



Certified Action of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-7-13 / F.R. Andrews Subdivision

General Location: On the north side of Andrews Lane, west of Ridge Road

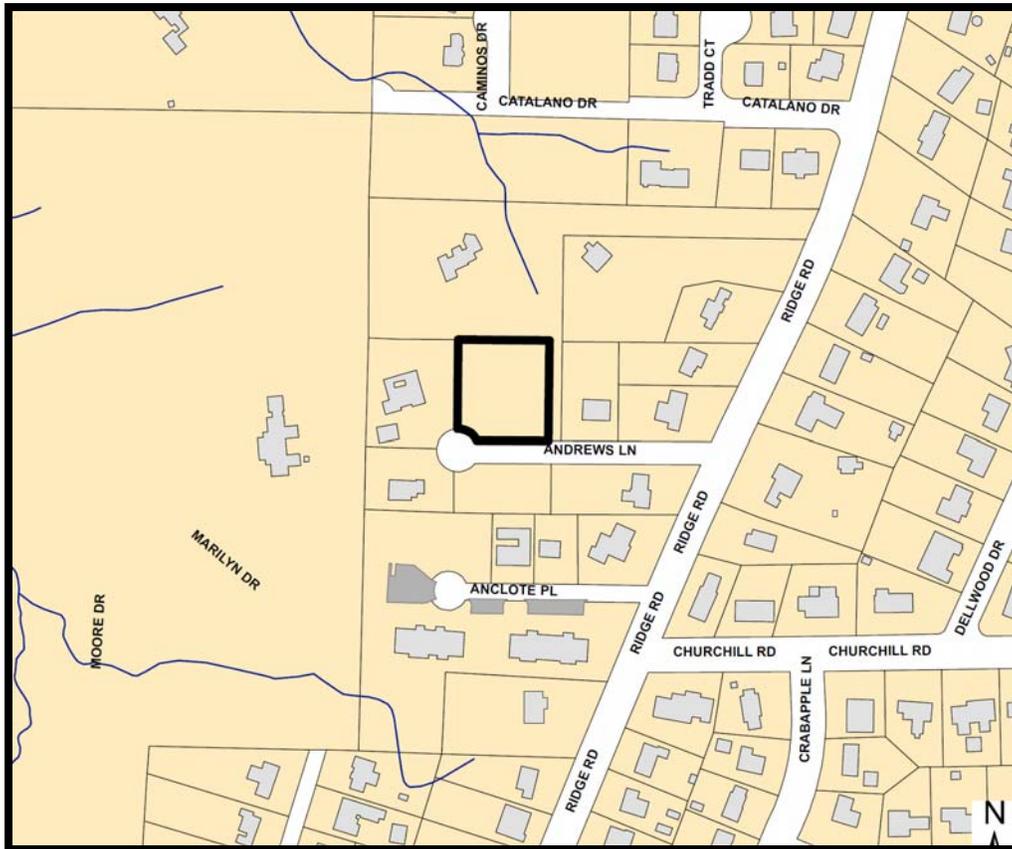
Property owner: Gray Line Builders, LLC
Designer: Cawthorne, Moss & Panciera, PC

CAC: Glenwood

Nature of Case: The subdivision of a .613 acre vacant tract zoned Residential-4 into two lots. This development constitutes an "infill subdivision" as the parcel is less than five acres, is surrounded on at least 66% of its periphery by developed single-family detached dwellings, and contains two lots that are less than 80% of the median of the surrounding lot sizes.

Contact: Michael Moss – Cawthorne, Moss & Panciera, PC

Key Issues: Planning Commission should evaluate the request using the five standards of code section 10-3032.(d) related to infill projects.



S-7-13 / F.R. Andrews Subdivision – Site Location Map

SUBJECT: S-7-13 / F.R. Andrews Subdivision

CROSS-REFERENCE: N/A

LOCATION: This site is located on the north side of Andrews Lane, west of its intersection with Ridge Road, inside the City Limits.

REQUEST: This request is to approve the subdivision of a .613 acre vacant tract into two lots, zoned Residential-4. The overall residential density is 3.2 units per acre. 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 contains lot sizes less than 80% of the median of the surrounding lots. Lot #1 is proposed to be 13,113 square feet. Lot #2 is proposed to be 13,594 square feet.

Median lot size of surrounding lots .67 acres (80% = .536)

Proposed lot size lot #1 .301 acres (56% of median)
Proposed lot size lot #2 .312 acres (58% of median)

Median lot frontage of surrounding lots 55' (80% = 44')

Proposed lot frontage lot #1 83.65' (190% of median)
Proposed lot frontage lot #2 80.16' (182% of median)

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 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 10-2017, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated January 9, 2013, owned by Gray Line Builders, LLC, submitted by Cawthorne, Moss & Panciera, PC.

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

To PC: 3-26-13

Case History: xxxxx

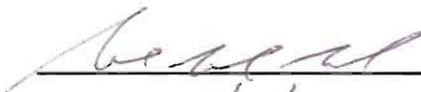
Staff Coordinator: Eric Hodge, AICP

Motion: Fleming
Second: Terando
In Favor: **Buxton, Fleming, Fluhrer, Harris Edmisten, Haq, Mattox, Schuster, Sterling Lewis and Terando**
Opposed: xxxxx
Excused: xxxxx

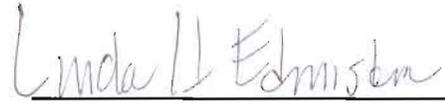
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)

(PC Chair)



date: 4/4/13



date: 3/26/12



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 lot layout standards of Section 10-3032(d);

Prior to issuance of building permits:

(2) That a final plat for recordation of lots in accordance with this preliminary subdivision plan be submitted to the City Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.

ZONING:

ZONING DISTRICTS: Residential-4.

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

TREE CONSERVATION: Tree Conservation areas were not required as this residential subdivision involves less than 2 acres of land area and is not located on a Thoroughfare.

PHASING: This is a one phase development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way or construction of any streets was required by the Thoroughfare and Collector Street Plan.

TRANSIT: No transit-oriented features are incorporated into the proposed plan. This site is not directly served by the existing transit system.

URBAN FORM: The site is located within the Glenwood CAC area, and is designated Low Density Residential on the future land use map. That category envisions residential development of a density not to exceed 6 dwellings per acre. Staff has reviewed the site plan and finds this plan in compliance with the Comprehensive Plan and the following policy:

- LU 2.2 Compact Development

- LU 8.10 Infill Development
- LU 8.11 Development of Vacant Sites

**HISTORIC /
DISTRICTS:**

This site is not located in or adjacent to a designated Historic District

**SUBDIVISION
STANDARDS:**

LOT LAYOUT:

The minimum lot size in this zoning district is 10,890 square feet. The minimum lot width in this zoning district is 65'. The minimum lot depth in this zoning district is 100'. 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 .67 acre. The median lot frontage of the peripheral developed lots is 55 linear feet. The minimum lot size proposed in this subdivision is .301 acre. The minimum lot frontage in this subdivision is 80.16 linear feet.

Lot lines are angled from the street in a similar manner as typical surrounding lots. Lots consist of no more than 4 lines as is typical of surrounding lots. The building envelope for the proposed new lot(s) is (are) placed in such a way that they are not one behind the other when viewed from the public street. Lots proposed may be adequately served by City services. The proposed lots may not be further subdivided.

BLOCK LAYOUT:

No new streets are proposed or required.

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:

Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN:

Sidewalks are not in place along either side of Andrews Lane. Andrews Lane is a cul-de-sac within a 40 foot right-of-way and no sidewalk is required when less than 10 lots front on the street (as exists in this location).

FLOOD HAZARD:

There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

This subdivision is exempt from Part 10, Chapter 9 Stormwater Regulations per Code section 10-9021(3) because the subdivision involves a tract of one acre or less in aggregate size and does not exceed two dwelling units.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

No new street names are required for this development.

**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.

Sec. 10-3032(d) Infill lots and infill projects.

Any *infill lot* formed either by recombination or by *subdivision* after the application of this regulation* *shall* comply with all of 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*;

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*;

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*.

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.

(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.

(4)

The *infill project* does not create sharp changes from the physical development pattern of residential lots located on the "periphery" of the infill development with respect to dwelling height, setback, placement and size . Periphery *shall* have the same meaning as set forth in subparagraph (3) of the definition of *infill lots* or *infill project*.

(5)

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 incompatible characteristics such as the amount and placement of impervious surface, the placement of structures and vehicular surface areas, and the orientation of uses and entranceways.

The notice, approval procedures, hearings and appeal provisions of §10-3013 shall apply to all *infill projects*.

For purposes of this subsection, *infill lots or infill project* means a recombination of tracts of land or the *subdivision* of land where all of the *following* conditions exist:

(1)

The total area subject to the recombination or *subdivision* is five (5) acres or less, and will result in the formation of at least one (1) *lot* that at the time of the recombination or *subdivision* does not contain a dwelling, as defined in Part 10 chapter 2.

(2)

The *property* is in a residential zoning district as defined in §10-2002

(3)

At least sixty-six (66) per cent of the "periphery," including public *right-of-way*, of the proposed area subject to the recombination or *subdivision* abuts existing residential building *lots* containing a single-family detached dwelling or a structure which was originally constructed as a *single family* detached dwelling. "Periphery" for the purposes of this subsection includes *properties* both immediately abutting and across a public *minor residential street, residential street, residential collector street, or collector street* from the proposed recombination or *subdivision*.

(4)

The proposed recombination or *subdivision* contains any *lot* which is eighty (80) per cent or less than the median *lot* size of the surrounding peripheral developed residential *lots* determined by subparagraph (3) above, or the proposed recombination or *subdivision* contains one (1) or more *lots* whose public *street frontage* is eighty (80) per cent or less of the median public *street frontage* of the surrounding peripheral developed residential *lots* as determined in subparagraph (3) above.

***Editor's note:** *Infill lot* and *infill project* regulations first became applicable on September 1, 1997. (Ord. No. 1997-137-TC-153, TC-18-96, 6-17-97)

Cross reference: Appeals, §10-3013(b)(3)c. and g. (Ord. No. 2000-914-TC-200, §4, TC-12-00, 12-5-00)

(Ord. No. 1987-61-TC-299, §1, TC-22-87, 10-6-87; Ord. No. 1991-823-TC-371, §§1,2, TC-11-91, 7-16-91, Ord. No. 1993-121-TC-43, TC-17-92, 1-24-93; Ord. No. 1997-137-TC-153, §126, TC-18-96, 6-17-97; Ord. No. 1997-138-TC-154, §1, TC-8-96, 6-17-97; Ord. No. 1999-616-TC-181, §96, TC-3-99, 8-3-99; Ord. No. 2002-140-TC-211, §3, TC-14-01, 1-2-02; Ord. No. 2008-428-TC-313, §6, TC-4-08, 7-1-08; Ord. No. 2009-661-TC-327, §31, TC-4-09, 10-7-09; Ord. No. 2010-706-TC-331, §24, TC-1-10, 2-16-10)

(e)

Side lot lines.

Side lot lines shall be as near as practicable at right angles to the street line on which the lot faces.

Policy reference: "Flag Lot" policy, standard operating procedure 900-4: Procedure for Preliminary Site Plan, subdivision, Master Plan, Condominium, Cluster Unit and Townhouse Approvals.

(Code 1959 , §20-16; Ord. No. 1978-706-TC-79, §1, TC-113, 2-7-78; Ord. No. 1978-872-TC-88, §23, TC-119, 8-15-78; Ord. No. 1986-880-TC- 277, §§6, 7, TC-18-86, 10-22-86; Ord. No. 1988-151-TC-307, §1, TC-7-88, 4-19-88; Ord. No. 1988- 292-TC-328, §§8, 9, TC-22-88, 1-3-89; Ord. No. 1989-399-TC-342, §1, TC-7-89,7-5-89)