



Administrative Action Preliminary Subdivision / townhome

City of Raleigh
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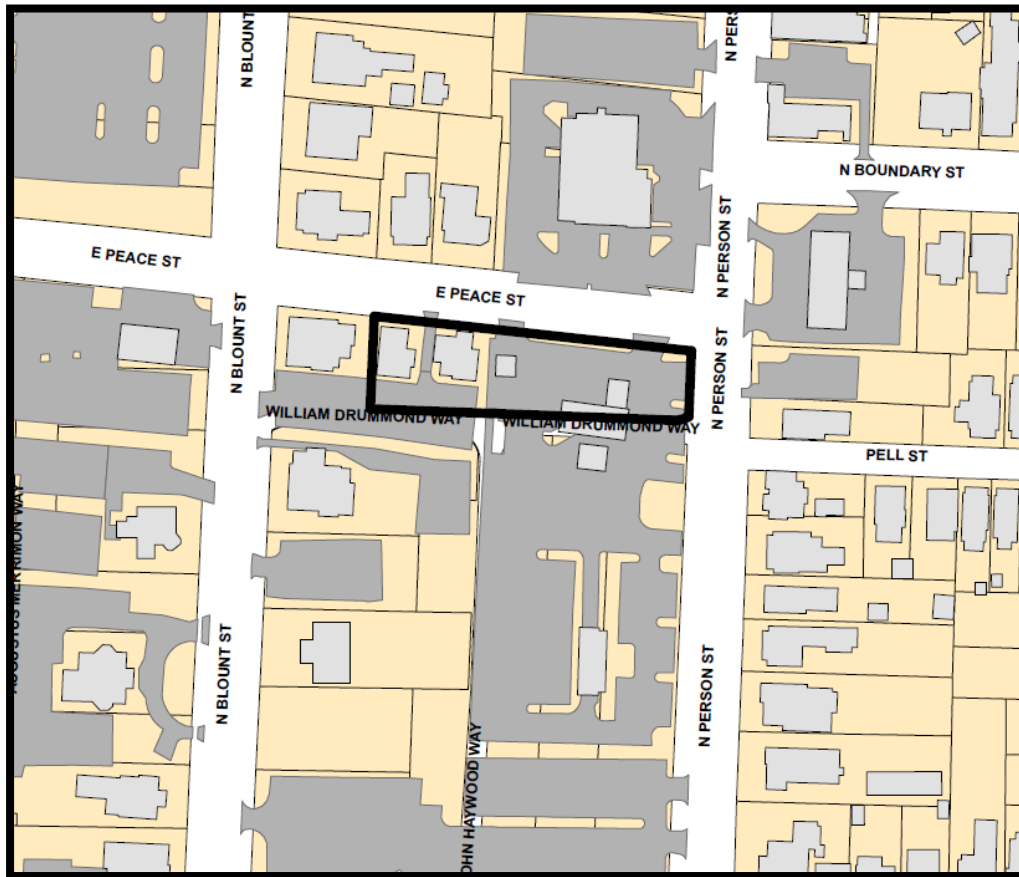
Case File / Name: S-16-13 / Peace Street Townes

General Location: Peace Street between the intersection of North Blount Street and Person Street

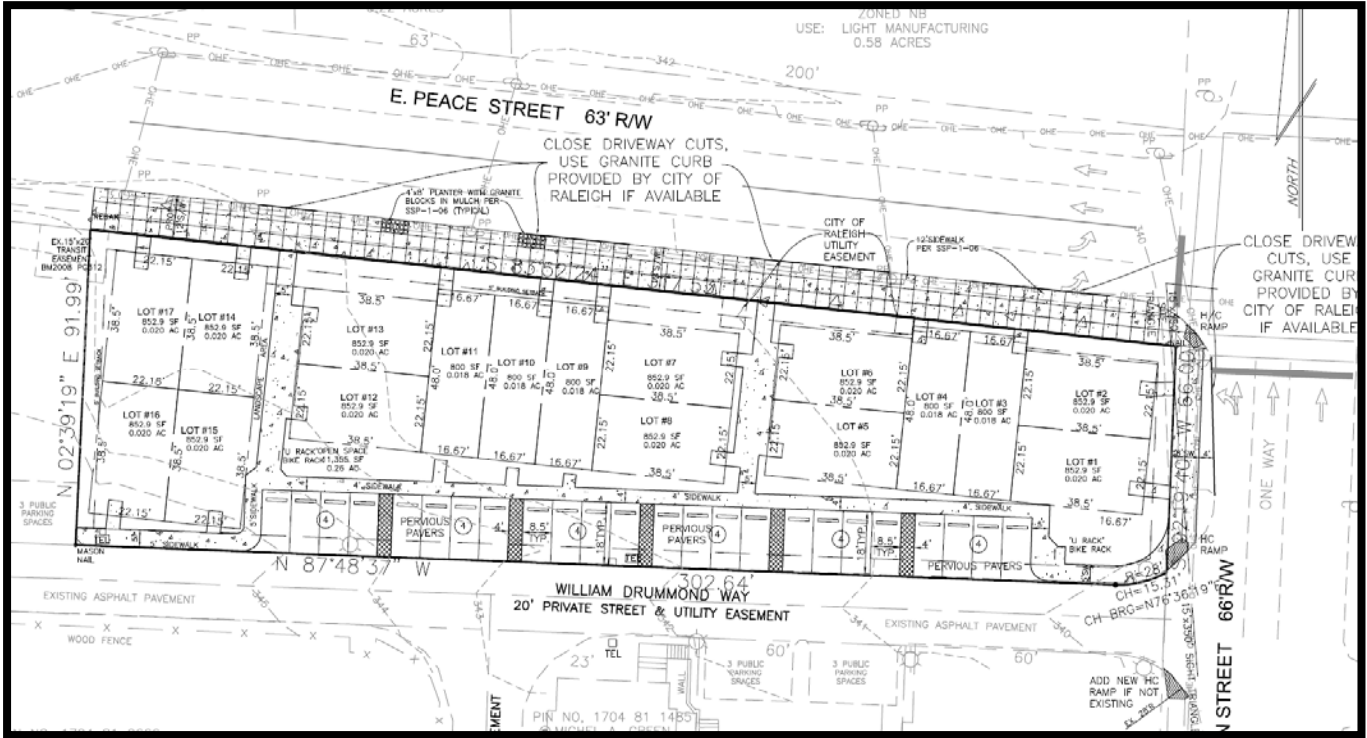
CAC: North Central

Nature of Case: The subdivision of a 0.59 acre parcel into 17 townhome lots.

Contact: Patti Hildreth, CMS Engineering



S-16-13 / Peace Street Townes – Location Map



S-16-13 / Peace Street Townhomes – Subdivision Layout

SUBJECT: S-16-13 / Peace Street Townes

**CROSS-
REFERENCE:** MP-3-11

LOCATION: This site is located on the south side of Peace Street, between the intersections with North Blount Street and Person Street, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 0.59 acre tract into 17 townhome lots, zoned Office & Institutional-2, Planned Development District, and Pedestrian Business Overlay District. The proposed density is 28 units to the acre. With this approval, 42 units have been approved on block 3. Section 19(B)(4) allows city administration to approve variations in the location and/or intensity of any proposed land use within the development provided that the overall maximum development densities does not result in any increase in the total number of am or pm vehicle trips set forth in the TIA submitted with this Master Plan. This tract, Tract F, was designated for commercial uses. City staff approved the location of residential uses on this tract.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to approval of construction drawings for public or private improvements:

- (1) That a NCDOT driveway permit is approved on North Person Street;
- (2) That a traffic control plan and/or sidewalk closure/detour plan is submitted;

Prior to Planning Department authorization to record lots:

- (3) That an application for an encroachment agreement for landscaping, tree grates, lighting, bicycle racks located within the public right-of-way, as indicated on the preliminary plan, is submitted to the City's Encroachment Coordinator in the Public Works Department for review;
- (4) That construction plans for public improvements be approved by the Public Works Department and Public Utilities Departments;
- (5) That a City of Raleigh Waterline easement is dedicated and shown on all plats for recording;

Prior to issuance of building permits:

- (6) That the infrastructure construction improvements have not been completed and approved and/or accepted prior to receiving up to 75% of building permits, a security will be required to be provided in the amount of 1.5 times the cost of infrastructure improvements; and

Prior to issuance of an occupancy permit:

(7) That prior to the final building occupancy permit issued, all infrastructure improvements shall be complete and approved and accepted by the city

I hereby certify this administrative decision.

Signed: (Planning Dir.) Michelle L. (C. Hagan) Date: 7-10-13

Staff Coordinator: Meade Bradshaw

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 10-2103, 10-2036, 10-2055, 10-2057 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 5/26/13, owned by Blount Street, submitted by CMS Engineering.

ZONING:

ZONING DISTRICTS:

Office & Institutional-2, Planned Development Overlay District. Ordinance, and Pedestrian Business Overlay District. Effective 10-17-06 Ordinance 114 ZC 594. SSP-1-06 Oakwood Mordecai Streetscape Plan.

Z-29-06 – (MP-1-06) North Blount Street, on the east side of Wilmington Street, south side of East Peace Street, west side of North Person Street and the north side of East Lane Street, being Wake County PINs a portion of 1704711124, a portion of 1704716593, 1704715782, 174715320, 1704716239, 1704800958, 1704800962, 1704802782, 1704716044, 1704714176, 1704715048, 1704707974, 1704707776, 1704800505, 1704801478 and 1704802526.. Approximately 23 acres rezoned Office and Institutional -2, Office and Institutional -1, Neighborhood Business, Residential – 30, Historic Overlay District and Pedestrian Business Overlay District with Planned Development Conditional Use Overlay District.

LANDSCAPING: Street yard landscaping in conformity with SSP-1-06 is shown. Trident Maples are planted 40' on center in 4'x8' planters with granite blocks set in mulch.

TREE CONSERVATION:

Site is exempt from code section 10-2082.14 due to the site being less than 2 acres with no trees on-site.

UNITY OF DEVELOPMENT: N/A

SETBACK / HEIGHT: MP-3-11(18)(G) – approved an alternate to Code Section 10-2075, allowing 0’ front setback, 5’ side yard setback, 5’ rear setback, and a 5’ corner side yard setback. Up to 38’ in height with a required 10’ building separation. If the Building Code has been modified to be more restrictive, then the more restrictive shall apply. The proposed building setback is 5’. The proposed building separation is 12.5’

OPEN SPACE: MP-3-11 required 15% of the Master Plan to be dedicated open space. Certain tracts were designated as open space. This tract was designated as commercial.

PARKING: Off-street parking conforms to minimum requirements: 1 space is required, based on 1 parking space per unit. Code Section 10-2055(e)(1)(a) allows buildings with 17 or more dwelling units per building shall not be required to provide off-street spaces for the first sixteen dwelling units, but shall be required to provide at least one off-street parking space per unit in excess of sixteen units. 24 spaces are provided.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way or construction of the adjacent streets is required by the Thoroughfare and Collector Street Plan.

TRANSIT: A 15’x20’ transit easement on East Peace Street was recorded in BM2008 PG312.

URBAN FORM: The site is located within the North Central CAC, in an area designated Central Business District on the future land use map. That category and is intended to enhance Downtown Raleigh as a vibrant mixed use urban center. The category recognizes the area’s role as the heart of the city, supporting a mix of high-intensity office, retail, housing, government, institutional, visitor-serving, cultural, and entertainment uses. Multiple zoning districts apply within the CBD, corresponding to the different character and vision for its various neighborhoods. The maximum residential density in this area would be 320 units per acre, with densities tapering off towards edge areas adjacent to established residential neighborhoods, but not falling below 40 units per acre.

Staff has reviewed the site plan and finds this plan in compliance with the Comprehensive Plan and the following policies:

- LU 2.2 – Compact Development
- LU 4.5 – Connectivity
- LU 4.7 – Capitalizing on Transit Access

LU 4.9 – Corridor Development
LU 5.1 – Reinforcing the Urban Pattern
LU 8.1 – Housing Variety
LU 8.10 – Infill Development
LU 8.12 – Infill Compatibility
T 5.5 – Sidewalk Requirements
UD 3.7 – Parking Lot Placement
UD 3.8 – Screening of Unsightly Uses
UD 5.1 – Contextual Design
UD 6.1 – Encouraging Pedestrian-Oriented Uses
HP 3.4 – Context Sensitive Design
DT 1.11 – Downtown Edges
DT 1.13 – Downtown Transition Areas
DT 1.17 – Auto-Oriented Uses
DT 2.8 – Priority Pedestrian Streets
DT 7.9 – Street Trees

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** There is no minimum lot size in townhouse developments.
- BLOCK LAYOUT:** The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.
- 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:** Proposed street improvements shall conform to normal City construction standards. Access is provided internally by private streets. All curb cuts along the East Peace Street frontage will be closed to vehicular access.
- PEDESTRIAN:** Proposed sidewalk locations conform to the Oakwood Mordecai District Streetscape Plan Area Amendment and the Blount Street Revitalization. A 12' sidewalk with 4'x8' planters with granite blocks along Peace Street and Person Street planter 40' on center. The internal sidewalk access is provided within the private street per the Blount Street Master Plan.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** This site is part of an overall Master Plan that proposes no net increase in impervious. This lot is allowed a maximum impervious area of 22,000 sf and is proposing an impervious area of 20,340 sf.
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** 0 new street names are required for this development. All streets are constructed and have been named.

**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 construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval by City Council 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: 7/10/2016

Record at least ½ of the land area approved.

5-Year Sunset Date: 7/10/2018

Record entire subdivision.

**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.