



Certified Action of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
www.raleighnc.gov

Case File / Name: S-19-12/ 208 Bladen St.

Property owner: Steven E. Sypher

Designer: Harold Yelle

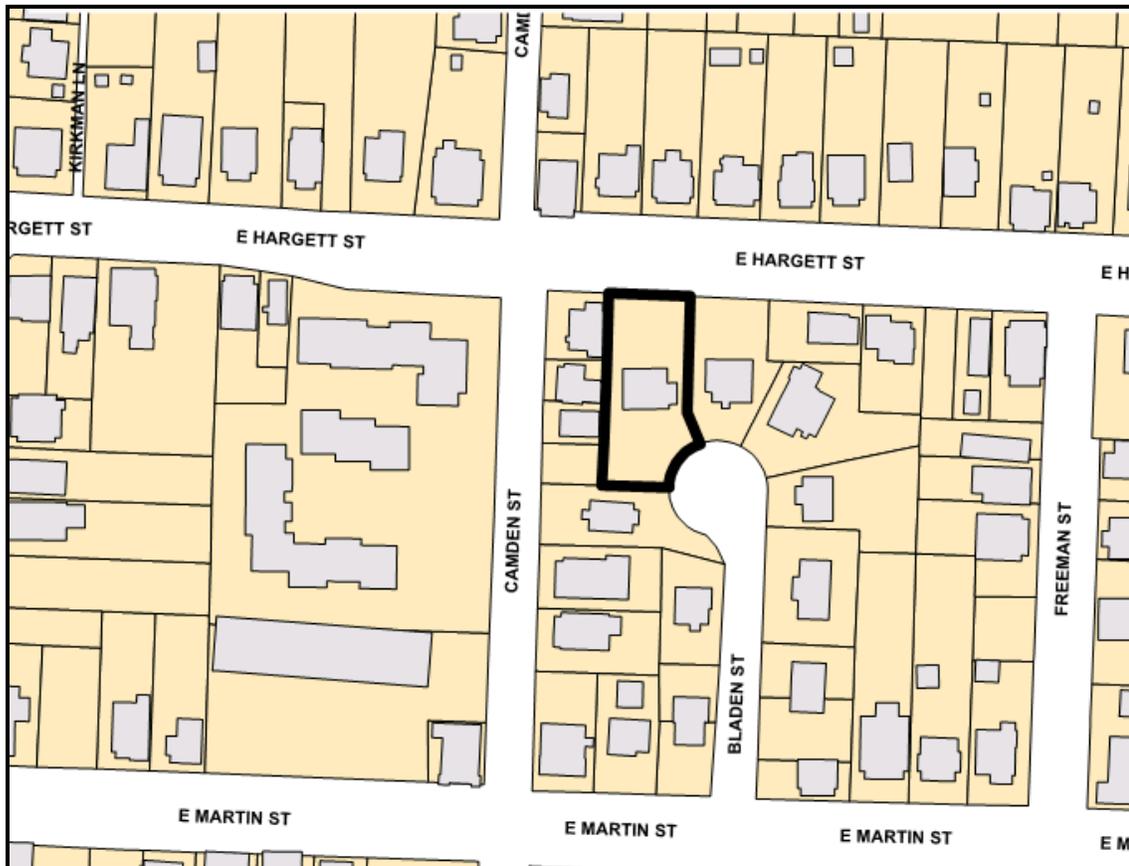
General Location: Intersection of Bladen St. and E. Martin St.

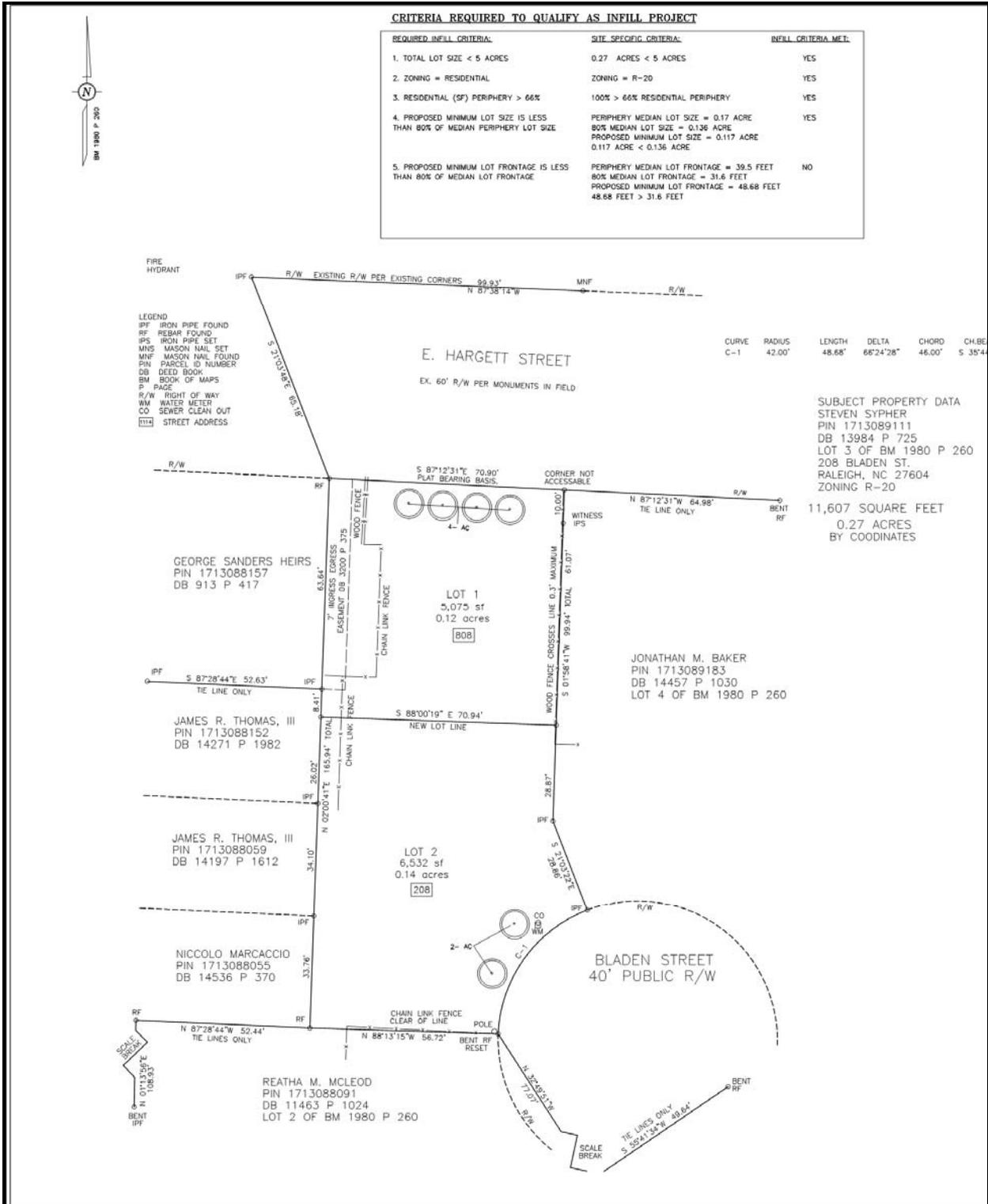
CAC: South Central

Nature of Case: This request is to approve the subdivision of a 0.26 acre tract into 2 lots, zoned R-20. The overall residential density is 7.69 units per acre. Lot 1 is proposed to be 5,075 square feet or 0.12 acres. Lot 2 is proposed to be 6,532 square feet or 0.14 acres.

This development constitutes an "infill subdivision" of less than 5 acres surrounded on at least 66% of its perimeter by developed single-family detached dwellings, and with lot frontage less than 80% of the median of the surrounding lots, or lot size less than 80% of the median of the surrounding lots. The lot size of lot 1 is less than 80% of the median surrounding lots with single family detached dwellings.

Key Issues: None





Proposed Subdivision

SUBJECT: S-19-12/ 208 Bladen St.

CROSS-REFERENCE: Not Applicable

LOCATION: This site is located at the intersection of Bladen St. and E. Martin St inside the city limits.

REQUEST: This request is to approve the subdivision of a 0.26 acre tract into 2 lots, zoned R-20. The overall residential density is 7.69 units per acre. Lot 1 is proposed to be 5,075 square feet or 0.12 acres. Lot 2 is proposed to be 6,532 square feet or 0.14 acres. The existing structure has been partially removed down to the foundation.
This development constitutes an "infill subdivision" of less than 5 acres surrounded on at least 66% of its perimeter by developed single-family detached dwellings, and with lot frontage less than 80% of the median of the surrounding lots, or lot size less than 80% of the median of the surrounding lots. The lot size of lot 1 is less than 80% of the median lot area of surrounding lots with single family detached dwellings.

Median lot size of surrounding lots **0.17 acres (80% = 0.136)**

Proposed lot size lot #1 0.12 acres < 80%
Proposed lot size lot #2 0.14 acres >80%

Median lot frontage of surrounding lots **39.5' (80% = 31.6')**

Proposed lot frontage lot #1 70.90' > 80%
Proposed lot frontage lot #2 46.68' > 80%

OFFICIAL ACTION: Approval with conditions

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

FINDINGS: The Planning Commission finds that this request, with the conditions of approval below being met, meets the infill lot layout standards of 10-3032(d). The Planning Commission also finds that this plan conforms to Chapter 2, Part 10, Sections 10-2023, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 1/27/12, owned by Steven E. Sypher submitted by Aiken and Yelle Associates.

ADDITIONAL NOTES: There are no additional notes for this plan.

To PC: 23 Oct 2012

Case History: This plan was deferred from 23 OCT PC for 30 days due to a 7' private easement agreement between adjacent neighbors. This plan is to be presented to the South central CAC on 10/29. Plan presented at 11 DEC PC with the condition to amend easement with neighbor to the immediate west (DB 913 PG 417).

Staff Coordinator: James Marapoti

Motion: Mattox
Second: Buxton
In Favor: Harris Edmisten, Butler, Buxton, Fleming, Fluhrer, Haq, Mattox, Schuster, Sterling-Lewis and 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: December 11, 2012

date: December 11, 2012



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL: Planning Commission Actions:

- (1) That the Planning Commission finds that this infill subdivision meets the standards of Section 10-3032(d);

Administrative Actions:

Prior to Planning Department authorization to record lots:

- (2) That a demolition permit be issued by the Inspections Department for the existing structure to be removed and the permit number be shown on all maps for recording;
 - (3) That a deed of easement shall be prepared by the subdivider owner which extends the lifetime provisions of paragraph number 7 of that deed of easement recorded in Book 3200 Page 375 to Arlene Dixon. This easement is for the benefit of the resident of the lot located to the west of proposed lot number 1 and which lot abuts East Hargett Street and Camden Street. The Raleigh City Attorney shall review and approve the deed of easement, and following this approval, the deed of easement shall be recorded with the Wake County Register of deeds Office within 14 days of plat recordation. A copy of the recorded deed of easement shall be provided to the Planning Department within this 14-day period. If recorded copies of this deed of easement are not provided to the Planning Department within the 14-day period, further plat recordations, building permit issuance and inspections may be withheld;
 - (4) That the easement described in condition of approval number 3 above shall be shown on the plat for recordation.
-

ZONING:

ZONING DISTRICTS: R-20

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: The subject lot is less than 2 acres (0.26 acres) and zoned residential. Tree conservation is not required for this project.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR**

PLAN: Adequate right of way and constructed street sections exist along East Hargett Street and Bladen Street.

TRANSIT: Not required.

URBAN FORM: The site is located within the South Central CAC, and is designated as Moderate Density Residential on the Future Land Use Map. The Moderate Density Residential category applies to some of the city's older single family residential neighborhoods, along with newer small lot single family subdivisions and patio home developments. Other housing types would be consistent with this designation as long as an overall gross density not exceeding 14 units per acre was maintained. Gross density in these areas would be 6 to 14 units per acre.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in this zoning district is 5,000 square feet. The minimum lot size proposed in this subdivision is 5,627 square feet. The minimum lot width in this zoning district is 45'. The minimum lot frontage in this subdivision is 48.68' linear feet. Lots in this development conform to these minimum standards.

This is an infill subdivision as defined in Sec. 10-3003. The total acreage is less than 5 acres. The median lot size of the peripheral developed lots is 0.17 acres (80% = 0.136 square feet); the lot size of lot 1 is less than 80% of the median lot area of surrounding lots with single family detached dwellings. The median lot frontage of the peripheral developed lots is 39.5' (80% = 31.6 linear feet). Proposed lot frontages conform to 80% median and this zoning district.

Any infill lot formed either by recombination or by subdivision after the application of this regulation shall comply with the following:

- (1) All lot line boundaries shall meet all of the following:
 - a. Lot lines shall be angled from the street in a similar manner to the angle that is typical of the surrounding peripheral residential lots;

Plan Conforms

- b. Lots shall consist of no more than four (4) lines (front, rear, side, side) where such a configuration is typical of the surrounding peripheral residential lots;

Plan Conforms

- c. Lots shall not be configured in such a way that building envelopes for houses are placed one behind the other when viewed from the public street, where such a configuration is not typical of the surrounding peripheral residential lots.

Plan Conforms

Lot line boundaries may be approved that do not meet subparagraphs a. b. or c. above if the Planning Commission finds the lot line configuration is harmonious with the lot configuration pattern of the surrounding peripheral lots.

- (2) Lots shall be configured to be adequately served by City services, allow for access of emergency vehicles, and meet City standards for proximity to fire hydrants and fire lines where public water is available.

Plan Conforms

(3) If a lot is to be formed of a size that would allow further subdivision, a forty-foot minimum width shall be maintained on all parts of the lot to allow a public street to be extended to serve any additional lots that may be proposed in the future.

Plan Conforms

(4) The Planning Commission first finds that the infill project is in accordance with the general plans for the physical development of the City as embodied in the Comprehensive Plan (including the design standards contained therein), redevelopment plans, Streetscape Plans, Neighborhood Plans or other City Council - adopted plans and standards. If there are conflicts between the plan and Code restrictions, the more stringent shall apply.

Determined at Planning Commission

(5) The Planning Commission finds that the infill project contains adequate measures to protect other properties, including public corridors from adverse effects expected from the development or recombination, including stormwater, traffic, and interference with air, light and privacy of surrounding residential properties.

Determined at Planning Commission

BLOCK LAYOUT: Not applicable.

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

SOLID WASTE: Individual lot service by the City is to be provided.

CIRCULATION: There is an existing drive off of Bladen Street and one drive is proposed off East Hargett Street.

PEDESTRIAN: A 5' sidewalk exists along E. Hargett Street.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is not subject to stormwater management of Part 10 Chapter 9; the subdivision is less than 1.00 acres in size (code section 10-9021(3) exemptions).

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are present.

STREET NAMES: Not applicable.

OTHER REGULATIONS: 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.