



## Certified Action Of the City of Raleigh Planning Commission

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

**Case File / Name:** S-12-11 / John & Nancy Proctor

**General Location:** On the northwest corner of Hines Drive and Plantation Road, inside the city limits.

**Property owner:** John & Nancy Proctor  
**Designer:** Stoney Chance & Associates

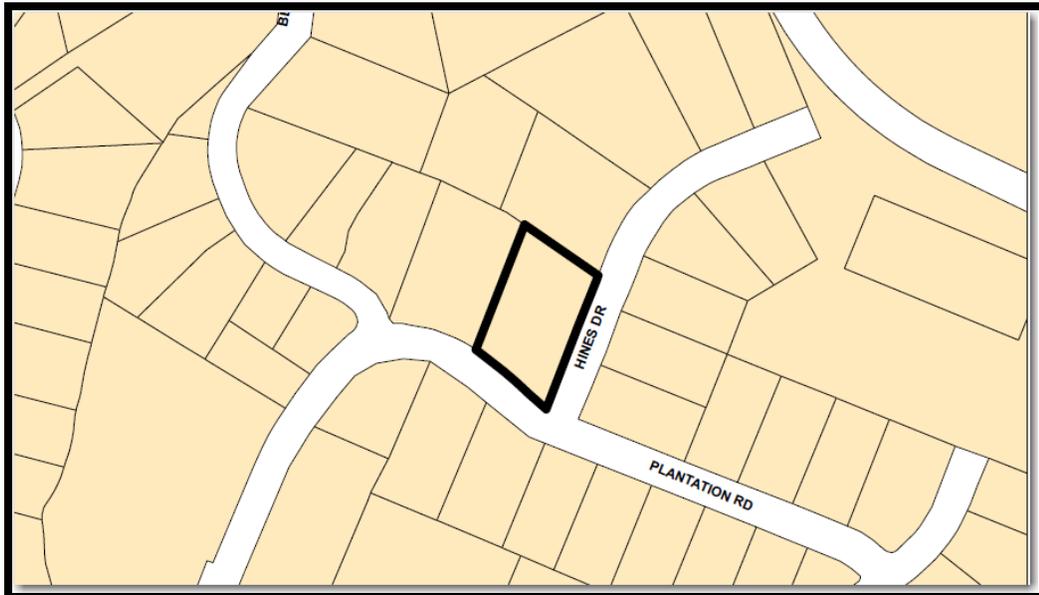
**CAC:** Six Forks

**Nature of Case:** This is a request to subdivide .806 acres into 2 single-family lots, zoned Residential-4.

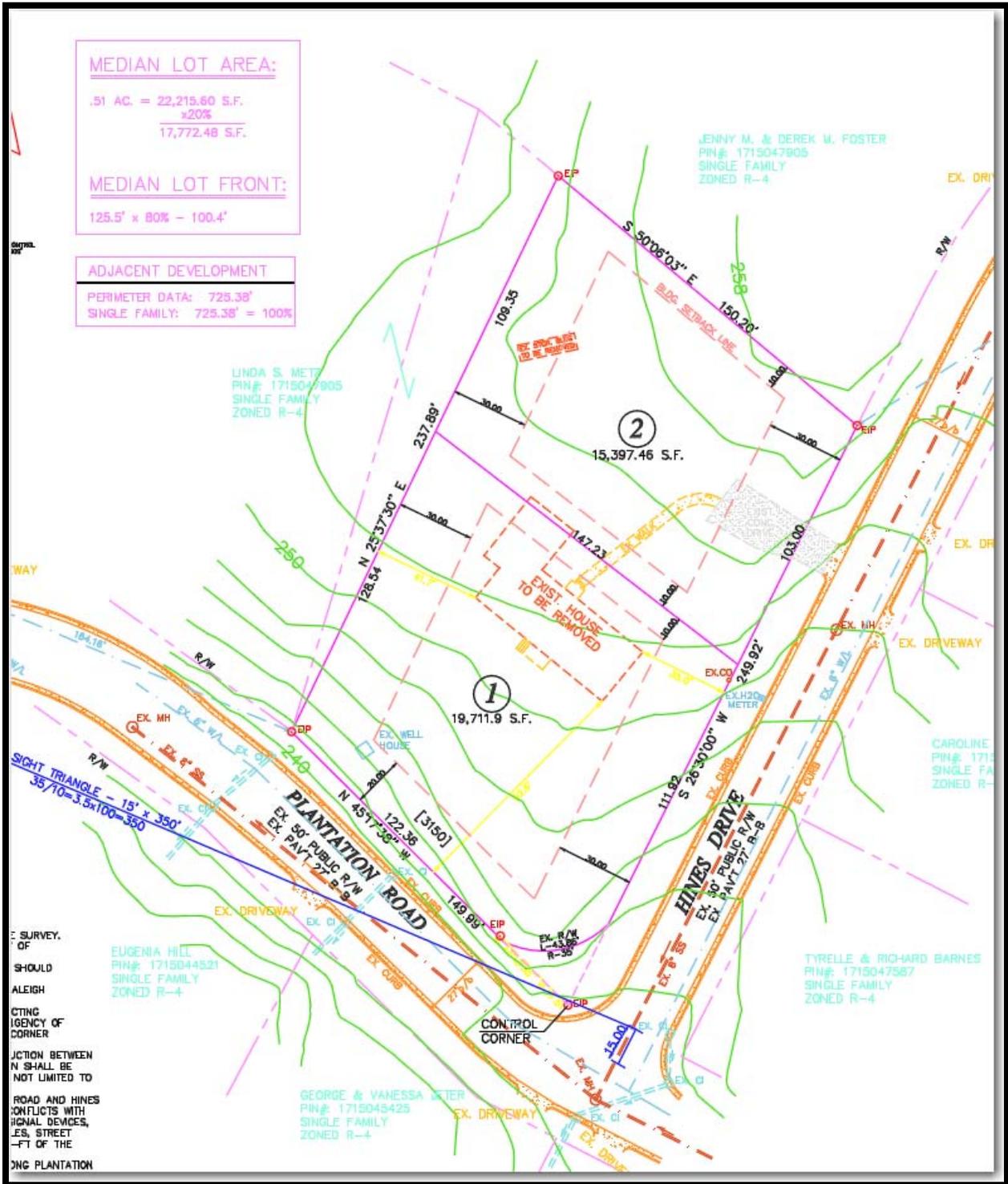
This development constitutes an "infill subdivision" of less than 5 acres surrounded on at least 66% of its perimeter by developed single-family detached dwellings, and contains lot frontage less than 80% of the median of the surrounding lots, or lot size less than 80% of the median of the surrounding lots or both.

**Contact:** Chance & Associates

**Key Issues:** This "infill subdivision" requires the Planning Commission to find it meets the five standards of approval of Code Section 10-3032(d) prior to approval.



S-12-11 John & Nancy Proctor – site map



S-12-11 John & Nancy Proctor – subdivision plan



## Staff Report

**SUBJECT:** S-12-11 / John & Nancy Proctor

**CROSS-REFERENCE:** S-59-07 (withdrawn)

**LOCATION:** On the northwest corner of Hines Drive and Plantation Road, inside the city limits.

**REQUEST:** This is a request to subdivide .806 acres into 2 single-family lots, zoned Residential-4.

Lot 1 will be .45-acres (19,711.9 square feet) with a road frontage of 144.26 linear feet along Plantation Road and 133.82 linear feet along Hines Drive.

Lot 2 will be .35-acres (15,397.46 square feet) with a road frontage of 103.00 linear feet along Hines Drive. Lot 2 does not meet the median lot size of the surrounding lots but meets lot size for Residential-4 zoning.

The median lot size for the adjacent lots is .51-acres (22,215.6 square feet), 80% equates to .408-acres (17,772.48 square feet).

The median road frontage for the adjacent lots is 125.5 linear feet, 80% equates to 100.4 linear feet.

<b><u>Median lot size of surrounding lots</u></b>	<b><u>.51 acres (80% = .40)</u></b>
<b>Proposed lot size lot #1</b>	<b>.45 acres (88% of median)</b>
<b>Proposed lot size lot #2</b>	<b>.35 acres (68% of median)</b>
<b><u>Median lot frontage of surrounding lots</u></b>	<b><u>125.5' (80% = 100.4')</u></b>
<b>Proposed lot frontage lot #1/ Plantation Rd</b>	<b>144.26' (114% of median)</b>
<b>Proposed lot frontage lot#1/ Hines Drive</b>	<b>133.82' (8% of median)</b>
<b>Proposed lot frontage lot #2/Hines Drive</b>	<b>103.00' (82% of median)</b>

**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 being met, conforms to Chapter 2, Part 10, Sections 10-2017 and 10-2132.2, Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated 8/18/11, owned by John & Nancy Proctor, submitted by Chance & Associates.

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

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**To PC:** September 13, 2011  
**Case History:**

**Staff Coordinator:** Jacque Baker

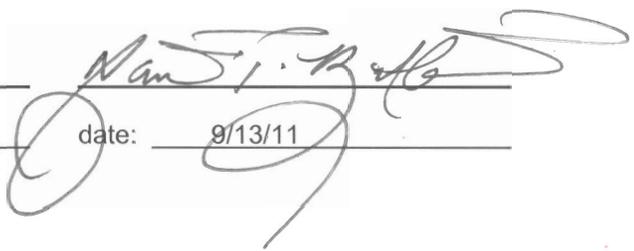
**Motion:** Haq  
**Second:** Fleming  
**In Favor:** Butler, Fleming, Harris Edmisten, Haq, Lyle, Mattox, Schuster, Sterling Lewis  
**Opposed:**  
**Excused:**

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: 9/13/11

\_\_\_\_\_  
date: 9/13/11





## Staff Report

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**RECOMMENDED  
ACTION:** Approval with Conditions

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**CONDITIONS OF  
APPROVAL:**

**Administrative Actions:**

***Prior to Planning Department authorization to record lots:***

- (1) That a final landscape plan showing street yards in accordance with 10-2082.5 be submitted/stamped and approved by the Site Review Specialist in the Inspection Department and a copy placed on file in the Planning Department;
- (2) That a fee-in-lieu of construction for ½ of a 5' sidewalk along Plantation Road and Hines Drive in an amount determined by the City Engineer, is paid in the Public Works Department;
- (3) That a demolition permit be issued by the Inspections Department and this building permit number be shown on all maps for recording; and

***Prior to issuance of an occupancy permit in the Inspections Department:***

- (4) That the approved landscaping be installed for lots 1 and 2 and be inspected by the zoning inspector prior to issuance of Certificate of Occupancy for each lot.
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**ZONING:**

**ZONING  
DISTRICTS:** Residential-4

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

**TREE  
CONSERVATION:** Site is residential and less than two (2) acres in size. Complies with code section 10-2082.14 (Tree Conservation) is not required.

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

**PHASING:** There are no phases in this development.

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**COMPREHENSIVE  
PLAN:**

**GREENWAY:** There is no greenway on this site.

**THOROUGHFARE  
/ COLLECTOR  
PLAN:**

All required right-of-way and construction exit along Plantation Road and Hines Drive.

**TRANSIT:** No transit-oriented features are incorporated into the proposed plan.

**URBAN FORM:** This site is located in the Six Forks CAC District.

- Property is located an area designated Low Density Residential on the Future Land Use Map of the City's 2030 Comprehensive Plan. The lot density resulting from the subdivision would be consistent with the density specified by the Low Density Residential category (1 to 6 units/acre).

**HISTORIC /  
DISTRICTS:**

The existing building is not a designated Historic Structure. This site is not located in or adjacent to a designated Historic District.

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**SUBDIVISION  
STANDARDS:**

**INFILL STANDARDS:**

**Any infill lot formed either by recombination or by subdivision after the application of this regulation shall comply with the following:**

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

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.

- (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.

(4) The Planning Commission first finds that the infill project is in accordance with the general plans for the physical development of the *City* as embodied in the *Comprehensive Plan* (including the design standards contained therein), redevelopment plans, Streetscape Plans, Neighborhood Plans or other *City Council* -adopted plans and standards. If there are conflicts between the plan and Code restrictions, the more stringent *shall* apply.

(5) The Planning Commission first 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 interference with air, light and privacy of surrounding residential properties.

- 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 feet. The minimum lot width in this zoning district is 65 feet and 80 feet corner. Lots in this development conform to these minimum standards.
- 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, 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:** Individual lot service by the City is to be provided.
- CIRCULATION:** Existing street improvements shall conform to normal City construction standards.
- PEDESTRIAN:** Fee in lieu for ½ of a 5' sidewalk along Plantation Road and Hines Drive conforms to City regulations.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** Site is exempt from Stormwater Regulations per Code Section 10-9021(3).
- 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.