer	<input type="checkbox"/> OWASA	<input type="checkbox"/> Individual Septic Tank	<input type="checkbox"/> Other
Electrical	<input type="checkbox"/> Underground	<input type="checkbox"/> Above Ground	
Telephone	<input type="checkbox"/> Underground	<input type="checkbox"/> Above Ground	
Solid Waste	<input type="checkbox"/> Town	<input type="checkbox"/> Private	

Submittal Requirements

The following must accompany your application. Failure to do so will result in your application being considered incomplete. For assistance with this application, please contact the Chapel Hill Planning Department at (919)968-2728 or at planning@townofchapelhill.org. For detailed information, please refer to the Description of Detailed Information handout.

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| | 1. Application fee (Refer to fee schedule) Please note that the RCD fee is higher |
| | 2. Recorded plat or deed verifying property current ownership |
| | 3. Public Water/Sewer Confirmation – from OWASA or Orange County Health Department approval |
| | 4. Recorded Plat of easements, right-of-way, and dedications , if applicable |
| | 5. Building Elevation (label building height from top of roof to mean natural grade line) |
| | 6. Statement of Compliance with Design Guidelines (attached) – Written response to each point in guidelines |
| | 7. Floor Plan – compliance with bedroom/bathroom ratio |
| | 8. Front Yard Parking – compliance with allowable percentage |
| | 9. Digital Files – provide digital files of all plans and documents (file size limited to 10 MG) |
| | 10. Mailing List of Property Owners , (electronic copy) – increase in floor area or garage proposed |
| | 11. Number of addresses on mailing list Mailing fee <input style="width: 50px; height: 20px;" type="text"/> |
| | 12. RCD, Jordan Buffer, Floodplains, & Wetland determination - please contact Planning Department at (919) 968-2728 |
| | 13. Resource Conservation District Encroachment Exemption or Variance (determined by Planning) |
| | 14. Jordan Buffer Notice of Exemption , Authorization Certificate or Mitigation Plan Approval (determined by Planning) |
| | 15. Erosion Control Permit (Orange County, or State only if land disturbance greater than 20,000 sq ft) |
| | 16. Statement of Compliance with Comprehensive Plan – 12 themes |
| | 17. Digital photos of site and surrounding properties |
| | 18. Reduced Site Plan Set (reduced to 8.5"x11") |



Existing Conditions Plan

- a) Location of all existing structures and setbacks
- b) Property lines and right-of-way lines
- c) Location of Resource Conservation District (RCD), Jordan Buffer, Floodplain, and Wetlands
- d) Stream determination, if not done within past 5 years

Detailed Site Plan (5 copies)

- a) Existing and proposed structures, driveways, sidewalks, impervious surface, and stormwater
- b) Indicate location of water, sewer, electric, cable, telephone, and gas lines
- c) Area of land disturbance (include grading, construction, staging, utility lines, access areas, and stormwater facilities)
- d) Proposed utility lines, fences
- e) Existing roads (public & private), rights-of-way, sidewalks, driveways, vehicular parking areas, bicycle parking, handicapped parking, street names.

Steep Slope Plan (classifying slopes 0-10%, 10-15%, 15-25%, 25% and greater if lot created after 1/27/03)

Landscape Protection Plan (3 copies) for lots with greater than 5,000 square feet of land disturbance

- a) Tree survey (trees greater than 18" diameter at 4 feet in height)
- b) Rare and specimen tree critical root zones
- c) Rare and specimen trees proposed to be removed
- d) Proposed tree protection/silt fence location
- e) Pre-construction/demolition conference notes
- f) Existing and proposed tree canopy calculations, if applicable

Land Disturbance within the Resource Conservation District (or Encroachment Exemption approval)

- a) Utilities Plan;
- b) Grading Plan showing existing and final contours;
- c) Sedimentation and Erosion Control Plan;
- d) Stormwater Management Plan;
- e) Soils Analysis;
- f) Plan view including topography of the site; location of streams, watercourses, stormwater runoff channels; floodway and floodplain; existing or proposed storm and sanitary sewers and sewer outfalls; septic tanks systems; existing and proposed structures; the 100-year flood and RCD elevations and limits; and existing and proposed tree lines;
- g) Profile view including elevations of the watercourse beds; waterway openings of existing and proposed culverts and bridges within or near the site; size and elevation of existing or proposed sewer and drain outlets; 100-year water surface elevations and limits; and elevations of the RCD;
- h) Description of existing vegetation, including significant trees and shrubs; and a landscape plan;
- i) Description of wildlife habitats;
- j) Description of proposed storage of materials and of waste disposal facilities;
- k) Certificate from a registered professional engineer or architect with respect to floodproofing;
- l) Copies of notifications to and responses by adjacent communities, the North Carolina Department of Crime Control, and Public Safety, and the Federal Emergency Management Agency, regarding any proposed alteration or relocation of a riverine watercourse;
- m) The increase in elevation of the 100-year flood upstream from the development, velocity changes and rate of rise changes, runoff, water quality change, sediment deposit rate changes, and duration of flood;
- n) A list of owners of properties located within five hundred (500) feet of the subject property boundaries with the full name and address of each property owner, with stamped, pre-addressed mailing



envelopes for each owner on the mailing list.

For lots created prior to January 27, 2003 and greater than 5,000 square feet of land disturbance, the stormwater plans must control for stormwater rate and quality. For lots created after January 27, 2003, with any amount of land disturbance, the plan must control for stormwater rate, quality, and volume.

Stormwater Management Plan (2 copies)

- a) Topography (2-foot contours)
- b) Existing drainage conditions
- c) Proposed drainage and stormwater conditions
- d) Drainage conveyance system (piping)
- e) Roof drains
- f) Easements
- g) BMP plans, dimensions, details, and cross-sections
- h) Planting and stabilization plans and specifications

Stormwater Management Report (2 copies)

- a) Written narrative describing existing & proposed conditions, anticipated stormwater impacts and management structures and strategies to mitigate impacts
- b) Description of land uses and area (in square footage)
- c) Impervious surface area
- d) Ground cover
- e) Soil Information (classification, infiltration rates, depth to groundwater and bedrock)
- f) Time of concentration calculations and assumptions
- g) Topography (2-foot contours)
- h) Pertinent on-site and off-site drainage conditions
- i) Upstream and/or downstream volumes
- j) Discharges and velocities
- k) Drainage areas and sub-areas delineated
- l) Backwater elevations and effects on existing drainage conveyance facilities
- m) Location of jurisdictional wetlands and regulatory FEMA Special Flood Hazard Areas
- n) Water quality volume calculations
- o) RCD delineation and boundary (perennial & intermittent streams, post-development with mitigation)
- p) Hydrographs for pre- & post-development without mitigation, post-development with mitigation
- q) Peak discharge calculations and rates (1, 2, and 25-year storms)
- r) Volume calculations and documentation of retention for 2-year storm
- s) 85% TTS for post-development stormwater run-off
- t) Nutrient loading calculations
- u) BMP sizing calculations
- v) Pipe sizing calculations and schedule (including HGL & EGL calculations and profiles)



Northside/Pine Knolls Neighborhood Conservation District Regulations

Regulation	Northside	Pine Knolls	Notes
Maximum secondary building height (single-family residential)	26 feet	26 feet	
Maximum size for single-family dwelling	1,750 square feet	1,750 square feet	Variance may be requested for up to 2,250 square feet per Section 4.12.2(b) of Land Use Management Ordinance
Maximum floor area ratio for single-family dwelling (or single-family with accessory apartment)	.20	.25	
Maximum number of parked vehicles per property	4	4	Site Plan Approval for an exception to be reviewed by the Planning Board for up to 6 vehicles for duplex and triplex units
Zoning Compliance Permit Notification	Required for increase in floor area or garage	Required for increase in floor area or garage	two-week waiting period to allow for resident comments to the applicant
Accessory Dwellings	Not Permitted	Not Permitted	
Flag Lots	Not Permitted	Not Permitted	
Rooming Houses	Not Permitted	Not Permitted	
Duplexes and Triplexes	Permitted*	Permitted*	*only projects with 100% affordability
Planning Board Review	250 square feet	250 square feet	Demolition and projects adding 250 or more square feet of floor area to a zoning lot
Community Design Commission Review	600 square feet	600 square feet	Projects adding 600 or more square feet of floor area to a zoning lot

Town of Chapel Hill Interactive Map

Find Address Find Parcels (Orange County) Find Parcels (Durham County) Print 1:256 Go

- Results
- Map Contents
- Map Layers
 - Addresses
 - Chapel Hill Transit
 - Street Classifications
 - Street Maintenance
 - Durham Streets
 - 2 Foot Contours (2004)
 - FEMA Floodplain Boundarie
 - Hydrology Classifications
 - Stream Buffers
 - Fire Response
 - Structures
 - Downtown Fire District
 - Parcel Information
 - Jordan Lake Watershed Pro
 - Overlay Zoning Districts
 - Chapel Hill Corporate Limit
 - Chapel Hill Jurisdictional Lir
 - Neighborhoods
 - Chapel Hill Urban Service /
 - Zoning Districts
 - Carrboro Corporate Limits

