



Certified Recommendation

City of Raleigh Planning Commission

Case Information: TC-12-2017 Historic Alley Transition

Comprehensive Plan Guidance

<i>Applicable Policy Statements</i>	HP2.4 Protecting Historic Neighborhoods; Protect scale and character of the City's neighborhoods while allowing compatible and context sensitive infill development to occur. HP2.5 Conserving Older Neighborhoods; Develop plans and programs to conserve older neighborhoods that have a unique scale and identity but are not yet protected by an overlay district. LU5.5 Transition and Buffer Zone Districts, Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions should ensure that development achieves appropriate height and density transitions and promote neighborhood character.
<i>Action Items</i>	HP2.7 Applying Zoning Regulations and Planning Tools; Use zoning and planning tools in response to neighborhood requests for protection and conservation.

Summary of Text Change

<i>Summary</i>	To allow the development of alley-ways in the City to offer additional opportunities for urban style housing options that offers a transition from established neighborhoods and commercial areas within a community area.
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Summary of Impacts

<i>Impacts Identified</i>	None
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Public Meetings

<i>Submitted</i>	<i>Committee</i>	<i>Planning Commission</i>
April 25, 2017		

Attachments

- Draft Ordinance

Planning Commission Recommendation

<i>Recommendation</i>	Forward to Planning Commission Text Change Committee for further consideration
<i>Findings & Reasons</i>	
<i>Motion and Vote</i>	

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 attached Staff Report.

Planning Director

Date

Planning Commission Chairperson

Date

Staff Coordinator:

Gary Mitchell gary.mitchell@raleighnc.gov



Zoning Staff Report

Request TC-12-2017 Historic Alley Transition

<i>Section Reference</i>	UDO 3.6.7 Add section to Address Historic Alley Transition
<i>Basic Information</i>	To allow the development of alley-ways in the City to offer additional opportunities for urban style housing options that offers a transition from established neighborhoods and commercial areas within a community area.
<i>Planning Commission Recommendation Deadline</i>	June 25, 2017

Comprehensive Plan Guidance

<i>Applicable Policies</i>	HP2.4 Protecting Historic Neighborhoods; Protect scale and character of the City's neighborhoods while allowing compatible and context sensitive infill development to occur. HP2.5 Conserving Older Neighborhoods; Develop plans and programs to conserve older neighborhoods that have a unique scale and identity but are not yet protected by an overlay district. LU5.5 Transition and Buffer Zone Districts, Maintain and enhance zoning districts which serve as transitional or buffer areas between residential and commercial districts and which also may contain institutional, non-profit, and office-type uses. Zoning regulations and conditions should ensure that development achieves appropriate height and density transitions and promote neighborhood character.
<i>Action Items</i>	HP2.7 Applying Zoning Regulations and Planning Tools; Use zoning and planning tools in response to neighborhood requests for protection and conservation.

Contact Information

<i>Staff Coordinator</i>	Gary Mitchell gary.mitchell@raleighnc.gov
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History/Overview

On February 16, 2016, the City Council authorized staff to work on this text change. This text change was presented the staff text change review committee on March 30, 2017. Attached is a list of comments that staff has provided. Due to the complex nature of this text change staff suggests that the Planning Commission refer this to the Planning Commission Text Change Committee for further consideration.

Purpose and Need

Allows development of “alley-ways” that may serve as a transition between commercial and non-commercial development, this provision if adopted should be an option across the entire city and not just for one area of the City.

Alternatives Considered

None

Scoping of Impacts

Potential adverse impacts of the proposed text change have been identified as follows:

None

Impacts Summary

None

Forward the Proposed Text Change to the Text Change Committee for further study and consideration.

Proposed Amendment to UDO Section 3.5 (Residential Transition)

First: Amend Section 3.5.1 of the UDO (Applicability) to add a new paragraph E:

- E. In addition to the alley transition described in paragraph D, the Historic Alley Transition described in Section 3.5.6 is available where an alley lies between a residential district and a mixed use district and the following conditions are met:
 - 1. the alley abuts or lies within the Cameron Park Neighborhood Conservation District; and
 - 2. the mixed use [district parcel](#) has not within the last two years contained a structure that is, or was, individually designated as a local, State, or national historic landmark.

Second: Add a new Section 3.5.6 as follows:

3.5.6 Historic Alley Transition

A. Intent

The Historic Alley Transition is intended to insure a graduated height transition between the Neighborhood Conservation District and nearby mixed use development; to avoid abrupt contrasts of scale between the residential properties in a Neighborhood Conservation District and mixed use structures; to avoid incompatible uses facing the residential properties in a Neighborhood Conservation District; and to improve historic alleys with active frontages and uses more beneficial to the Neighborhood Conservation District.

B. Extent

The Historic Alley Transition extends from the residential parcel property line across the intervening alley and into the mixed use parcel for a distance of 50 feet from the residential parcel property line.

C. Restrictions

In addition to the other restrictions imposed by this Unified Development Ordinance, the following additional restrictions apply to construction within the Historic Alley Transition:

1. Content

This Historic Alley Transition Area may contain vegetative landscaping, walls, fences, gardens, paths, walkways, sidewalks, surface parking, parks, playgrounds, stormwater detention, outdoor dining areas associated with residential uses, accessory structures compliant with the limits set forth in Paragraph 3.5.4.B, service areas compliant with the limits set forth in Paragraph 3.5.4.C, detached houses, attached houses, townhouses, apartments, general buildings, mixed use buildings, and open lots.

2. Height

No portion of a detached house, attached house, townhouse, apartment, general building, mixed use building, or other structure that lies within the Historic Alley

Transition shall exceed the maximum building height applicable to the residential parcel across the alley from the mixed use parcel, as specified in the Neighborhood Conservation Overlay or otherwise. For this purpose only, height shall be measured from the elevation of the alley.

3. Uses

Any use extending into the Historic Alley Transition must be one of the residential uses permitted in R-10 Districts.

4. Setback

Notwithstanding any base dimensional standards or frontage requirements that might otherwise apply, construction in the Historic Alley Transition shall be set back at least 10 feet from the alley-facing property line of the mixed use parcel. This setback must contain a sidewalk of at least 56-foot width immediately adjacent to the alley right of way, over which a permanent public access easement must be granted. [This immediately adjacent sidewalk will be unambiguously separated from the street by sharply contrasting materials but will not have a curb height in excess of one inch unless it is a mountable curb.](#) No building element or other item or obstruction may extend into or be placed in this sidewalk portion of the setback. The remainder of the setback shall meet the requirements of Section 3.5.2.A and 3.5.3.A, except:

- a. if the remainder of the setback is less than 10 feet in width, the protective yard need not contain shade trees;
- b. if the remainder of the setback is less than 6 feet in width, the protective yard need not contain understory trees; and
- c. no wall is required when a building fronts the protective yard.

5. Design Requirements

- a. Structured parking is permitted in the Historic Alley Transition, but residential uses must lie between the alley and the structured parking and conceal the structured parking (other than an entrance with no visible point source lighting).
- b. An alley-facing entrance is required at least every 100 feet, regardless of building type. There must be direct pedestrian access to that entrance from the adjoining sidewalk.
- c. The alley-facing facade is subject to a maximum blank wall area of 30 feet as calculated in *Sec. 1.5.10*. The blank wall area provisions are not subject to an Administrative Alternate.
- d. Private residential garage parking that satisfies the requirements of Section 1.5.12 is permitted along the alley as part of a detached house, attached house, or townhouse within the Historic Alley Transition. Such parking must be concealed behind a garage door of not more than 12-foot width.
- e. Entrances to structured parking and private residential garage parking shall not occupy more than 50% of the parcel's linear alley frontage.
- f. The requirements of Section 3.5.4.C apply, though residential trash and recycling bins may be collected from the alley if placed according to the applicable rules. Ground-mounted mechanical equipment other than individual residential HVAC units must be placed according to Section 3.5.4.C.