



Legislation Text

File #: 19-290, **Version:** 1

TITLE:

Public Hearing: Conditional Use Permit for an Architectural Integrated Subdivision call Kentfield Subdivision.

PURPOSE: The purpose of this item is for the Board of Aldermen to hold a public hearing regarding a request for a Conditional Use Permit for Kentfield Subdivision at 905 & 921 Homestead Road. See Attachment A for staff report.

DEPARTMENT: Planning

CONTACT INFORMATION: James Thomas 919-918-7335

INFORMATION: 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.

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.

FISCAL & STAFF IMPACT: Plan review fees and staff time.

RECOMMENDATION: Town staff recommends that the Board of Aldermen review the Conditional Use Permit proposal with the following staff conditions and prepare recommendations. The CUP Worksheet is attached (see 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.