



## Certified Recommendation of the City of Raleigh Planning Commission

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
219 Fayetteville Street  
Raleigh, NC 27601  
(919) 516-2626  
www.raleigh-nc.org/planning/dprc

**Case File / Name:** MP-3-11 / North Blount Street Block 2 Tract A

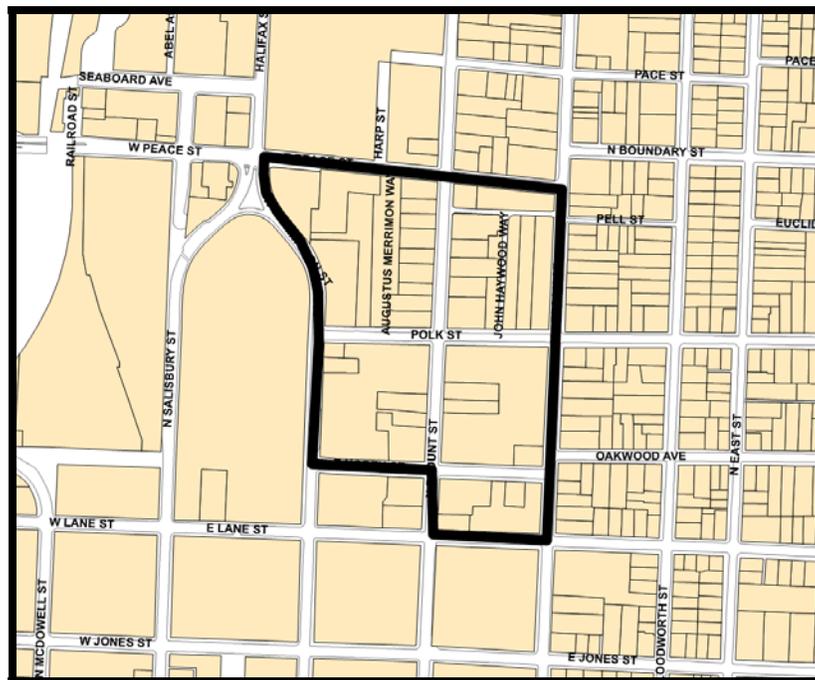
**General Location:** This site is located on the east side of Wilmington Street, south side of East Peace Street, west side of Augustus Merrimon Way.

**CAC:** North Central

**Nature of Case:** Requested height amendment to the previously approved Master Plan, MP-1-06, for Block 2 Tract A (1.94 acre) from the approved height of 45' to 62'. This is the only proposed change from the current zoning applicable to the site.

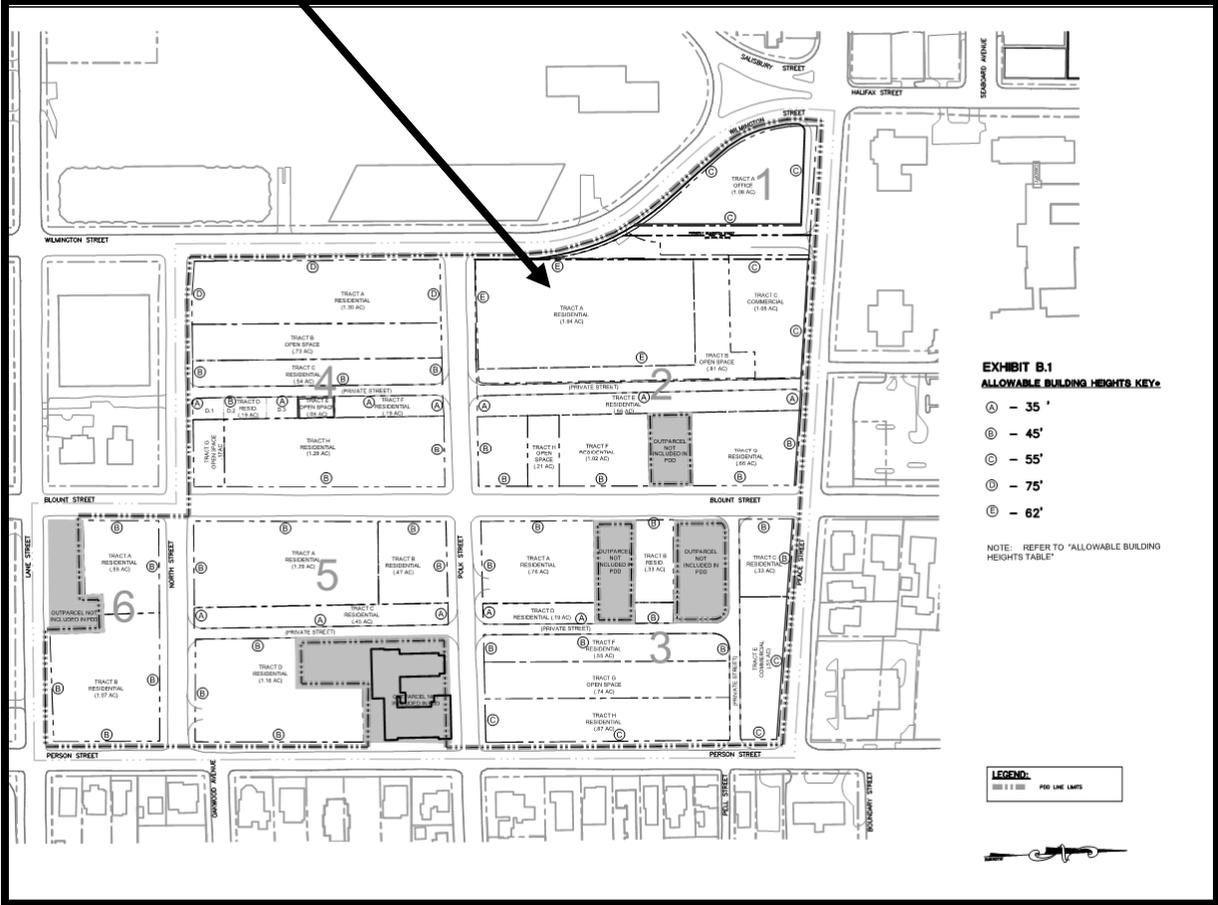
The previous approved Master plan covered an area of approximately 23 acres, zoned Office and Institution-2, Office and Institution-1, Neighborhood Business, Residential-30, Historic Overlay District, Downtown Overlay District and Pedestrian Business Overlay District. It was rezoned to add the Planned Development Conditional Use Overlay District and maintains underlying zoning. The plan proposes a mix of land uses allocated among six areas, with a maximum of 495 residential units, 90,000 square feet of commercial space, and 20,000 square feet of office space. The applicant proposes that this master plan will preserve, restore, and reuse existing historic structures within the plan area and provide new development consistent with design standards for the local historic districts applicable to the majority of the plan area.

**Contact:** Michael Birch, K&L Gates



**MP-3-11 North Blount Street**

Block 2 Tract A



MP-1-06 North Blount Street Master Plan – Height Table

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**SUBJECT:** MP-3-11 / North Blount Street

**CROSS-REFERENCE:** Z-9-12, MP-1-06 & Z-29-06

**LOCATION:** This site is located on the east side of Wilmington Street, south side of East Peace Street, west side of Augustus Merrimon Way.

**REQUEST:** This request is to approve a revision to the North Blount Street Revitalization Master Plan for the Planned Development Conditional Use Overlay Zoning District (MP-1-06 approved 10/17/06). This request only pertains to Block 2 Tract A, to increase the allowable building height from 45' to 62'.

**PROPOSED ALTERNATE STANDARDS:** **No changes from previously approved Master Plan with exception to height limits in Block 2.**

The following alternate standards still apply for the entire MP-1-06 with exceptions to height standards for Block 2 as noted below:

**Provision of less than 15% of the land area devoted to open space.**

The plan proposes 2.3 acres (10 % of the total land area) be devoted to open space. *[Code Section 10-2057(f)(4)c]*

**Retail uses exceeding 10% of the gross land area of the development.**

The plan proposes 90,000 square feet of building space for commercial/retail uses. The plan states that the area (for this 90,000 square feet of building space) devoted exclusively to commercial/retail uses will constitute a maximum of 12% of the land area of the total development. *[Code Section 10-2057(f)(4)b.4]*

**Alternate off-street parking requirements.***[Code Section 10-2057(f)(4)h]*

- For Blocks 1 and 2, a Shared Parking Calculation Analysis has been submitted to provide evidence that an 80 space reduction from the required 397 spaces (20% reduction) is justified due to the hourly variations of occupancy due to the time-of-day and use within these mixed-use blocks.
- For Block 3, a portion of the site is currently located within the Oakwood / Person Street PBOD, entitled to a 45% parking reduction for commercial uses.
- Other Commercial Uses: 3 spaces per 1,000 square feet.
- Residential Uses: 1 space per unit
- Residential structures converted to Commercial or Office: 2 spaces per existing unit

**Alternate minimum building yard setbacks.** *(Code Section 10-2075)*

**Single family residential**

Front = 30 feet (excluding steps/stoops)  
Side = 10 feet aggregate  
Rear = 10 feet  
Corner = 5 feet (excluding steps/stoops)

**Multi-family residential:**

Front = 5 feet (excluding steps/stoops)  
Side = 5 feet  
Rear = 5 feet  
Corner = 5 feet (excluding steps/stoops)

**Mixed-use ground floor commercial / multi-family**

Front = 0 feet  
Side = 5 feet  
Rear = 5 feet  
Corner = 5 feet (excluding steps/stoops)

**Alternate height limitations.**

Block 1 = 55 feet (office)  
Block 2 = 55 feet (commercial), 35 - 62 feet (residential)  
Block 3 = 55 feet (commercial), 35 – 55 feet (residential)  
Block 4 = 35 feet to 75 feet (residential)  
Block 5 = 35 feet to 45 feet (residential)  
Block 6 = 45 feet (residential)

**Alternate public street standards** *(Code Section 10-3041)*

Public street rights-of-way of 66’ width. The plan recognizes the historical character of street design in the plan area and establishes a uniform 66’ right-of-way width on all public streets.

**Alternate private street standards** *(Code Section 10-3041 and Streets Sidewalks and Driveway Handbook, section 4)*

Proposed private streets of 20’ to 24’ width. These private streets are shown traversing mid block between Wilmington and Blount Streets and Blount and Person Streets.

**Alternate means of compliance for street protective yard requirements** *(Code Section 10-2082.5)*

Proposed reduction in the total caliper inch requirement for street protective yard trees along all street frontages within the master plan area from 990” to 836” cumulatively. Street protective yard plantings will consist of 209 4” caliper trees spaced along street frontages between buildings and the curb line of the street.

**Alternate means of compliance for transitional protective yard requirements** *(Code Section 10-2082.9)*

Proposed elimination of the width requirement of transitional protective yards within the master plan area to 0’ between land uses of different intensities; however, the landscape planting requirements for any required transitional protective yards will be met fully by providing the required trees and shrubs within open space areas designated in the master plan.

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**OFFICIAL ACTION:**    **Approval with conditions**

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**CONDITIONS OF APPROVAL:**    **As noted on the Staff Report, attached**

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**FINDINGS:** The Planning Commission finds that with the conditions of approval below being met, this request conforms to Chapter 2, Part 10, Sections 10-2035, 10-2036, 10-2025, 10-2042, 10-2057, 10-2055, 10-2051, 10-2052, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/2/11, owned by LNR Southeast Investments, submitted by K&L Gates LLP with drawings prepared by Kimley Horn Associates.

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**ADDITIONAL  
NOTES:**

**No change. The previous notes apply to the entire master plan area.**

The Raleigh Historic Development Commission has reviewed an application for a certificate of appropriateness related to the proposed general layout, building footprints, massing, heights, setbacks, building separations, and relocation of structures proposed in the master plan. On July 14, 2006 the Commission issued a Certificate of Appropriateness which included denial of requests to relocate two structures on Peace Street and approval (with a number of conditions and exceptions) of the balance of the proposal. The summary decision for the certificate of appropriateness is included in this report.

In accordance with the City of Raleigh Streets, Sidewalks and Driveway Access Handbook, Chapter 4, section 4.11, the Public Works Director has approved a variance to the private street width and easement width for the private streets on tracts, 2, 3 and 4 from a 25' to a 20' street width with no additional easements beyond the 20'.

**Case History:** Since the adoption of the MP-1-06 tracts have been reconfigured. There was an administrative amendment approved by the Planning Director within Block 2 that moved a tract designated for open space (Tract B) formerly between two tracts designated for residential uses (Tract A & D). Tract B became a .84 acre open space tract adjacent to Augustus Merrimon Way. This swapping of tracts was followed by a recombination of the two residential tracts (A & D) into a single tract (Tract A) which is .94 acres and still designated for residential uses.

**Public Hearing for  
Rezoning (Z-9-12:**

January 17, 2012

To PC: January 24, 2012

To CC:

**City Council Status:** \_\_\_\_\_

**Staff Coordinator:** Meade Bradshaw

**Motion:** Mattox  
**Second:** Harris Edmisten  
**In Favor:** Batchelor, Butler, Buxton, Harris Edmisten, Haq, Fleming, Mattox, Sterling Lewis, Terando  
**Opposed:**  
**Excused:**

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

**Signatures:** (Planning Dir.)

(PC Chair)

\_\_\_\_\_  
date: \_\_\_\_\_

  
\_\_\_\_\_  
date: 1/24/12



## Staff Report

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**RECOMMENDED  
ACTION:** Approval with Conditions

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**CONDITIONS OF  
APPROVAL:** City Council Actions:

- (1) That all conditions of approval for MP-1-06 still apply;

**Administrative Actions:**

***Prior to Planning Department authorization to record lots or Inspections  
Department issuance of building permits:***

- (2) That revised plans are submitted to City of Raleigh Staff updating the land use table applicable to the master plan with the current tract configuration.
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**ZONING:**

**ZONING  
DISTRICTS:** Office & Institutional-2 with Planned Development Overlay District

The other zoning districts applicable within the Master Plan area are:

Office and Institution-2, Office and Institution-1, Neighborhood Business, Residential-30, Historic Overlay District, Downtown Overlay District and Pedestrian Business Overlay District.

**HISTORIC  
DISTRICTS  
COMMISSION  
REVIEW:**

**Block 2 Tract A is not within the Historic Overlay District.**

MP-1-06 had the following decision of the Raleigh Historic Districts Commission upon review of an application for a certificate of appropriateness for the proposed master plan.

Decision on the Application (7/14/06)

Mr. Hinshaw made a motion that the application be approved in part and denied in part:

That the committee denies the proposed relocation of 214 E. Peace St. and 220 E. Peace St. from their original sites within the HOD to new sites within the HOD, and consequent construction of building type "G" (Live/Work Over Retail).

That the committee approves the balance of the application (see paragraph below), waiving the 365-day demolition delay period with an effective date of July 14, 2006 for the removal of the trees in the carriageways, and the two structures (537 N. Blount St., storage building at 417 N. Blount St) with an expiration date of July 14, 2008, renewable by staff as minor work, with the following conditions:

1. That there be 1.5 times as many new trees, of a minimum 3" d.b.h., planted within the HOD as are removed for the carriageways, with final locations reviewed and approved by staff.
2. That tree protection plans be submitted with all future COA applications for new construction describing measures to be taken to protect trees not being removed.
3. That prior to issuance of building permits and construction of any of the items of work described in this application and approval, another COA application illustrating and describing the specific design and details of the item contemplated for construction be filed and approved.

The "balance of the application" which is approved with conditions includes only these specific elements:

- The proposed locations of the carriageways and related removal of trees;
- The relocation of the Raleigh Historic Landmark Merrimon House-Wynne Hall (526 N. Wilmington St.) from its original site to the northeast corner of N. Blount and Polk streets within the historic district;
- The relocation of four (4) historic structures (530 N. Wilmington St., 532 N. Wilmington St., 111 E. North St., 412 N. Wilmington St.) from outside the historic district to certain locations within the district;
- The relocation of the carriage house located behind 411 N. Blount St. to a location immediately behind the Andrews-Duncan House at 407 N. Blount St.;
- The proposed locations and proposed maximum building footprints for building types "B" (New Homes) and Garages Serving New and Existing Homes (see sheet 7.b.) noting that congruity of the maximum massing and height for future new construction of building types "B" (New Homes) and Garages Serving New and Existing Homes (see sheet 7.b.) cannot be determined based upon the information presented in the application and supplemental material received 7/14/06;
- The proposed locations, maximum building footprints, massing, and height for the building type "C" (Carriage Houses), "D" (Row Houses), and "F" (Urban Lofts Over Retail);
- The proposed minimum separation for new construction of 40' from the rear of existing historic structures with the exception of the McGee House (37'), the Bailey-Gallant House (33'), and the Capehart-Crocker House (38');
- The demolition of two (2) non-contributing structures (537 N. Blount St., storage building at 417 N. Blount St.);
- The removal of the rear addition to 417 N. Blount Street (Heartt House).

The motion was seconded by Mr. Coleman; passed 4/0.

Committee members voting: Coleman, Cruse, Hinshaw, Sterling.

Certificate expiration date: 7/14/08.

**SETBACKS /  
HEIGHT:**

The residential height limitations on Block 2

- Tract A = 62 feet (residential)
- Tract B = n/a (open space)
- Tract C = 55 feet (commercial)
- Tract D = 45 feet (residential)
- Tract E = 35 feet (residential)
- Tract F = 45 feet (residential)
- Tract G = 45 feet (residential)
- Tract H = n/a (open space)

No Change in setbacks.

The following are the approved setbacks and heights for MP-1-06 for buildings referenced in the plan:

**Single family residential**

- Front = 30 feet (excluding steps/stoops)
- Side = 10 feet aggregate
- Rear = 10 feet
- Corner = 5 feet (excluding steps/stoops)

**Multi-family residential:**

- Front = 5 feet (excluding steps/stoops)
- Side = 5 feet
- Rear = 5 feet
- Corner = 5 feet (excluding steps/stoops)

**Mixed-use ground floor commercial / multi-family**

- Front = 0 feet
- Side = 5 feet
- Rear = 5 feet
- Corner = 5 feet (excluding steps/stoops)

**Proposed alternate height limitations.**

- Block 1 = 55 feet (office)
- Block 2 = 55 feet (commercial), 35 - 75 feet (residential)
- Block 3 = 55 feet (commercial), 35 – 55 feet (residential)
- Block 4 = 35 feet to 75 feet (residential)
- Block 5 = 35 feet to 45 feet (residential)
- Block 6 = 45 feet (residential)

Note a recent amendment to the Oakwood / Person Street PBOD (SSP-1-06) affecting a 0.51 acre portion of the development increased the allowable height in that portion of the PBOD to 55'.

**PARKING:** **No Change**

Off-street parking shall be provided in accordance with the City Code Section 10-2081 or in accordance with requested alternate requirements.

**Proposed alternate off-street parking requirements.**

- For Blocks 1 and 2, a Shared Parking Calculation Analysis has been submitted to provide evidence that an 80 space reduction from the

required 397 spaces (20% reduction) is justified due to the hourly variations of occupancy due to the time-of-day and use within these mixed-use blocks.

- For Block 3, a portion of the site is currently located within the Oakwood / Person Street PBOD, entitled to a 45% parking reduction for commercial uses.
- Other Commercial Uses: 3 spaces per 1,000 square feet.
- Residential Uses: 1 space per unit
- Residential structures converted to Commercial or Offices : 2 spaces per existing unit

In addition to the provisions for off street parking noted above, the plan includes provision of an additional 50 off street parking spaces along the private streets distributed among blocks 2, 3, 4, and 5.

**OPEN SPACE:** The open space on Block 2 increases from 1.04 to 1.06. The two open space lots on Block 2 are Tract B - .84 acres and Tract E - .22 acres.

**All other Blocks remain unchanged.**

This Planned Development District requires that a minimum of 15% of the land area, 3.45 acres, be devoted to open space. This open space may utilize the preservation and maintenance of natural features, spaces suitable for active and passive recreation, and should provide an interconnected system within reasonable proximity to all properties which allows the opportunity for alternative pedestrian access and recreation to all parts of the development.

The total amount of open space provided is 2.78 acres (10% of the total land area). Additional open space is being provided in the form of greenways, plazas and other public areas. The applicant is requesting approval by the City Council for an amount less than 15% based on the overall project density, the sidewalk grid system, the downtown context and existing public open spaces within the surrounding areas.

The City Council may approve variations from these minimums by taking into account the protection of important natural features and approved parks, recreation, and greenway plans.

**TREE  
PRESERVATION:** **No Change**

Property records indicate no existing parcel within the master plan area is larger than two acres size. Therefore this development is not subject to the tree conservation ordinance, code section 10-2082.14. If any subdivision or recombination of land creates a tract two acres or larger in size, then that area would be subject to tree conservation requirements per Code. The master plan prohibits the creation of lots two acres or greater in size.

**LANDSCAPING:** **No Change**

Detailed landscape plans showing conformance with street protective yard, transitional protective yard, and vehicular surface area requirements of Code section 10-2082 and the alternate standards for landscaping included in this master plan shall be reviewed prior to permit issuance.

The plan includes requests for alternate means of compliance for street protective yards and transitional protective yards, Code sections 10-2082.5 and 10-2082.9, respectively. The master plan proposes that a reduction in the total

caliper inch requirement for street protective yard trees from 990" to 836" cumulatively be approved. Street protective yard plantings will consist of 209 4" caliper trees spaced along street frontages between buildings and the curb line of the street. The width requirement of transitional protective yards within the master plan area are proposed to be eliminated to 0' between land uses of different intensities; however, the landscape planting requirements for any required transitional protective yards will be met fully by providing the required trees and shrubs within open space areas designated in the master plan.

**DEVELOPMENT  
INTENSITY:**

**No change**

This plan proposes a mix of land uses allocated among six areas, with a maximum of 495 residential units, 90,000 square feet of commercial space, and 20,000 square feet of office space.

Within a Planned Development District, no more than 10% of the gross land area shall be devoted to retail uses unless evidence is provided upon which the City Council may make a finding that additional retail use allows the development to better achieve the purposes of the Planned Development District (i.e. promote transit usage, more usable open space, affordable housing, facilitate the more economic arrangement of buildings, preserve roadway corridors from strip development, contain innovative architectural elements and design, provide for community-wide public services and amenities).

The Master\_Plan proposes that 12% (2.76 acres) of the land area may be devoted to commercial/retail uses. Therefore, Council must make the finding cited above in order to allow this amount of retail.

The applicant is requesting approval by the City Council for this greater amount of retail area to support the existing and proposed residential uses in the area, to heighten street level activity and the potential for pedestrian trade.

**RETAIL PHASING:**

**No change**

Within a Planned Development District, development of retail uses are required to be phased in such a way so that at least 25 % of the planned development has been constructed before building permits for any retail uses are issued.

The master plan states that the development "will be developed in phases primarily determined by market conditions, economic considerations, and matters determined as field engineering and surveying progresses." The plan proposes compliance with Section 10-2057(f)(4)b.4 and any allowances which may be approved as part of adopted text change TC-15-06 [Ord. N0.(2006) 73 TC 291].

**UNITY OF  
DEVELOPMENT:**

**No Change**

Mechanisms to provide a unified approach to landscaping, signage, parking, driveways, drainage, sedimentation control, and pedestrian circulation are required per code section 10-2057. A unity of development plan must be approved by the Planning Director prior to the issuance of any permits on these lots.

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**COMPREHENSIVE  
PLAN:**

**URBAN FORM:**    **Policy LU 1.2 – Future Land Use Map and Zoning Consistency**  
**Policy LU 8.12 – Infill Compatibility**  
**Policy DT 1.16 – High Density Public Realm Amenities**  
**Policy DT 2.23 – Wrapped Parking Preference**  
**Policy DT 7.4 – Building Entries**  
**Policy DT 7.5 – Ground Level Design**  
**Policy DT 7.9 – Downtown Design Guideline Consistent**

**The following Comprehensive Plan Policies applied a the time of MP-1-06 approval**

The site is located in the Central Planning District with specific recommendations provided in the Downtown Small Area Plan, Livable Streets Plan, Downtown Urban Design Guide, and historic development standards. A small portion of the development is within the Oakwood / Person Street Pedestrian Business Overlay District and is subject to streetscape plan requirements for that area.

The plan addresses key elements of the Downtown Urban Design Guide as follows:

-Parking Facilities, loading and service areas – shall be screened from view from the public street right of way.

-Building style/Ground Floor Design- a minimum of three entry points shall be provided to Wilmington Street from buildings fronting on Wilmington Street to enhance street level activity and break up building mass. Synthetic stucco material (EIFIS) shall be prohibited on the ground floor facades of buildings along Wilmington Street.

-“Infill development along Blount and Person Streets should be compatible in scale and character with existing structures...” - Portions of the development within the historic districts are subject to design review prior to issuance of certificates of appropriateness for construction.

-Signage- ground signs shall only be allowed per code provisions within the portions of the master plan area in the historic overlay zoning districts upon issuance of certificates of appropriateness. Historic districts design guidelines do not support use of ground signs.

**GREENWAY:**    **No Change**

This site is not located along a designated greenway corridor.

**THOROUGHFARE**

**/ COLLECTOR  
 PLAN:**

**No Change**

The streets in the plan area are classified as follows:

ROAD	CLASSIFICATION
Blount St	Secondary Arterial
Person St	Secondary Arterial
Peace St	Major Thoroughfare
Wilmington St	Minor Thoroughfare
Lane St	Commercial
North St	Commercial
Polk St	Commercial

The plan recognizes the historical character of street design in the plan area (right-of-way dimensions in accordance with the original Christmas Plan for Raleigh) and establishes a uniform 66' right-of-way width on all public streets as an alternate design proposal. The plan shows dedication of right-of-way along two streets in keeping with the historical dimensions in the area. All other public streets in the plan area exist within a 66' width right-of-way with sufficient street improvements although several do not meet the current design standards for their street classification (as specified in the **Streets, Sidewalks, and Driveway Access Handbook**).

Street	ROW	Construct	Slope Esmt.
Peace Street	3'	n/a	n/a
Wilmington Street ext.	2'	n/a	n/a

Additional right-of-way to be dedicated above 60' width is reimbursable.

The applicant has submitted a Traffic Impact Analysis for this project which has been satisfactorily reviewed by staff.

**TRANSIT: No Change**

This site is currently served by CAT Routes 1, 2, 3, 4, and 12 and TTA Routes 301 and 305. This site is also within 0.35 miles of a proposed TTA rail station. The plan shows dedication of four transit stop easements (15'x20' size) along Blount, Peace, and Wilmington Streets.

**APPEARANCE  
 COMMISSION:**

The Appearance Commission made the following comments on this preliminary plan at its December 8, 2011 meeting.

1. That, given the Master Plan's stated intent (Sec. 14, p. 16) to comply with the Downtown Urban Design Guidelines of the City of Raleigh Comprehensive Plan, the proposal specifically address and demonstrate compliance with the following guidelines regarding "Building Form":

**32. Designs should be contextual to adjacent buildings, including the cornice lines and horizontal banding.**

It is the commission's strong recommendation that the proposal's design responses under this guideline clearly demonstrate design consistency and sensitivity to the historic properties immediately adjacent on Blount Street to the east of the site, rather than emulate the monolithic State Buildings lining N. Wilmington Street to the west.

**36. Preferred materials (other than glass) include metal, brick, stone, concrete, plaster. And FG wood trim; discouraged materials include vinyl siding, pressed wood siding, and exterior insulator finishing systems (EIFS).**

The commission recommends that “cementitious materials” be added to those discouraged on site, as better guarantor of design quality.

2. That, given the visual impact and potential design incongruity that exposed parking deck exteriors could pose within the subject site, the provision titled “Screening of Parking Structure” in the September 28, 2011 letter from Alan H. Peterson (K+L Gates) to Mitchell Silver (Raleigh Planning & Development Department), be amended to state that any parking deck on site will be fully wrapped with habitable space (except for garage entrances and service areas), and that the deck’s facades exhibit similar architectural articulation and materials as the rest of the building(s).

**The previous recommendations were made in 2006:**

The Appearance Commission made the following comments on this preliminary plan at its July 20, 2006 meeting.

- The Master Plan should include a detailed statement specifying the ways in which the proposal is to comply with the provisions of the Downtown Raleigh Urban Design Handbook (except where historic district standards supersede them).
- The Master Plan should include a detailed statement of Signage Standards, specifying type and maximum size by location (as was done regarding building heights). Ground-mounted signs are discouraged as inimical to the urban setting.
- The Master Plan should include a detailed Pedestrian Circulation Plan.
- The measures planned for attaining the initial ten percent (10%) open space should be reconfigured to provide viable public gathering space along the streets.
- Site plans for mixed-use and commercial properties outside the historic overlay districts should be presented to the Appearance Commission’s Development Review Committee for review and comment prior to the issuance of permits.
- The configuration of Block 1 should be reversed so as to place the public garden on the southern side of the block, with the office building maintaining a maximum setback of ten (10) feet (subject to DOT approval) along the Peace Street right-of-way.

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**SUBDIVISION**  
**STANDARDS:**

**BLOCK LAYOUT:** **No Change**

The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire master plan area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.

**PUBLIC UTILITIES:** **No Change**

City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to this site.

**SOLID WASTE:** **No Change**

Refuse collection may be provided by means of a private contractor or as individual lot service provided by the City in accordance with the standards in the Solid Waste Design Manual. Location, design of collection facilities, and service provision shall be determined at the time of subdivision or specific site plan approval.

**CIRCULATION:** **No Change**

Any proposed street improvements shall conform to normal City construction standards. The plan includes an alternate design for proposed private streets of 20' to 24' width dependent on whether adjacent buildings shall be built with sprinklers for fire suppression. These private streets are shown traversing mid-block between Wilmington and Blount Streets and Blount and Person Streets. The standard width of private streets is 25' (as specified in the **§4.11 Streets, Sidewalks, and Driveway Access Handbook**). The Public Works Director has approved the width modifications and has approved the removal of the required extra 2 ½ foot street easement width on each side of the street.

**PEDESTRIAN:** **No Change**

Sidewalks shall be provided as indicated in the master plan document.

**FLOOD HAZARD:** **No Change**

There are no flood hazard areas on this site.

**STORMWATER MANAGEMENT:** **No Change**

This site is subject to nitrogen reduction, runoff control, and stormwater management requirements of Part 10 Chapter 9. However, the plan indicates there will be a reduction in the amount of impervious surface area therefore no stormwater controls will be needed. The plan includes an allocation of allowable impervious surfaces within each block of the development. The impervious allocation may be transferred between tracts within each block so long as there is no resulting increase in impervious surface area over existing conditions.

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

**No Change**

There are no riparian buffers or wetlands on this site.

**OTHER  
REGULATIONS:**

**No Change**

Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.