Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

Case File / Name: **S-18-07 209 & 211 North Boylan Avenue**

General Location: On the northwest corner of North Boylan Ave and West Jones Street, inside the City limits.

Planning District / CAC: Central / University

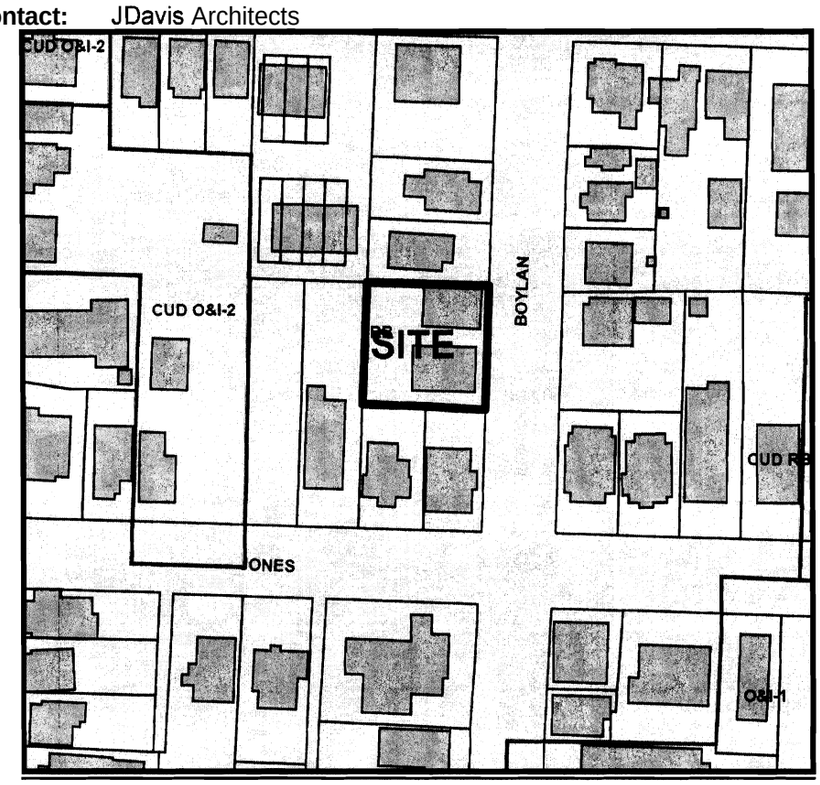
Nature of Case: This request is to approve the subdivision of .25-acre tract into 2-lots with two existing single-family dwelling, zoned Residential Business with NCOD (North Boylan Conservation Overlay District).

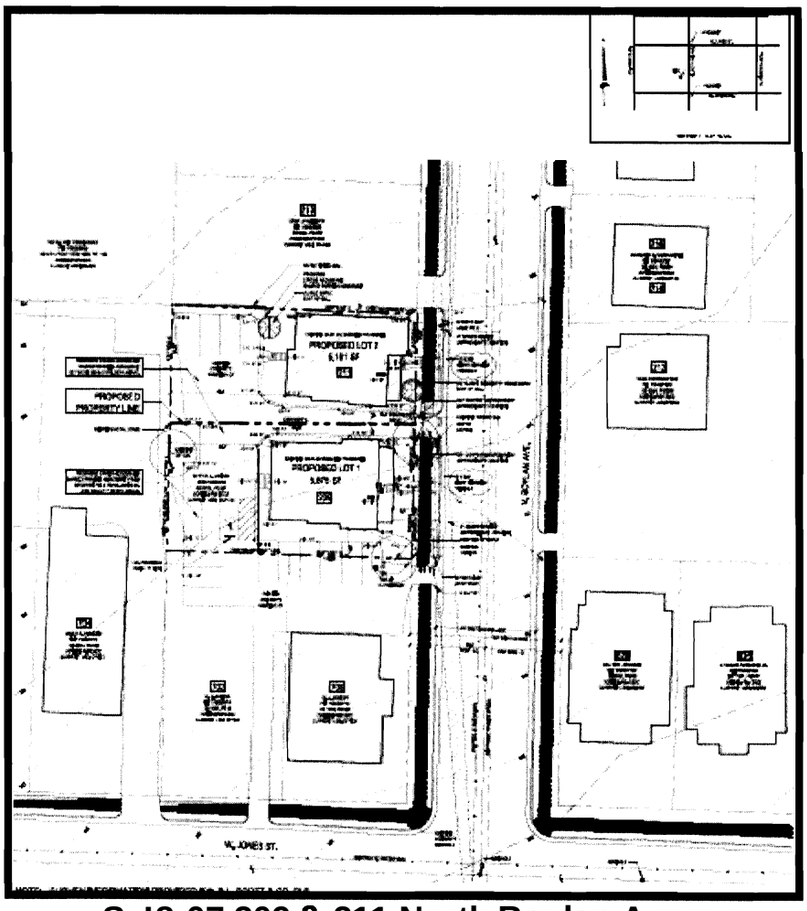
Lot 1 will be 5,875 square feet with a road frontage of 57.34-linear feet along North Boylan Ave. Lot 1 will retain the existing dwelling and meets all required R-30 setbacks.

Lot 2 will be 5,151 square feet with a road frontage of 47.65-linear feet along North Boylan Ave. Lot 2 will retain the existing dwelling and meets all required R-30 setback.

This is not an "infill" subdivision as defined in code section 10-2032(d)(3) because both lots currently contain a dwelling unit

Contact: JDavis Architects





S-I8-07 209 & 211 North Boylan Avenue

SUBJECT: S-18-07 209 & 211 North Boylan Ave

CROSS-REFERENCE: N/A

LOCATION: This site is located on the northwest side of North Boylan Street and West Jones Street, inside the City Limits.

REQUEST: This request is to approve the subdivision of a .25-acre tract into 2-lots with 2 existing single-family dwellings, zoned Residential Business with NCOD (North Boylan Overlay District).

Lot 1 will be 5,875 square feet with a road frontage of 57.34-linear feet along North Boylan Ave. Lot 1 will retain the existing dwelling and meets all required R-30 setbacks.

Lot 2 will be 5,151 square feet with a road frontage of 47.65-linear feet along North Boylan Ave. Lot 2 will retain the existing dwelling and meets all required R-30 setback.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

(1) That cross access agreements and shared parking between lots 1 and 2 are recorded in accordance with the City Code and a recorded copy is returned to the Planning Department within 14-days of recording. If a recorded copy of this recorded document is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(2) That a final detailed landscape plan meeting the street yard requirements of section 10-2082.5 of the Raleigh City Code be submitted and approved by the Site Review Specialist in the Inspections Department;

I hereby certify this administrative decision.

Signed: (Planning Dir.) _____ Date: 3/28/07

Staff Coordinator: Jacque Baker

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2032 & 10-2054 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/28/07, owned by Ann-Cabell Baum Anderson, submitted by JDavid Architects.

ZONING:

ZONING DISTRICTS: RB with NCOD (North Boylan Neighborhood Overlay District). Ordinance (1998) 405 ZC 440 Effective 9/1/98.

Neighborhood Conservation Overlay District Standards

- Front Yard Setback: Within 10% of the average front yard setbacks established by buildings on the same side of the block face as the proposed building, but not less than 5 feet or greater than 25 feet.

- Building Height: May be constructed up to 24 feet high with a maximum of 40 feet when the building includes a minimum roof pitch of 5/12 and the facade is detailed with a minimum 4 foot offset at least every 25 linear feet of building wall and a minimum 10 foot offset at least every 50 linear feet of building wall.

- Building Enhance Orientation: Buildings and their primary entrances shall be oriented towards a public street. Additional entrances may be oriented towards the block interior so long as a direct pedestsian connection is provided to the public street.

- Vehicular Surface Areas: Vehicular surface areas, even if located on a separate lot, shall be located behind the principle building. A vehicular surface area may be located at the side of a building if: 1) It does not extend in front of the building facade line; 2) For any lot with street frontage in excess of 100 feet, the linear frontage of vehicular surface area facing the street does not exceed 25% of the linear street frontage of the lot. Ramp type driveways shall be used to maintain a continuous sidewalk along the blockface.

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

TREE CONSERVATION: Site is less than 2.0 acres and is exempt from Tree Conservation.

UNITY OF DEVELOPMENT: Unity of development criteria not required in this subdivision.

PHASING: There are no phases in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: All required dedicated right-of-way and construction exist along North Boylan Avenue. North Boylan Avenue currently has a 65' right of way with a 43' b/b with 5' sidewalk.

TRANSIT: Transit easement not required.

URBAN FORM: This site is located in the University Planning District, and is consistent with the North Boylan NCOD plan.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 5,000 square feet. The minimum lot depth in this zoning district is 70'. The minimum lot width in this zoning district is 45'. Lots in this development conform to these minimum 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 meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

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: Refuse collection is to be provided by the City based on the standards in the Solid Waste Collection Design Manual.

CIRCULATION: Existing street improvements conform to normal City construction standards

PEDESTRIAN: Existing sidewalk locations conform to City regulations.

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 property is less than 1.00-acres in size (code section 10-9021 exemptions).

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.

SUNSET DATES: If significant lot recording has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 3/28/2010
Record at least ½ of the land area approved.

5-Year Sunset Date: 3/28/2012
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.

- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.

- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.

- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

FACILITY FEES REIMBURSEMENT: If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.