



## Certified Recommendation 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:** MP-1-11 / Dorothea Commons

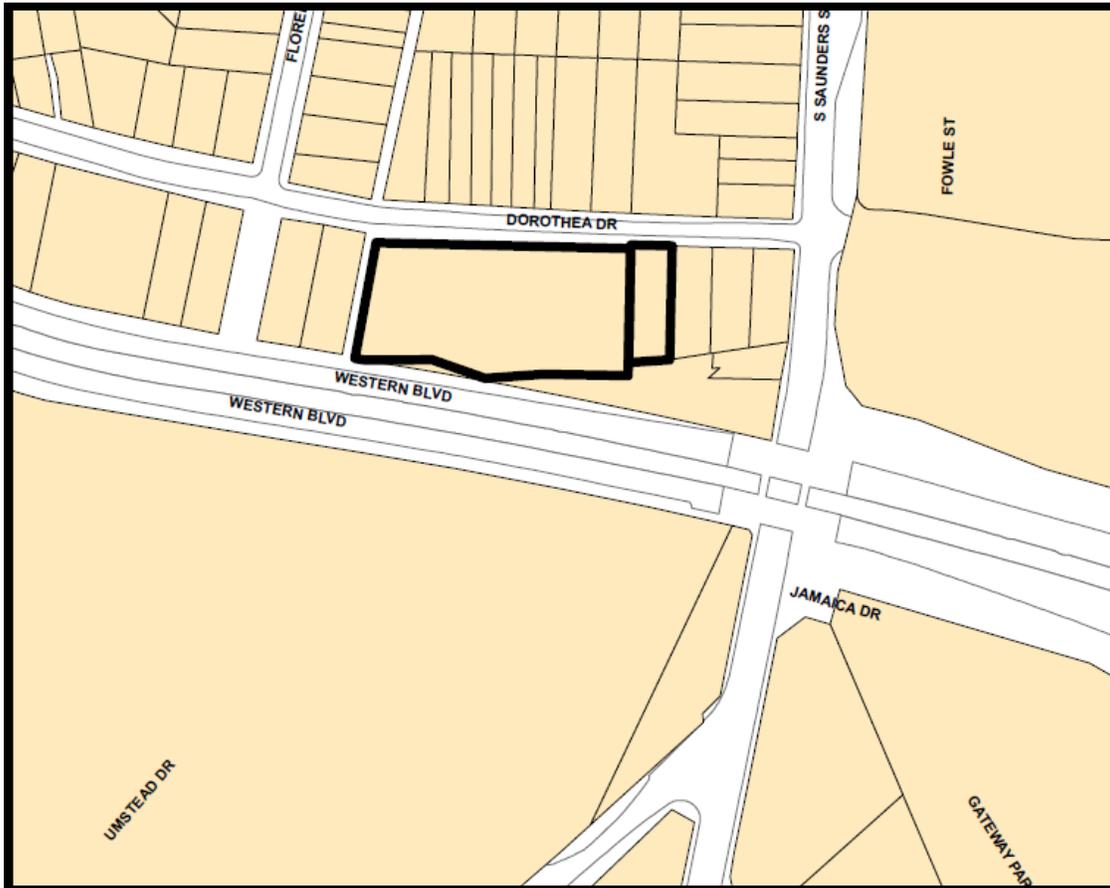
**General Location:** The south side of Dorothea Drive between its intersections with South Saunders Street and Florence Street

**CAC:** Central

**Nature of Case:** Master Plan associated with request for rezoning of a 1.43 acre property currently zoned Residential-10 to Residential-20 with Planned Development Conditional Use Overlay District. The Master Plan sets a maximum residential density of 14 dwelling units per acre which would allow for 20 detached single family dwellings.

**Key Issues:** Proposed alternate standards for residential lot sizes, yard setbacks and public street design.

**Contact:** C. Ross Massey, PE – Land Design, Inc.



**MP-1-11 Dorothea Commons – Site Location Map**

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**SUBJECT:** MP-1-11 / Dorothea Commons

**CROSS-  
REFERENCE:** Z-13-11

**LOCATION:** The south side of Dorothea Drive between its intersections with South Saunders Street and Florence Street.

**REQUEST:** This request is to consider a preliminary Master Plan request in accordance with 10-2057(f)(2)a. The 1.43 acre site is currently zoned Residential 10. The rezoning case associated with this Master Plan, Z-13-11, is a request to change the zoning of the property to Residential-20 with Planned Development Conditional Use Overlay District. The Master Plan sets a maximum residential density of 14 dwelling units per acre which would allow for 20 detached single family dwellings.

**OFFICIAL ACTION:** Approval with Conditions

**FINDINGS:** The Planning Commission finds that this request meets the requirements of the evaluation process for preliminary master plans, in accordance with 10-2057(f)(2)a. This approval is based on Master Plan documents owned by Dorothea Drive Brownstones, LLC, submitted by Land Design, Inc.. The text of the Master Plan is dated July 2, 2012 and the accompanying plan is dated February 21, 2012.

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**PROPOSED  
ALTERNATE  
STANDARDS:**

The following is a list of the proposed alternates for this plan:

The following are alternate standards requested as part of this Master Plan approval.

- **Lot Sizes** – Minimum lot area of 1,500 square feet. Minimum lot width of 16 feet
- **Setbacks** – Front = 7' with allowance for open porches, Side = 11' aggregate, 0' minimum, Rear = 14'
- **Street Cross Sections** – 31'6" right-of-way, 20' one way drive lane, 2.5' curb & gutter, 6' sidewalk. Transportation Services has verified that the alternate street designs conform to City Code section 10-2075(f) (4) j.

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**ADDITIONAL  
NOTES:**

On May 1, 2012 the City Council approved a greenway easement exchange in accordance with the open space proposal found in the proposed Master Plan.

To PC: 7/24/12

**Case History:**

**Staff Coordinator:** Eric Hodge, AICP

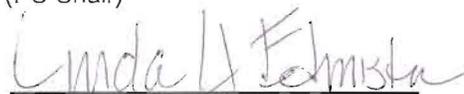
**Motion:** Butler  
**Second:** Haq  
**In Favor:** Butler, Buxton, Fluhrer, Harris Edmisten, Haq, Schuster, Sterling Lewis, Terando  
**Opposed:**  
**Excused:** Mattox

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: 7/24/12



## Staff Report

**RECOMMENDED  
ACTION: Approval with Conditions**

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### **City Council Actions:**

- (1) That the City Council approves the alternate lot size standards as set forth in the Master Plan;
- (2) That the City Council approves the alternate setback standards as set forth in the Master Plan;
- (3) That the City Council approves the alternate street cross section set forth in the Master Plan;

### **Administrative Actions:**

#### ***Prior to issuance of any grading permit for the site:***

- (4) That any impacts to the Neuse River Riparian Buffer will require NC Division of Water Quality review and approval;

#### ***Prior to Planning Department authorization to record lots:***

- (5) That all major design elements listed in the current BMP Design Manual for the selected BMP must be met in order to claim TN reduction credit for the device. This must be demonstrated at the subdivision plan submittal;
- (6) That infrastructure construction plans be approved by the City of Raleigh;
- (7) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;

#### ***Prior to issuance of building permits:***

- (8) That a letter of credit shall be provided when 75% of the permits have been issued and the existing and proposed infrastructure does not meet city standards;

#### ***Prior to issuance of an occupancy permit:***

- (9) That proposed public streets and utilities are accepted by the Public Works Department;
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**ZONING:**

**ZONING  
DISTRICTS:**

The current zoning is R-10. The proposal is to change the zoning of the property to Residential-20 with Planned Development Conditional Use Overlay District. The Master Plan sets a maximum residential density of 14 dwelling units per acre which would allow for 20 detached single family dwellings.

**SETBACKS /  
HEIGHT:**

Setbacks

Front = 7'

Side = 11' aggregate, 0' minimum

Rear = 14'

Height

Any height, however buildings and structures greater than 40' high shall add one foot of additional width to each required district yard setback for each foot of height greater than 40' high.

**PARKING:**

A minimum of two parking spaces per lot will be provided. All but one of the driveways shall be located off the internal street (Public Street A).

**LANDSCAPING:**

A minimum of 1 street tree shall be provided in the Front Yard of each lot and shall be 3.5" caliper/14' height (minimum, measured ½ foot above grade) at time of installation along both Dorothea Drive and "Public Street A".

**TREE  
CONSERVATION:**

The proposed development is less than two acres in size and there are no groups of trees with a basal area greater than 30 within 50' of a thoroughfare and is therefore exempt from Tree Conservation requirements.

**PHASING:**

This project is proposed in one phase.

**RESIDENTIAL  
DENSITY:**

The Master Plan sets a maximum residential density of 14 dwelling units per acre which would allow for 20 detached single family dwellings.

**UNITY OF  
DEVELOPMENT:**

Unity of development and sign criteria are not required in this development. However, the Master Plan does set out the following Architectural Requirements:

- A. Compatibility of character between single-family detached houses shall be achieved as follows:
  - 1. Historic Reproduction Homes (18-19 of the units)
    - a. Street Entrances: All buildings primary entrances shall be oriented to and visible from the street providing primary access to the building lot.
    - b. Roof Pitch: All primary roofs shall exhibit a minimum 4:12 pitch.
    - c. Porches: All houses will have a large covered porch entry. The dimensions of those porches shall be a minimum of 5' in depth and a minimum area of 50 square feet.
  - 2. Neighborhood Shop Style Homes (0-2 units)
    - a. This project is closely modeled after the historic Rosengarten Park neighborhood which primarily consists of small homes built on small

lots, but also contained two small masonry shop buildings that have been converted to residences.

- b. These units will be single family residences.
  - c. Masonry Facades: the primary façade will be masonry.
  - d. Parapet Walls: parapet walls will conceal shed roofs so that the roof is not visible from the front street.
  - e. Roof Pitch: the primary roof will be shed style with a pitch of 4:12 or less.
  - f. Covered Entrance: the buildings will have a minimum covered entrance in keeping with the style of the building and of at least 20 square feet.
- B. The building exterior will be finished with either:
- 1. A minimum of 40% painted "Hardi Plank" siding (or similar product).
  - 2. Or a minimum of 40% brick or other masonry product.
- C. Vinyl siding or soffit is prohibited.
- D. Fenestration: Front facades will have a minimum of 15% doors and windows.

**OPEN SPACE:** The total amount of open space required is 9,409 square feet, or 15%, for planned developments under 500 acres. This site is 1.43 acres. A minimum of 15% of the site has been set aside as open space. The development has provided a greenway easement exchange to facilitate the extension of the Rosengarten Greenway.

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**COMPREHENSIVE  
PLAN:**

**GREENWAY:** On May 1, 2012 the City Council approved a greenway easement exchange in accordance with the open space proposal found in the proposed Master Plan. The development has provided an easement exchange to facilitate the extension of the Rosengarten Greenway. The proposed development had an existing greenway easement that the City had no current plans to use. Adjacent to the site the City has a planned greenway. The developer and the City recently did a greenway easement exchange to facilitate the extension of the Rosengarten Greenway as an offset for the City vacating the existing greenway easement that encumbered the proposed development, thereby removing the encumbrance.

**THOROUGHFARE  
/ COLLECTOR  
PLAN:**

No dedication of right-of-way or construction of streets was required by the Thoroughfare and Collector Street Plan.

**TRANSIT:** No transit-oriented features or easements are incorporated into the proposed plan.

**URBAN FORM:** This site is identified as Moderate Density Residential and Public Park and Open Space on the Future Land Use Map. The Moderate Density Residential envisions newer small lot single family subdivisions and patio home developments with a gross density not exceeding 14 units per acre. The Public Parks and Open Space category applies to permanent open space intended for recreational or resource conservation uses. The rezoning case is consistent with the Moderate Density Residential designation as the conditions do limit the number of units to

14 units/acre or less. The rezoning is consistent with the Public Park and Open Space designation as the master plan seeks to place private open space within the portion of the site designated Public Park and Open Space.

**PROPOSED  
URBAN DESIGN  
STANDARDS:**

Elements in the Urban Design Guidelines have been incorporated into the Master Plan documents dated July 2, 2012 (pages 7-9)

**APPEARANCE  
COMMISSION:**

The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:  
The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

<b>Comment</b>	<b>Response</b>
The commission applauds the proposal's organic approach to site design. The Master Plan addresses urban intensity in a thoughtful way, offering new workforce housing in walkable proximity to downtown, coupled with meaningful and useable open space.	Acknowledged

**SUBDIVISION  
STANDARDS:**

**BLOCK LAYOUT:** The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development does not meet the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. Street alternatives have been requested by the applicant. No dead end street in this development exceeds 800 feet in length. Transportation Services has verified that the alternate street designs conform to City Code section 10-2075(f) (4) j.

**PUBLIC UTILITIES:** 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:** Individual lot and private contractor service by the City is to be provided in accordance with the Solid Waste Manual.

**CIRCULATION:** Proposed street improvements shall conform to normal City construction standards with the exception that the plan shows a one-way public street of 31'6" right-of-way, 20' drive lane, 2.5' curb & gutter, 6' sidewalk. Transportation Services has verified that the alternate street designs conform to City Code section 10-2075(f) (4) j

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along Dorothea Drive and along proposed Public Street A. A 5-6' wide sidewalk is being provided along Dorothea Drive and a 6' wide sidewalk is being provided along Proposed Public Street A.

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

**STORMWATER  
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. BMP(s) will be utilized to meet Part 10, Chapter 9 Stormwater Regulations. An acceptable, conceptual design has been demonstrated within the Master Plan. Neuse Riparian Buffer Regulations are applicable to the site.

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

Neuse River riparian buffers are required on this site.

**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.

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