



Certified Action 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: IR-2-12 / Red Hawk Contracting Lots 105 & 106

Property owner: Red Hawk Contracting Inc.
Designer: B.L. Scott & Company

General Location: Rock Creek Road

CAC: Midtown

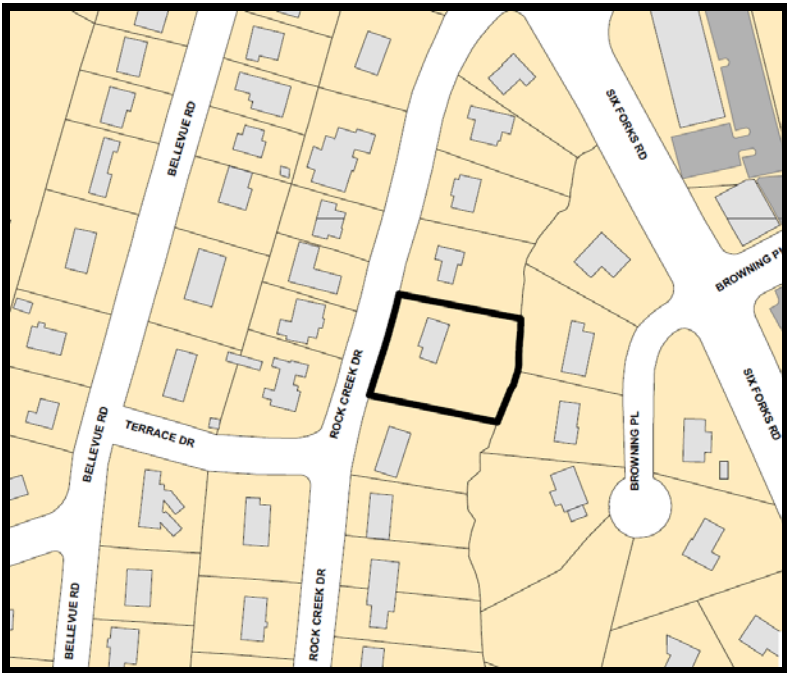
Nature of Case: An "infill" recombination to reconfigure 3 existing lots -- originally created by deed, lots 105-107 recorded DB 14938 PG 0029 -- into 2 lots zoned Residential-4. The total site acreage is 0.63 acres.

Lot 105 will be 0.30 acres (12,920 square feet) with a road frontage of 73' linear feet along Rock Creek Road. A single-family detached dwelling exists on a portion of the lot. This house will be demolished before recordation of the new reconfigured lots.

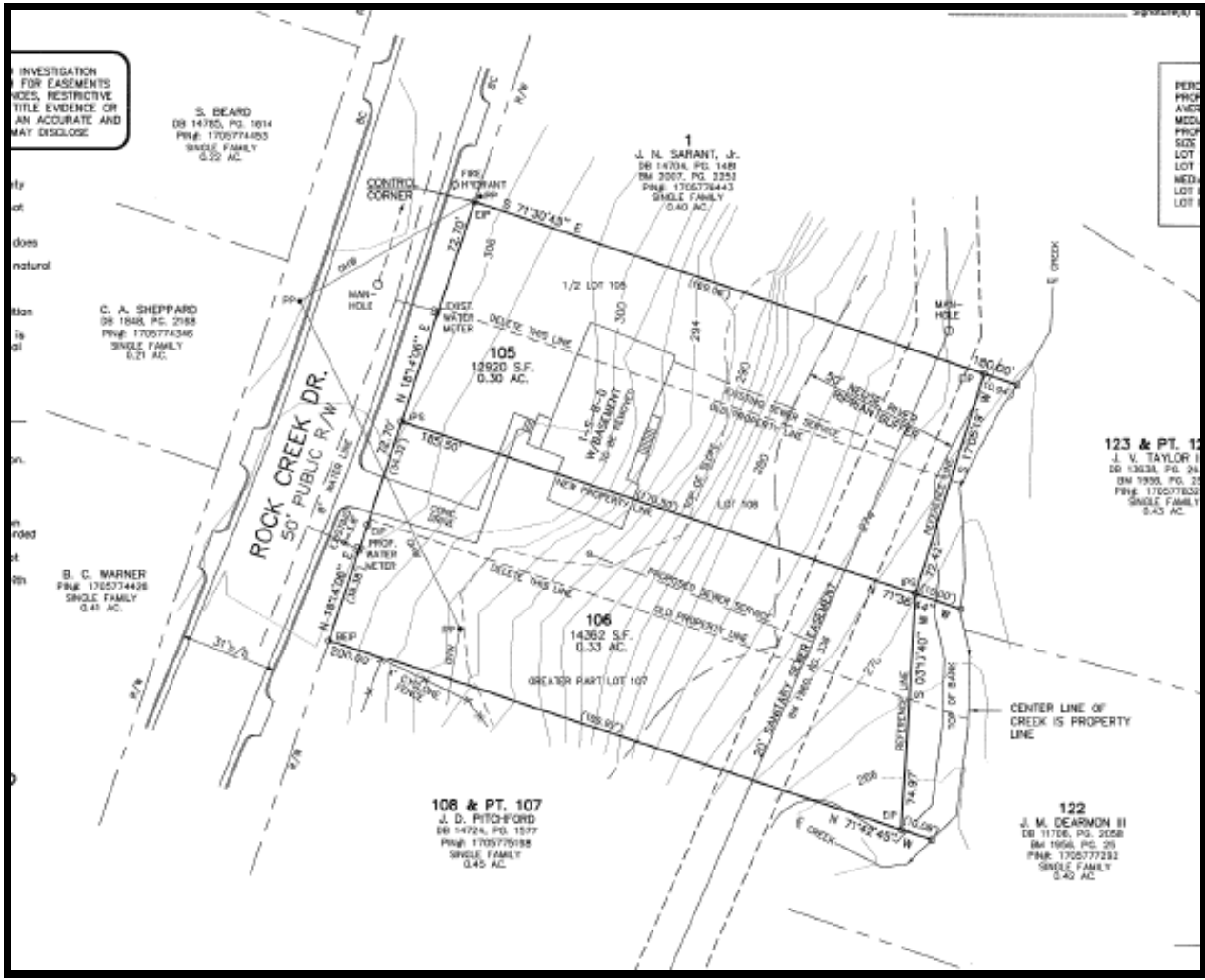
Lot 106 will be 0.33 acres (14,362 square feet) with a road frontage of 73' linear feet. A single-family detached dwelling exists on a portion of the lot. It will be demolished before recordation of the new reconfigured lots.

Contact: Barry Scott

Key Issues: Planning Commission should evaluate the request using the five standards of code section 10-3032.2(d)(1) related to infill projects.



Site Location Map



Recombination Layout

SUBJECT: IR-2-12 / Red Hawk Construction Lot 105 & 106

CROSS-REFERENCE: N/A

LOCATION: This site is located on the east side of Rock Creek Road, south of its intersection with Six Forks Road, inside the City Limits.

REQUEST: The approval of an "infill" recombination to reconfigure 3 existing deeded lots -- lots 105-107 recorded DB 14938 PG 00296 -- into 2 lots zoned Residential-4. The total site acreage is 0.63 acres.

Lot 105 will be 0.3 acres (12,920 square feet) with a road frontage of 73' linear feet along Rock Creek Road; there is a single-family detached dwelling on a portion of the lot. This house will be demolished before lot recordation.

Lot 106 will be 0.33 acres (14,362 square feet) with a road frontage of 73' linear feet. There is a single-family detached dwelling on a portion of the lot. This will be demolished before lot recordation.

Median lot size of surrounding lots .41 acres (80% = .33 acres)

Proposed lot size lot 105 0.30 acres (73% of median)
Proposed lot size lot 106 0.33 acres (80% of median)

Median lot frontage of surrounding lots 98 linear feet (80% = 78.4')

Proposed lot frontage lot 105 73' (74% of median)
Proposed lot frontage lot 106 73' (74% of median)

This development constitutes an "infill project" because the development is less than 5 acres in size, it's surrounded on at least 66% of its perimeter by single-family detached dwellings, and contains both proposed lot frontages less than 80% of the surrounding lots and creates lot sizes less than 80% of the median of the surrounding lots.

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, meets the infill lot layout standards of 10-3032(d) The Planning Commission also finds that this plan, with conditions of approval below being met, conforms to Chapter 2, Part 10, Section 10-2021, and Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 10/16/12, owned by Red Hawk Contracting Inc, submitted by B.L. Scott & Company.

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

To PC: 12/11/12
Case History: N/A
Staff Coordinator: Meade Bradshaw
Motion: Terando
Second: Mattox
In Favor: Harris Edmisten, Butler, Buxton, Fleming, Fluhrer, Haq, Mattox, Schuster, Sterling-Lewis and Terando.
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.) (PC Chair)


_____ 

Date: December 11, 2012 Date: December 11, 2012



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL: Planning Commission Actions:

- (1) That the Planning Commission finds that this infill project meets the lot layout standards of Section 10-3032(d);

Administrative Actions:

Prior to Planning Department authorization to record lots:

- (2) That demolition permits be issued by the Development Services Department and permit numbers be shown on all maps for recording;
- (3) That a note stating which address and lot number is responsible for the new utility connection and fees must be shown on the map for recording; and

Prior to issuance of building permits:

- (4) That a copy of the recorded map must be provided when applying for a new water tap.
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ZONING:

ZONING DISTRICTS: Residential-4

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

TREE CONSERVATION: The recombination is exempt from Code Section 10-2082.14.

PHASING: There are no phases in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction are not required with a recombination, but may be required at building permit issuance and/or site plan review.

TRANSIT:

URBAN FORM: This site is located in the Midtown Citizen Advisory Council, in an area designated as low residential (1-6 units per acre).

HISTORIC / DISTRICTS: The existing building is not a designated Historic Structure.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 10,890 square feet. The minimum lot depth in this zoning district is 100. Lots in this development conform to these minimum standards.

Staff finds that the proposed recombination meets infill standards 1-3 found below.

1. The lot lines are angled from the street in a similar manner as typical surrounding lots.
2. Lots consist of 4 lines as is typical of several of the surrounding lots.
3. The building envelopes for the proposed new lot(s) 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.

INFILL STANDARDS:

Any infill lot formed either by recombination or by subdivision after the application of this regulation shall comply with the following standards of section 10-3032 (d):

(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*;

Applicant response: Lot lines for all lots are either perpendicular to the street or at a very narrow angle. Lots in the periphery are angled perpendicular to the street.

b. Lots *shall* consist of no more than four (4) lines (front, rear, side, and side) where such a configuration is typical of the surrounding peripheral residential *lots*;

Applicant response: Both lots have 4 angles.

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*.

Applicant response: All lots are configured to be side by side and facing the street

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.

Applicant response: All lots are configured to be served by City water, sewer and allow for access of emergency vehicles. There are fire hydrants in close proximity.

(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.

Applicant response: There are no lots that would allow for future subdivision or extension of public streets.

(4) The Planning Commission first finds that 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*.

Applicant response: There are no conflicts between our plan and the City Plans.

(5) The Planning Commission finds that 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, placement of structures and vehicular surface areas, and the orientation of uses and entranceways.

Applicant response: The proposal is a recombination of three lots into two lots, decreasing the density in the neighborhood.

- BLOCK LAYOUT:** No new streets are being created.
- 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:** Street improvements are not required in a recombination.
- PEDESTRIAN:** Sidewalk improvements are not required in a recombination.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This site is exempt from city stormwater regulations via Code Section 10-9021(3). There are no more than 2 dwelling units located within a subdivision less than an acre in size.

**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.