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: **SP-19-07 416 South Bloodworth Street**
SP-20-07 418 South Bloodworth Street

General Location: On the west side of South Bloodworth Street north of East Cabarrus Street, south of East Davie Street, inside the city limits

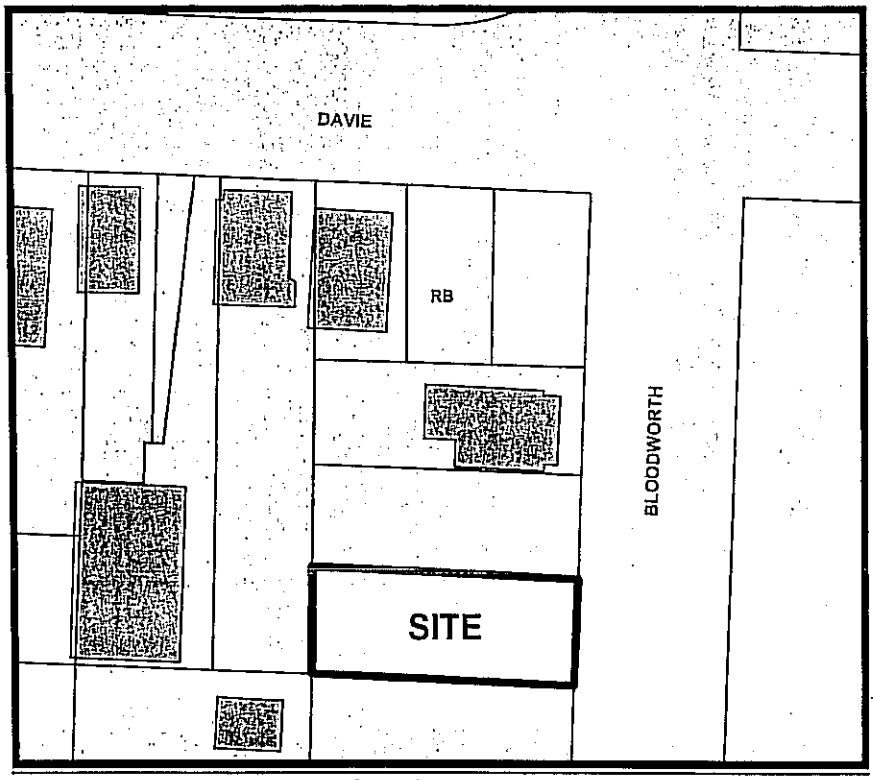
Planning District / CAC: Central / Central

Nature of Case: This is a request relocate two single-family dwellings onto two existing vacant lots, lots 3 & 4 and to reduce the minimum lot acreage and lot width as allowed by the Downtown Overlay District for lot 4. The property is currently zoned Residential Business with Downtown Overlay District. The minimum lot size allowed in the RB district is .114-acres (5,000 square feet). Lot 4 is proposed to be reduced by reconfiguring existing lots 3 & 4 (DB 1604 Pg 603 & DB 8560 PG 2353) to .086-acres or (3,773.23 square feet). This will be a reduction of .02816-acres or (1,226.77 square feet) for lot 4. The minimum lot width in Residential Business is 45 linear feet. Lot 4 will have a lot width frontage of 32 linear feet; this will be a reduction of 13 linear feet in width. After the recombination, lot 3 will be increased to .126-acres (5,493.74 square feet) and the lot width frontage will be 45 linear feet. Reduction of the standard minimum new lot area, and width and depth dimensions requires City Council approval in the Downtown Overlay District.

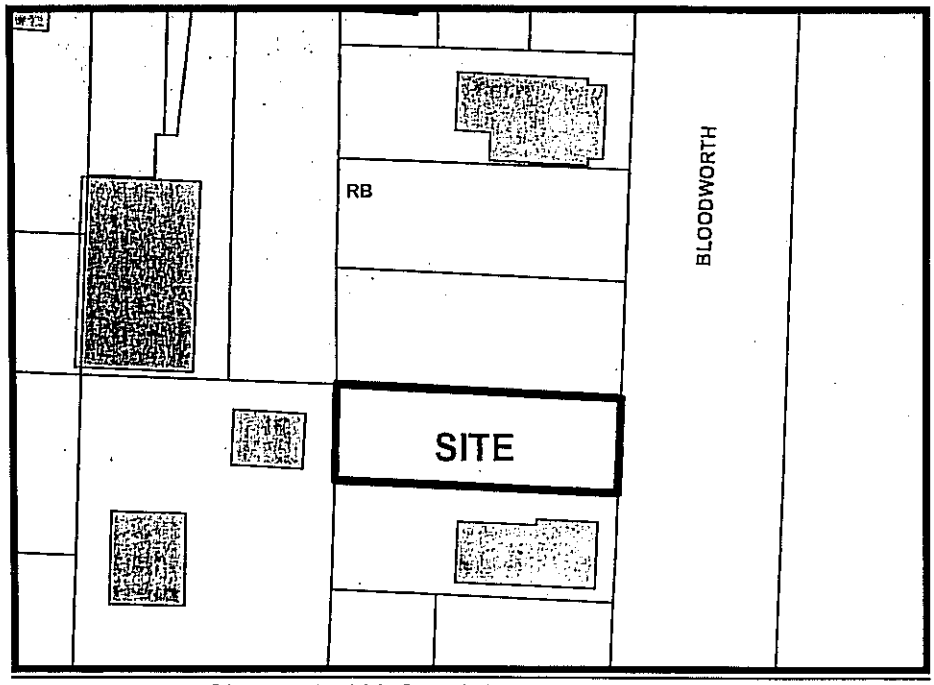
This is not an "infill" subdivision as defined in code section 10-3032(d)(3).

- Single-family 7.0%
- Non single-family 29.3%
- Vacant property 63.7%

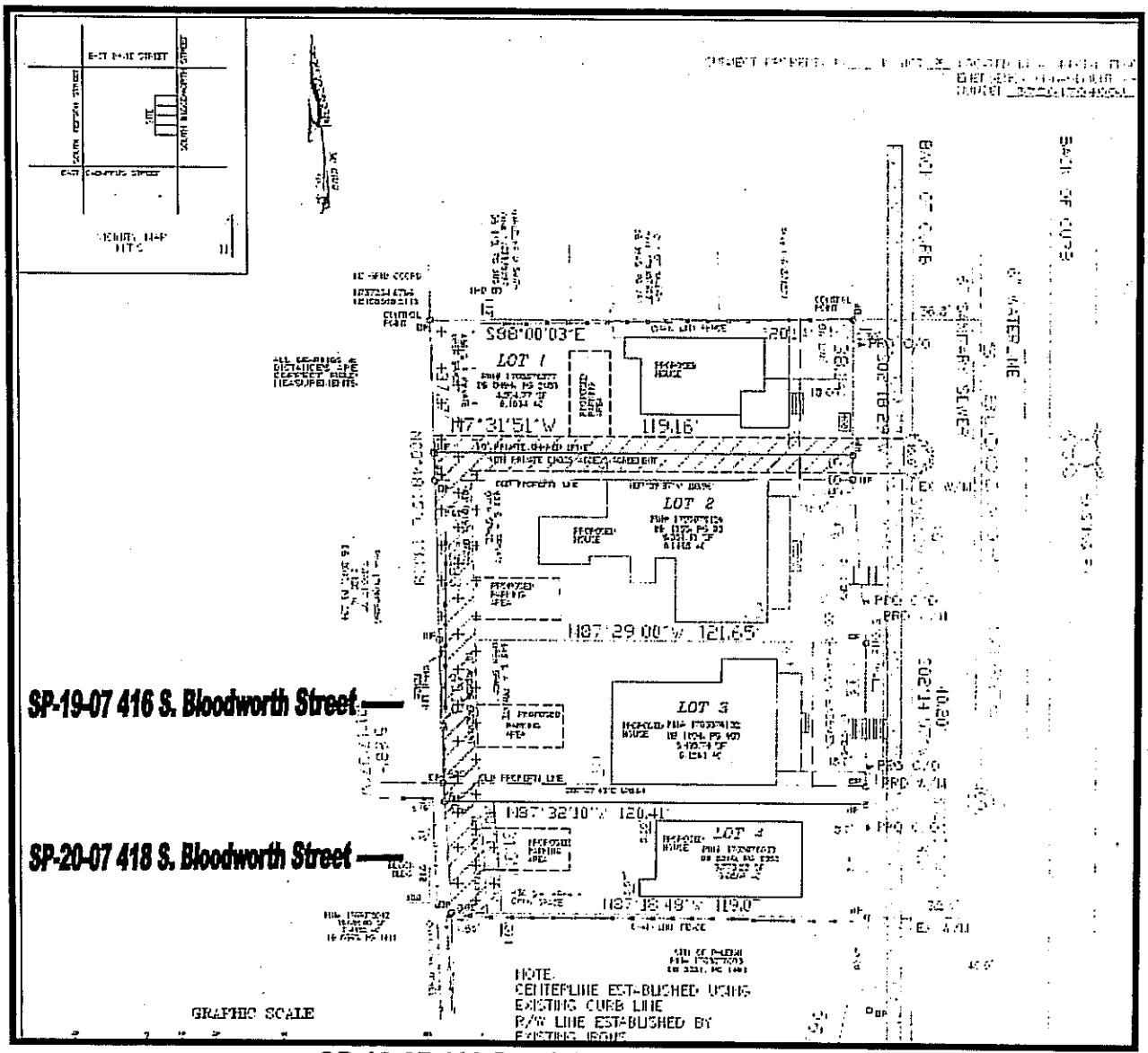
Contact: John Y Phelps, Jr



SP-19-07 416 South Bloodworth Street



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SUBJECT:	SP-19-07 416 South Bloodworth Street SP-20-07 418 South Bloodworth Street
CROSS-REFERENCE:	SP-18-07
LOCATION:	On the west side of South Bloodworth Street north of East Cabarrus Street, south of East Davie Street, inside the city limits.
REQUEST:	This is a request relocate two single-family dwellings onto two existing vacant lots, lots 3 & 4 and to reduce the minimum lot acreage and lot width as allowed by the Downtown Overlay District for lot 4. The property is currently zoned Residential Business with Downtown Overlay District. The minimum lot size allowed in the RB district is .114-acres (5,000 square feet). Lot 4 is proposed to be reduced by reconfiguring existing lots 3 & 4 (DB 1604 PG 603 & DB 8560 PG 2353) to .086-acres or (3,773.23 square feet). This will be a reduction of .028-acres or (1,226.77 square feet) for lot 4. The minimum lot width in Residential Business is 45 linear feet. Lot 4 will have a lot frontage of 32 linear feet; this will be a reduction of 13 linear feet in width. After the recombination, lot 3 will be increased to .126-acres (5,493.74 square feet) and the road frontage will be 45 linear feet. Reduction of the standard minimum new lot area, and width and depth dimensions requires City Council approval in the Downtown Overlay District.
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, conforms to Chapter 2, Part 10, Sections 10-2032, 10-2051and 10-2132.2, Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated April 18, 2007, owned by The Wood Pile, LLC, submitted by John Y Phelps, Jr.
ADDITIONAL NOTES:	There are no additional notes for this plan.
To PC:	May 24, 2007
Case History:	
To CC:	5/1/07 **City Council Status:** _____
Staff Coordinator:	Jacque Baker

Motion: Chambliss
Second: Kane
In Favor: Anderson, Baker, Bartholomew, Chambliss, Davis, Everett, Kane, Kuczmarski, Mullins, Smith
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.) _____ date: _____

(PC Chair) _____ date: 4/26/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

City Council Actions:

(1) That the City Council approves the request to reduce the minimum standard lot area and width required by Chapters 2 & 3, Part 10 of City Code for dwelling units of any density;

(2) That the City Council finds that this site plan meets the standards for approval of a preliminary site plan, Code Section 10-2132(d);

(3) That the City Council finds that this site plan meets the standards for approval of a residential development in a Residential Business Zone District located in the Downtown Overlay District in accordance with Code Section 10-2051, providing sufficient open space, parking, minimum net lot area, and minimum yard setbacks;

Administrative Actions:

Prior to Planning Department authorization to record lots:

(4) That cross access agreements between lots 1, 2, 3 and 4 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;

(5) 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;

(6) That an application for an encroachment agreement for existing steps, landscaping and stone retaining wall located within the public right-of-way, as indicated on the preliminary plan, is submitted to the City's Encroachment Coordinator in the Inspections Department for review;

Prior to Issuance of building permits in the Inspections Department:

(7) That the encroachment agreement for the existing steps, landscaping and stone retaining wall located within the public right-of-way is approved by the City Council by separate action. Following City Council approval of the encroachment, an encroachment agreement prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Inspections Department, and the encroachment agreement is to be recorded with the Wake County Register of Deed Office. Maintenance of the encroachment shall be the responsibility of the owner.

ZONING:

ZONING DISTRICTS: Residential Business with Downtown Overlay District.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 18', rear yard = 30', front / rear aggregate = 48', side yard = 4.75' and 5.25', side yard aggregate = 10'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building located on lot 3 is 16". Proposed height of the building located on lot 4 is 26'.

PARKING: Off-street parking conforms to minimum requirements: 1 space required, based on 1 parking space per dwelling unit. 2 spaces are provided per lot.

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

TREE CONSERVATION: Site is less and 2-acres in size and is exempt from 10-2082.14

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) for lot 3 is .30 and lot coverage of 30%. Proposed floor area ratio (FAR) for lot 4 is .24 and lot coverage of .24%.

OPEN SPACE: As this site is in the Downtown Overlay District, no increase in residential density than that permitted by the underlying zoning district, nor any reduction in net lot area or width and depth dimensions for dwellings shall be allowed until after the City Council finds that the standards of 10-2132.2(d) are met; the minimum open space required is 15% of the total land area of the development site. This site plan meets that minimum as 3,193 SF (58% of lot 3) open space has been provided for on lot 3 and 2,420 SF (64% of lot 4)) open space has been provided for lot on 4. All of this open space is devoted to outdoor open space accessible to the residents.

PHASING: N/A

UNITY OF DEVELOPMENT: Unity of development and sign criteria is not required in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: All required right of way and road improvements exit along South Bloodworth Street; 65' right of way on a 41' b/b with 5' sidewalk on both sides.

TRANSIT: Transit easement dedication not required.

URBAN FORM: This site is located in the Central District with specific recommendations made in the Moore Square South Redevelopment Strategy and Downtown Small Area Plan. Both plans call for medium density multi-family development in this area, however the Downtown Small Area Plan also calls for Historic Preservation. The more recent Livable Street Plan calls for supporting a range of housing options as well as infill on existing vacant lots.

APPEARANCE COMMISSION: The Appearance Commission has made the following comments on this preliminary plan. Appearance Commission had no comments.

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 meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.

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

CIRCULATION: Existing street improvements shall conform to normal City construction standards.

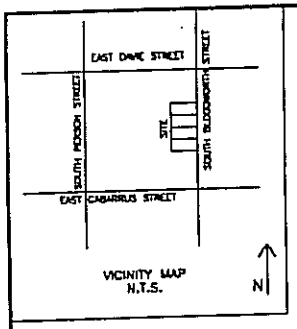
PEDESTRIAN: Existing sidewalk locations conform to City regulations.

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

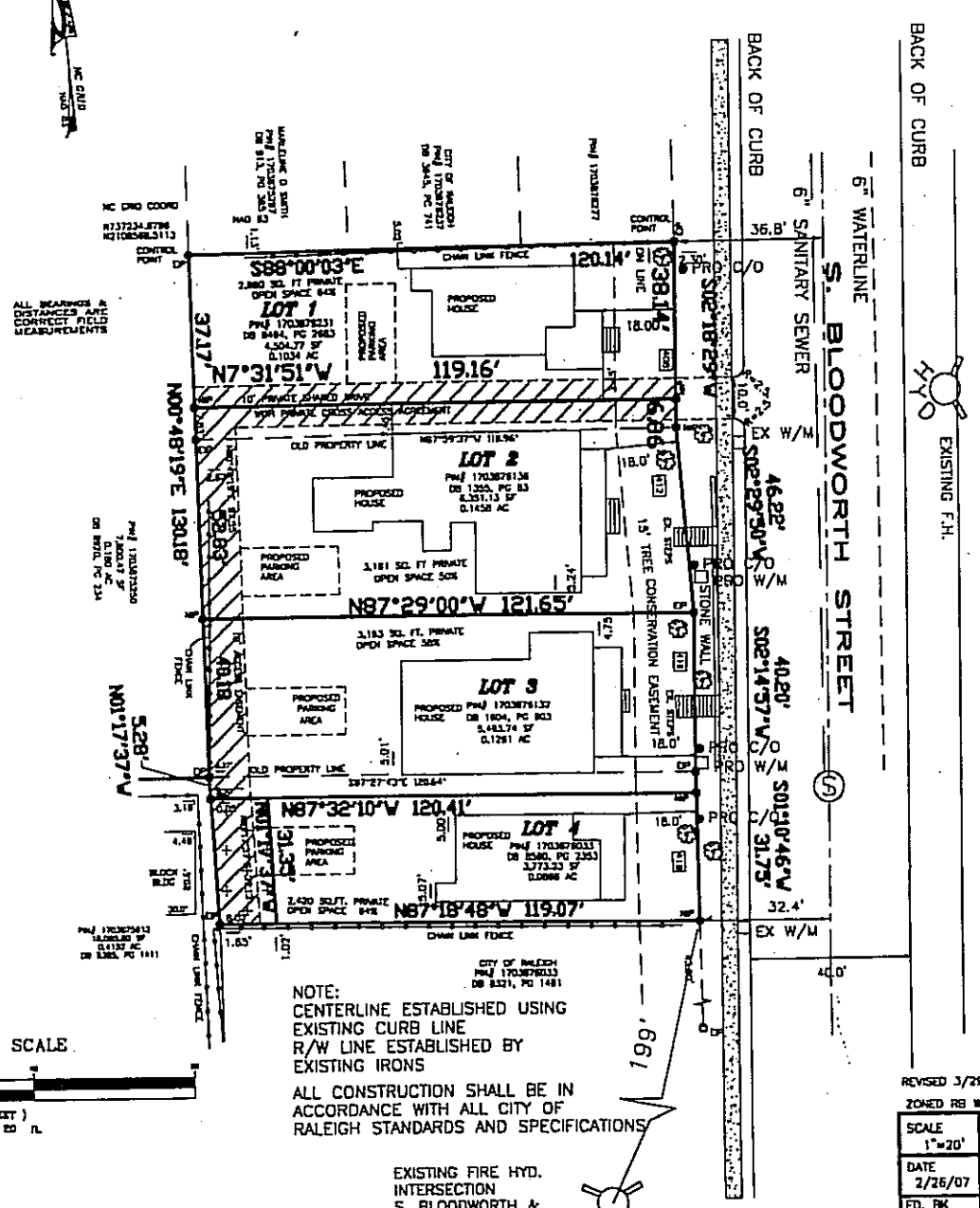
STORMWATER MANAGEMENT: This site is not subject to stormwater management of Part 10 Chapter 9 exemptions 10-9021(1) and (3); the lot is less than ½ an acre and is being developed with single family detached dwellings.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or 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.



SUBJECT PROPERTY IS___ IS NOT_X_ LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 3720170400J ZONE X



NOTE:
CENTERLINE ESTABLISHED USING EXISTING CURB LINE
R/W LINE ESTABLISHED BY EXISTING IRONS

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS

EXISTING FIRE HYD. INTERSECTION S. BLOODWORTH & CABARRUS ST.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

RECORDED IN BOOK OF MAPS_____PAGE_____ WAKE COUNTY

SUMMARY INFORMATION

ORIGINAL PIN#

408 S BLOODWORTH ST. 1703-87-8277
412 S BLOODWORTH ST. 1703-87-8138
414 S BLOODWORTH ST. 1703-87-8132
416 S BLOODWORTH ST. 1703-87-8036

ZONED RB WITH DOWNTOWN OVERLAY
TOTAL ACREAGE 0.46 (20,123 S.F.)
RESIDENTIAL BUSINESS REQUIRES 5,000 S.F PER LOT FOR A TOTAL OF 20,000 S.F
WE ARE REQUESTING A VARIANCE IN S. F. REQUIREMENT FOR LOT 1 AND 4. NOTE OUR TOTAL S.F. REQUIREMENT IS MET FOR THE TOTAL TRACT.

INFILL CALCULATIONS

TOTAL PERIMETER 574.3 LIN. FEET

VACANT PROPERTIES	365.9	63.7%
SINGLE FAMILY	40.0	7.0%
APARTMENTS	168.3	29.3%

NOT AN INFILL PROJECT

FLOOR AREA RATIO

LOT 1 1,653 S.F FLOOR AREA/4,504.7 LOT AERA=0.368
LOT 2 2,004 S.F FLOOR AREA/6,351 LOT AERA=0.316
LOT 3 1,672 S.F FLOOR AREA/5,494 LOT AERA=0.304
LOT 4 1,673 S.F FLOOR AREA/3,773 LOT AERA=0.443

2 PARKING SPACES FOR EACH HOME WILL BE PROVIDED ON EACH LOT

A 10' PRIVATE ACCESS EASEMENT IS BEING ESTABLISHED TO PROVIDE 2 PARKING SPACES IN REAR OF HOMES.

THESE ARE EXISTING HOMES BEING RELOCATED
THERE ARE NO OPPOSING DRIVEWAYS

WATER AND SEWER

THERE USED TO BE HOUSES ON THESE LOTS. THERE SHOULD BE WATER AND SEWER EXISTING TO ALL.

ONE 2" CALIPER CREPE MYRTLE SHALL BE PLANTED WITHIN THE 15' TREE CONSERVATION EASEMENT ON EACH LOT

PRIVATE OPEN SPACE
LOT 1, 2,880 S.F. 64%
LOT 2, 3,181 S.F. 50%
LOT 3, 3,193 S.F. 58%
LOT 4, 3,193 S.F. 58%

REVISES 4/18/07 OPEN SPACE

TECHNICAL R/W ESTABLISHED FROM CENTER LINE OF ROAD

FIELD CLOSURE 1:12,557

LEGEND

EIP	EXISTING IRON PIPE	MH	MANHOLE
NIP	NEW IRON PIPE	PP	POWER POLE
MON	MONUMENT	R/W	RIGHT OF WAY
PK	PARKER KALON NAIL	C/L	CENTER LINE
BOC	BACK OF CURB	CB	CATCH BASIN

REVISED 3/29/27 ADDED 4 2.5" CRAPE MYRTHLE IN R/W

ZONED RB WITH DOWNTOWN OVERLAY

SCALE 1"=20'	SITE PLAN: LOT 1, LOT 2, LOT 3 AND LOT 4 THE WOOD PILE, LLC PROPERTY
DATE 2/26/07	PROPERTY OWNER THE WOOD PILE, LLC
FD. BK	408 S BLOODWORTH ST 3-12-07
	412 S BLOODWORTH ST 3-18-07
	414 S BLOODWORTH ST 3-19-07
FB 1163	416 S BLOODWORTH ST 3-20-07
	RALEIGH, WAKE COUNTY, NC

JOHN Y. PHELPS JR. PROFESSIONAL SURVEYOR
8110 BUR OAK CIRCLE, RALEIGH, N. C. 27612 PHONE 919 787-3808

56377_SITEPLAN