



**ATTACHMENT 1**

**Coker Hills Consensus Committee**  
**Neighborhood Conservation District Proposal:**  
**CHART COMPARISON**

Land Use Regulation	Current (R-1) Zoning	Covenant	CHCC NCD Proposal
Minimum Lot Size	0.4 acre	0.6 acre	<b>0.6 acre</b>
Max. Floor Area Ratio (FAR)*	0.076 (does not apply to single-family dwellings)	n/a	<b>0.2 **</b>
Max. house size			<b>7,500 sf ***</b>
Min. street setbacks	28 feet	50 feet	<b>40 feet</b>
Min. interior setbacks	14 feet	25 feet	<b>20 feet</b>
Max. building height (primary/secondary)	29'/40'	n/a	<b>no change recommended</b>
Accessory apartments	allowed on lots of 0.8 acre min.	allowed on all lot sizes	<b>allowed on all lot sizes</b>

(Any regulations not considered in the CHCC NCD Proposal are covered by R-1.)

\* Floor Area Ratio is the result of dividing the total square footage of a home by the total acreage of the lot.

\*\* With a FAR of 0.2 the largest allowable house on a 0.6 acre lot would be 5,227 square feet; a 0.8 acre lot would accommodate a 6,969 sf house. Regardless of the lot size, the max. house size allowed is 7,500 sf.

\*\*\* Floor Area is defined in the Town of Chapel Hill Land Use Management Ordinance as: "The sum of enclosed areas on all floors of a building or buildings measured from the outside faces of the exterior walls, including halls, lobbies, arcades, stairways, elevator shafts, enclosed porches and balconies, and any below-grade floor areas used for access and storage. Not countable as floor area are open terraces, patios, atriums, balconies, carports, garages, breezeways and screened porches."

**Should this NCD be adopted by the Town Council, the Coker Hills Consensus Committee proposes that the effective date be 01 January 2008.**

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|-------------------|----------|--|
| Eric Fiddleman    | 370-9446 | <a href="mailto:efiddleman@msn.com">efiddleman@msn.com</a>                             |
| Rudy Juliano      | 929-0592 | <a href="mailto:rudyjuliano@hotmail.com">rudyjuliano@hotmail.com</a>                   |
| Cat Moleski       | 968-9782 | <a href="mailto:catmoleski@earthlink.net">catmoleski@earthlink.net</a>                 |
| Brian Sanders     | 929-4585 | <a href="mailto:bsanders@us.ibm.com">bsanders@us.ibm.com</a>                           |
| Judith Smith      | 969-7690 | <a href="mailto:jhbsmith@earthlink.net">jhbsmith@earthlink.net</a>                     |
| Mike Smith        | 942-9971 | <a href="mailto:msmith@sog.unc.edu">msmith@sog.unc.edu</a>                             |
| Gordon Sutherland | 969-5071 | <a href="mailto:gsutherland@townofchapelhill.org">gsutherland@townofchapelhill.org</a> |
| Kristen Zuco      | 370-9868 | <a href="mailto:zucorakc@gmail.com">zucorakc@gmail.com</a>                             |
| Margy Champion    | 968-3514 | <a href="mailto:mcampion@nc.rr.com">mcampion@nc.rr.com</a> (Planning Board liaison)    |

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**From: the Coker Hills Consensus Committee (CHCC)**

**To: the Coker Hills Neighborhood**

**Regarding: the Coker Hills Neighborhood Conservation District (NCD) Proposal**

26 March 2007

Dear Coker Hills residents,

The Consensus Committee met for its final time tonight to discuss the comments and suggestions raised by neighbors since the draft Proposal was mailed to you on March 14<sup>th</sup>. Because of the Committee's desire to fully discuss these concerns, a vote by the Planning Board was delayed at the March 20th meeting, and the date of the 7 pm **Public Hearing** was moved (from April 11<sup>th</sup>) to **April 23<sup>rd</sup>**. **The Proposal enclosed herein will go before the Planning Board at its next meeting: 6 pm on Tuesday, April 3<sup>rd</sup>**. These are dates when neighbors may come and speak to the Planning Board and the Town Council before the Coker Hills NCD appears on the Council's agenda for their vote, sometime in May. You are most welcome to call or email any of the Consensus Committee members: contact information is at the bottom of the chart.

On the other side of this page you will find the Consensus Committee's final Proposal, in chart form. Nothing has changed since your last viewing of this chart in the March 14<sup>th</sup> mailing except a reversion of the maximum house size to that originally proposed a year ago in the Clarion NCD, (and, more recently, in the Consensus Committee's original proposal), of 7,500 square feet. In concert with the 0.2 floor area ratio (FAR), this 7,500 square foot maximum is not reached until a lot size of 0.86 acres. The Committee knows well that no one proposal will please everyone. This item had been part of the NCD for over a year and thus, is not a figure new to the neighborhood. Paired with the 0.2 FAR and the increased setbacks (from the current R-1 – see chart), we believe this to be a fair compromise between preserving the "look" of the neighborhood and the number of concerns we have heard expressed about property values.

Another change to the draft Proposal of March 14<sup>th</sup> is a removal of the final footnote. The following exception is no longer included in our Proposal:

"Properties in the Coker Hills NCD that are bounded by more than two streets (thereby potentially subject to the more restrictive street setback of 40' on three sides) may be governed by the less restrictive 20' (of the interior setback) on the sides of their properties that do not face the street 'in front of' the house."

And, finally, the Committee has decided not to include any restrictive language aimed at lowering the occupancy of accessory apartments. There is a desire in the neighborhood to allow accessory apartments on lots of any and all sizes in Coker Hills. There is also awareness of the potential to increase density of people and vehicles beyond levels desirable for the neighborhood. The Committee does not believe, however, that restrictive language will be acceptable to either the Planning Board or to the Staff, and has opted to steer clear of that controversy.

All remaining items (minimum lot size, maximum floor area ratio, minimum street and interior setbacks, maximum building height, and the recommendation to allow accessory apartments) remain unchanged. You may rest assured that the Proposal herein is the Consensus Committee's final Proposal. While we are aware that some at either end of the spectrum will not, we believe a majority of the neighborhood supports the compromises we have reached and will be able to "live with this" happily.

With this, and our best wishes to you and to Coker Hills, we sign off.