

STAFF REPORT

TO: Board of Aldermen

DATE: September 17th, 2019

PROJECT: Conditional Use Permit for Architectural Integrated Subdivision called Kentfield Subdivision

APPLICANT
and OWNERS: Parker Louis, LLC
180 Providence Road
Chapel Hill, NC 27514

PURPOSE: A request for Conditional Use Permit for Architectural Integrated Subdivision called Kentfield Subdivision at 905 & 921 Homestead Road.

EXISTING ZONING: R-10-CZ (rezoned by Board of Aldermen on June 19th, 2018)

PIN: 9779-27-6322 & 9779-27-8209

LOCATION: 905 & 921 Homestead Road

TRACT SIZE: 4.78 acres (208,373 sf)

EXISTING LAND USE: single-family residence at 905 Homestead Road

PROPOSED LAND USE: use #1.111, single family detached dwelling

SURROUNDING
LAND USES: North: Homestead Road
South: R-15, Wexford Subdivision
West: R-15, single-family residential
East: R-10 B3 PUD, Claremont South, Phase4

ZONING HISTORY: R-10-CZ since June 19th, 2018

ANALYSIS

Background, Concept Plan Development

Background

Parker Louis, LLC, has submitted an application for a Conditional Use Permit (CUP) for Kentfield Subdivision located at 905 and 921 Homestead Road.

These properties went thru a Conditional Zoning where the properties were rezoned to R-10-CZ and this was approved by the Board of Aldermen on June 19th, 2018
(Attachment C).

The applicant intends to construct a total of twenty (20) single-family residences within the subdivision. As part of the Conditional Zoning of these properties, condition #4 stated that a minimum of 25 percent of the units had to be size limited. The applicant has shown lots 1 thru 5 as being size limited homes in order to meet this condition. Two (2) of the lots will be limited to 1,100sf homes and three (3) of the lots will be limited to 1,350sf homes.

The subject property is zoned R-10-CZ containing 4.78 acres (208,373sf) and is listed on the Orange County Parcel Identification Numbers 9779-27-6322 and 9779-27-8209.

Density, Affordable Housing, Size-restricted Units

Density, Affordable Housing/Size Limited Units

The Board of Aldermen approved the Conditional Zoning of this property at their June 19th, 2018 meeting. Condition #3 of the Conditional Zoning, allows a maximum of twenty (20) lots to be created and the applicant has maximized the allowable number of lots.

As for the affordable housing portion of this subdivision, condition #4 of the Conditional Zoning required twenty-five (25) percent of the units to be sized limited. Lots 1 thru 5 will be sized limited units- two (2) of the lots will be limited to 1,100sf homes and three (3) of the lots will be limited to 1,350sf homes.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to density, affordable housing density bonus and size-restricted units, subject to the conditions mentioned above.

Streets and Connectivity

Streets

There will be two means of ingress/egress to the proposed subdivision- one means will be through the extension of Bellamy Lane within Claremont South, Phase 4 Subdivision. The second means of ingress/egress will be through the extension of Wyndham Drive within Wexford, Phase 5 Subdivision.

The extension of Bellamy Lane to the western portion of the property will include the future reservation of the right of way for a roundabout on the final plat for possible future development of adjacent properties to accommodate saving a large tree on the adjacent site.

All proposed streets are built according to the public street standards of Article XIV of the LUO. Each public street is shown with curb and gutter, sidewalks (on at least one side of the street), the correct pavement and R/W width.

Connectivity

In guiding Carrboro's growth, Town policy and ordinances support the development of an interconnected matrix of public streets. Section 15-214 of the Land Use Ordinance (LUO) requires new subdivisions to tie into anticipated streets outside the development, thereby providing "connectivity" to the Town's public road system.

Condition #5 of the Conditional Zoning of these properties states that full connection of Wyndham Drive shall be provided to Wexford, Phase 5 Subdivision. To this end, the proposed north/south road to be called Wyndham Drive, has provided street connectivity to Wexford Subdivision, Phase V.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to street improvements and connectivity.

Sidewalks and Parking

Sidewalks

Sidewalks will be installed on both sides of subcollector streets (in this case Bellamy Lane) and one side of local streets (in this case Wyndham Drive). These sidewalks will be 5' wide in width. Additionally, accessibility ramps and striped crosswalks are provided at all street crossings.

Condition #6 of the Conditional Zoning of this property states that a sidewalk/sidepath shall be installed along Homestead Road. The applicant has provided this detail on the CUP plans.

Parking

Per section 15-291 of the LUO, single family homes must provide parking on their respective lots sufficient to accommodate two cars. The single-family residences will have sufficient driveways to provide parking for two vehicles in addition to the typical two or one bay garage.

Sheet #2 of the CUP plans provides an inset drawing of two vehicles parking in the driveway while not impeding the sidewalk.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to sidewalks and parking.

Tree Protection, Street Trees, Homestead Road Buffer, Screening and Shading

Tree Protection

Due to a majority of this property being former farmland, few trees will be removed for the construction of this subdivision. There is a total of twelve (12) specimen trees on this property and two (2) specimen tree will be removed- 35 inch maple and 24 inch walnut tree.

The 60 inch oak tree on the adjacent parcel at the end of Bellamy Lane will be preserved with this road ending and no t-turn around encroaching in the root system of this tree. It should be noted that on the final plat of this proposed subdivision, the applicant will be noting future right of way for a roundabout to preserve this tree.

Large trees as defined by the LUO have a diameter of 12inches or greater and are to be retained whenever possible (15-316).

Street Trees

Section 15-315 of the LUO provides guidelines for the planting and retention of trees adjacent-to and within street R/W's where an offer of dedication has been made to the Town. A total of thirty-seven (37) street trees will be installed- the varying trees will be Eastern Red Oaks, Tulip Poplars, American Hornbeam and Laurel Oak trees.

Homestead Road Buffer and Screening

Section 15-312 requires that developments adjacent to Homestead Road to preserve an undisturbed Protective Buffer that is a minimum of 50' in width and an average of 100' in width. In this case, the applicant is providing approximately 70' undisturbed backing up to the rear lot lines of the homes along Bellamy Lane and achieving a 100' average depth by capturing deeper areas on the east and west sides of the lots.

Further, this Section requires that a Type A screen be provided on the development side of this buffer in places where the existing vegetation is insufficient. The developer has provided this landscaping plan as sheet 4 of the proposed plans.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to tree protection, street trees, landscaping, screening, and shading.

Drainage, Grading, Erosion Control and Phasing

Drainage

Excess stormwater generated by the new impervious surfaces (roads, sidewalks, roofs, etc) is to be collected by a configuration of catch basins and yard inlets. These conveyances direct the water into two bio-retention cells. One located in the northeastern portion of the property and the second one located along the eastern portion of the property.

Section 15-263 of the LUO establishes stormwater management criteria that must be met for any project requiring a CUP. In particular the applicant must meet stormwater runoff standards with respect to water quality and quantity and must demonstrate that the project will not cause upstream or downstream damages to other properties.

The Town Engineer has reviewed the drainage design for the proposed project and has determined that the design meets the requirements of the Land Use Ordinance with respect to drainage with one noted comment- that being that based on review of the SNAP tool that has been provided to the town engineer for review, that a nutrient buy down will be required by the applicant in order to meet the Jordan Lake nutrient level requirements.

A condition should be placed on this project stating:

- That prior to final plat approval of the Kentfield Subdivision, financial proof will need to be provided to the town that nutrient buy down has been finalized in order for this project to meet the Jordan Lake nutrient level requirements.

In addition, relative to the Town satisfying state requirements pertaining to the National Pollutant Discharge Elimination System (NPDES) Phase II permit, the following conditions are required on the permit:

- That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.
- That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled

maintenance activities for each unit in the development, (including cisterns, bioretention areas, swales, check dams, and irrigation pond), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.

Grading

Installation of Kentfield's road and stormwater systems require a substantial amount of grading. Section 15-261 of the LUO, requires that to the extent practicable, all developments shall conform to the natural contours of the land and natural drainageways shall remain undisturbed.

Erosion Control

Substantial site disturbance increases the importance of the Erosion Control plan. Also considering the compact design, the grading plan must be competently executed during construction in order for the stormwater system to function properly. Kentfield is proposing a simple system of sediment basins and silt fences to manage erosion during construction. The Erosion Control Plan has been reviewed and approved by Orange County Erosion Control.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Drainage, Grading and Erosion Control and Phasing.

Utilities, Fire Safety and Refuse Collection

Utilities

The water and sewer plans have been reviewed by OWASA and meet with their general satisfaction. These plans will be reviewed further by OWASA during construction plan review.

Regarding electric and internet utilities, the applicant has submitted letters by the respective providers indicating that they can serve the development. Per Section 15-246 of the LUO, the plans specify that all electric and internet utilities are to be located underground in accordance with the specifications and policies of the respective utility companies.

Fire Safety

Fire hydrants are located within the public R/W and are spaced such that every building will be no more than 500 feet from a hydrant (Section 15-249). The plans have been reviewed by the Town Fire Marshall and meet with his general approval.

Fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Fire Department prior to construction plan approval. A condition to this effect shall be entered onto the permit.

- That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.

Refuse Collection

Trash collection and recycling services will utilize roll-out containers- the Town of Carrboro Solid Waste will provide pick up for the garbage, while Orange County Recycling will provide recycling services.

Please note, the Town of Carrboro Solid Waste has reviewed the proposed plan and has verified that they will not require a t-turn around at the end of Bellamy Lane, but will be able to back up into Wyndham Lane in order to turn around.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to utilities, fire safety, lighting, and refuse collection.

Open Space and Recreation

Open Space

Per the provisions of 15-198, every residential development is required to set aside at least 40% of the total area of the development in permanent open space. This project is setting aside 83,350 square feet (1.91 acres) or 40 percent will be set aside as open space.

Recreation

The proposed single family homes require 208 recreation points, per Section 15-196 of the LUO.

The applicant will construct a gazebo that will result in 219 recreation points and walking/hiking trails will be constructed in the western portion of the subdivision that will result in 34 points- added together this will result in a total of 253 recreation points.

Section 15-196(f) of the LUO states that ten percent of recreation amenities should be geared towards children under 12—the applicant has stated that the walking/trails and the gazebo will satisfy this recommendation of the LUO.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Open Space and Recreation.

Miscellaneous

Vernacular Architectural Standards

The applicant has provided building elevations for the single family houses to be constructed (**Attachment D**).

CAPS

Per Article IV, Part 4 of the LUO, the applicant must receive the required Certificate(s) of Adequacy of Public School Facilities (CAPS) from the Chapel Hill Carrboro City Schools District prior to construction plan approval.

A condition will be placed on the CUP stating:

- Prior to Construction Plan approval, the applicant will provide the necessary CAPS document from the Chapel Hill Carrboro City Schools District.

Neighborhood Meeting

It should be noted that a Neighborhood Meeting was not held for the proposed CUP for this subdivision (**Attachment E**), but the applicant did hold a Neighborhood Meeting prior to the Conditional Zoning of the property approved by the Board of Aldermen in June 2018.

CONCLUSION – The project meets all the requirements of the Land Use Ordinance pertaining to Architectural Standards.

STAFF RECOMMENDATION:

Town staff recommends that the Board of Aldermen review the Conditional Use Permit proposal with the following conditions and prepare recommendations. The CUP worksheet is attached (**Attachment F**):

1. That prior to final plat approval of the Kentfield Subdivision, financial proof will need to be provided to the town that nutrient buy down has been finalized in order for this project to meet the Jordan Lake nutrient level requirements.
2. That the applicant shall provide to the Zoning Division, prior to the recordation of the final plat for the project or before the release of a bond if some features are not yet in place at the time of the recording of the final plat, Mylar and digital as-builts for the stormwater features of the project. Digital as-builts shall be in DXF format and shall include a base map of the whole project and all separate plan sheets. As-built DXF files shall include all layers or tables containing storm drainage

features. Storm drainage features will be clearly delineated in a data table. The data will be tied to horizontal controls.

3. That the developer shall include detailed stormwater system maintenance plan, specifying responsible entity and schedule. The plan shall include scheduled maintenance activities for each unit in the development, (including cisterns, bioretention areas, swales, check dams, and irrigation pond), performance evaluation protocol, and frequency of self-reporting requirements (including a proposed self-reporting form) on maintenance and performance. The plan and supporting documentation shall be submitted to Town engineer and Environmental Planner for approval prior to construction plan approval. Upon approval, the plans shall be included in the homeowners' association documentation.
4. That fire flow calculations and building-sprinkler design (as required) must be submitted and approved by the Town Engineer and Town Fire Department prior to construction plan approval.
5. Prior to Construction Plan approval, the applicant will provide the necessary CAPS document from the Chapel Hill Carrboro City Schools District.