



Certified Action of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File / Name: IR-2-13 / Cain & Burlington Infill Recombination

Property owner: Robert T. Burlington & Matthew D. Cain
Designer: Stoney Chance, Chance & Associates

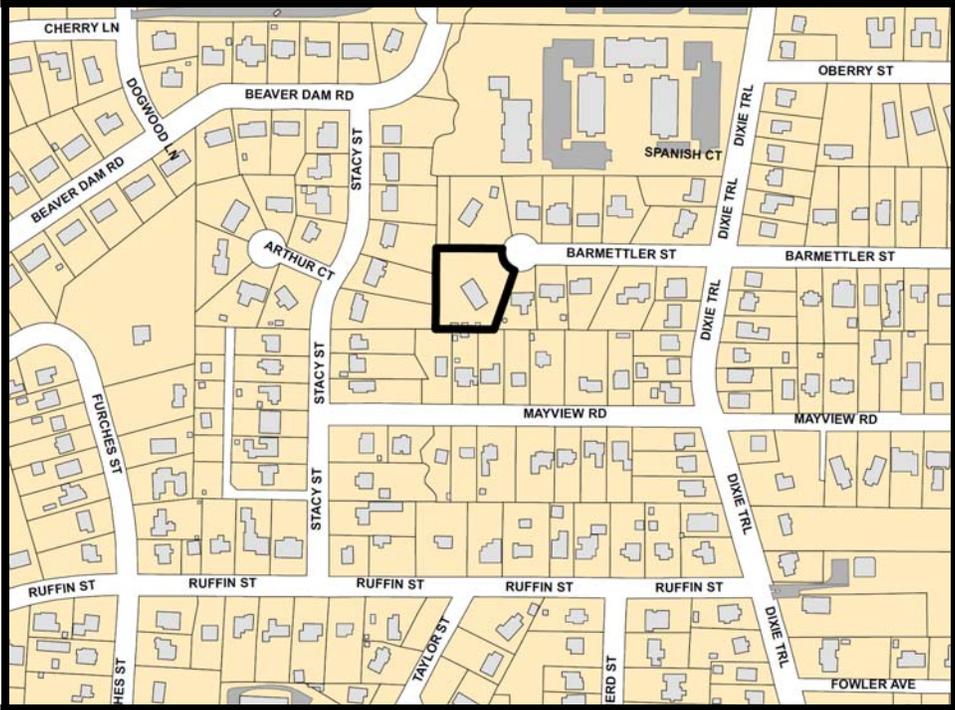
General Location: The southwest edge of the western terminus of Barmettler Street

CAC: Wade

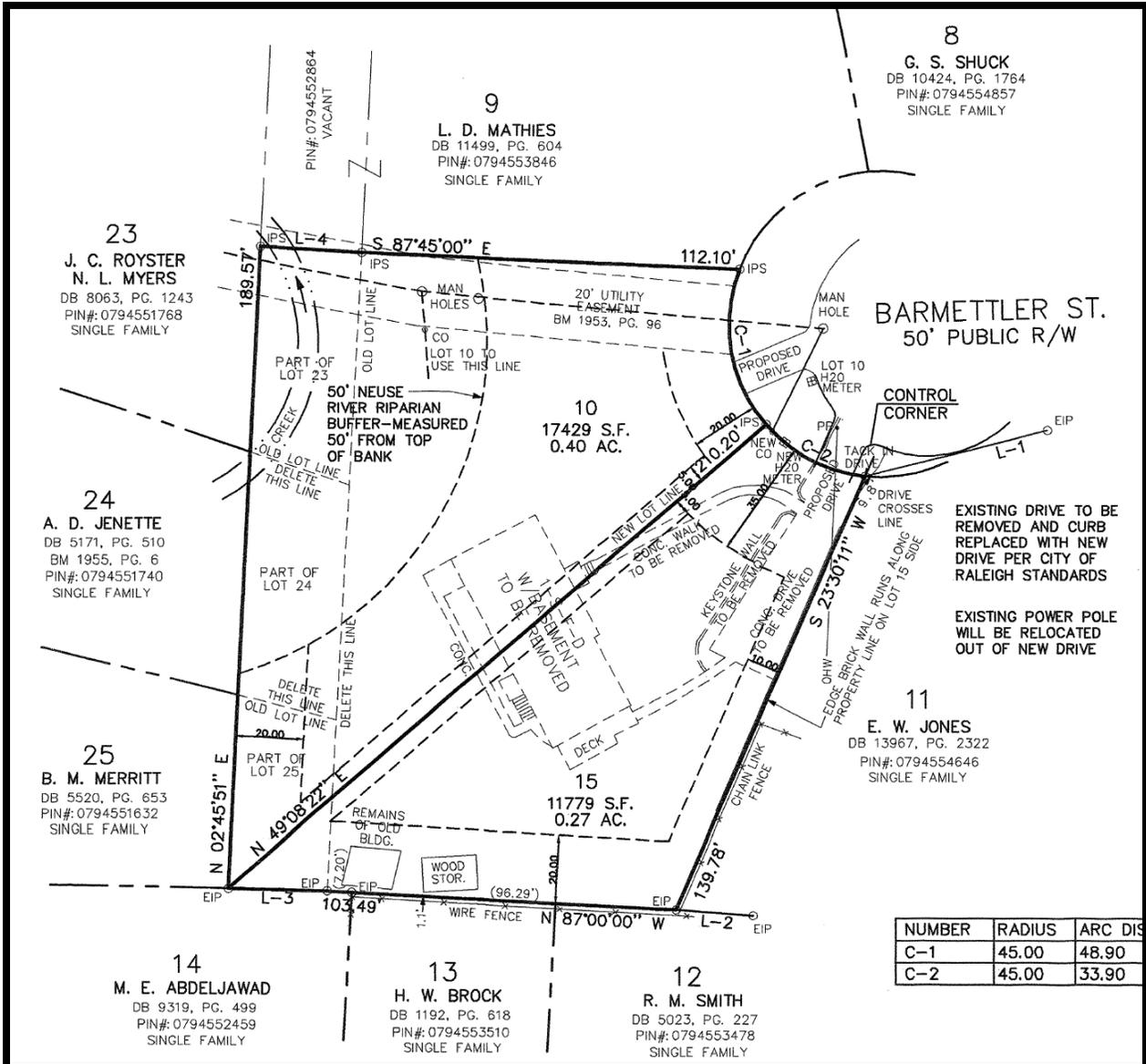
Nature of Case: This is an “infill” recombination to reconfigure four existing lots; lot 10 and part of lots 23, 24 & 25 as recorded in BM 1953 PG 96 and BM 1955 PG6, into 2 lots zoned Special Residential-6 with Special Residential Parking Overlay District. The total site consists of .67 acre. Lot 10 will be .40 acre (17,429 square feet) with a road frontage of 46.53 linear feet along the cul-de-sac end of Barmettler Street. The other lot, to be known as Lot 15, will be .27 acre (11,779 square feet) with a road frontage of 33.10 linear feet along the cul-de-sac end of Barmettler Street. The existing dwelling straddles the property line but will be demolished as part of this recombination approval.

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

Contact: Stoney Chance, Chance & Associates



IR-2-13 Cain & Burlington Infill Recombination – Site Location Map



IR-2-13 Cain & Burlington Infill Recombination – Preliminary Recombination Plan

SUBJECT: IR-2-13 / Cain & Burlington Infill Recombination

CROSS-REFERENCE: N/A

LOCATION: This site is located on the southwest edge of the western terminus of Barmettler Street, inside the City Limits.

REQUEST: This is an “infill” recombination to reconfigure four existing lots into 2 lots zoned Special Residential-6 with Special Residential Parking Overlay District. The total site consists of .67 acre.

Lot 10 will be .40 acre (17,429 square feet) with a road frontage of 46.53 linear feet along the cul-de-sac end of Barmettler Street. The other lot, to be known as

Lot 15, will be .27 acre (11,779 square feet) with a road frontage of 33.10 linear feet along the cul-de-sac end of Barmettler Street. The existing dwelling straddles the property line but will be demolished as part of this subdivision approval.

This development constitutes an "infill lot" of less than 5 acres surrounded on at least 66% of its perimeter by developed single-family detached dwellings, and contains lot frontage less than 80% of the median of the surrounding lots, or lot size less than 80% of the median of the surrounding lots. Both proposed lots exceed 80% of the median lot size, however both lots are smaller than the administratively approvable threshold of 80% of the median street frontage thus rendering this an "infill recombination".

<u>Median lot size of surrounding lots</u>	<u>.30 acres (80% = .24)</u>
Proposed lot size lot #10	.40 acres (133% of median)
Proposed lot size lot #15	.27 acres (90% of median)
<u>Median lot frontage of surrounding lots</u>	<u>68' (80% = 54.4')</u>
Proposed lot frontage lot #10	48.9' (71% of median)
Proposed lot frontage lot #15	33.1' (48% of median)

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 following conditions being met, meets the infill lot layout standards of 10-3032(d). The Planning Commission also finds that this plan conforms to Chapter 2, Part 10, Sections 10-2018, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 4/25/13, owned by Robert T. Burlington and Matthew D. Cain, submitted by Chance & Associates.

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

To PC: 6/11/13

Case History: xxxxx

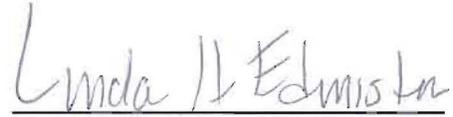
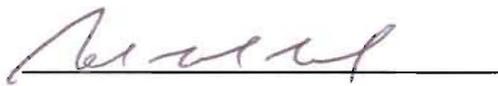
Staff Coordinator: Eric Hodge, AICP

Motion: Mattox
Second: Fleming
In Favor: Braun, Butler, Buxton, Fleming, Edmisten, Fluhrer, Mattox, Schuster, Sterling Lewis and Terando
Opposed: xxxxx
Excused: xxxxx

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: 6/11/13

date: 6/11/13



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL: Planning Commission Actions:

- (1) That the Planning Commission finds that this infill recombination 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 Inspections Department for buildings located within the subject property and these building permit numbers be shown on all maps for recording;

Prior to issuance of building permits:

- (3) That the lots are recorded with the Wake County Register of Deeds in accordance with this preliminary recombination plan. These must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds;
-

ZONING:

ZONING DISTRICTS: Special Residential-6 and Special Residential Parking Overlay District

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

TREE CONSERVATION: Recombinations are not subject to tree conservation requirements of code section 10-2082.14.

PHASING: This is a single phase development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of streets is not required with a recombination.

TRANSIT: Transit easement dedications are not required with a recombination.

URBAN FORM: This site is located in the Wade Citizen Advisory Council, in an area designated a residential area.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in this zoning district is 7,260 square feet. The minimum lot depth in this zoning district is 80'. The minimum lot width in this zoning district is 50'. Lots in this development conform to these minimum standards. This is an infill subdivision as defined in Sec. 10-3003. The total acreage is less than 5 acres. The median lot size of the peripheral developed lots is .30 acre. The median lot frontage of the peripheral developed lots is 68' linear feet. The minimum lot size proposed in this subdivision is .27 acre (11,779 SF). The minimum lot frontage in this subdivision is 33.10 linear feet. Lot lines are angled from the street in a similar manner as typical surrounding lots. Lots consist of no more than 4 lines as is typical of surrounding lots. The building envelope for the lots 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. The proposed lots may not be further subdivided.

BLOCK LAYOUT: The existing 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 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 proposed recombination meets the intent of Part 10, Chapter 9 and is exempt from Part 10, Chapter 9 Stormwater Regulations per Code section 10-9021(3) because the recombination involves a tract of one acre or less in aggregate size and does not exceed two dwelling units.

**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.