



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: S-19-13 / Cunningham Infill Subdivision

Property owner: Jason Cunningham
Designer: Taylor Blakely

General Location: This site is located on the east side of Lambeth Drive, north of its intersection with Ortega Road, inside the City Limits.

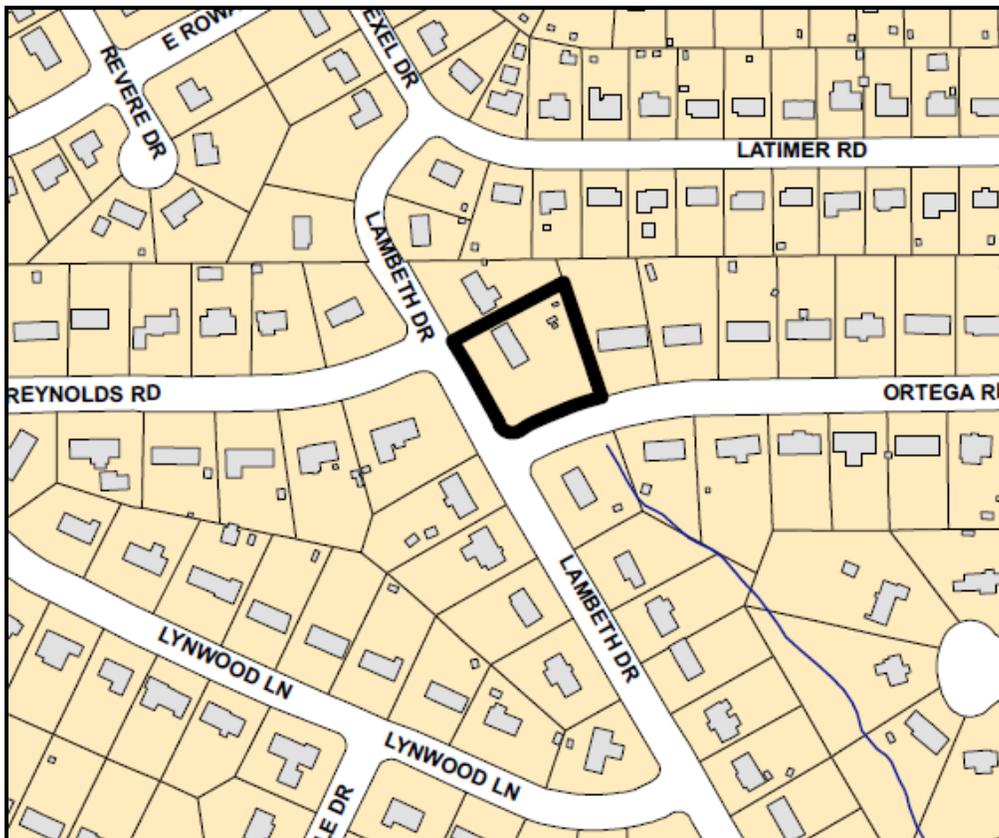
CAC: Six Forks

Nature of Case: This is an infill subdivision to subdivide one existing lot into two lots. The subject parcel is 0.839 acre in size and zoned Residential-4. A single family residence is currently developed on the property.

The proposed subdivision meets the standards to be considered an infill subdivision. The subject property is less than five acres, is surrounded on more than 66% of periphery by single family detached residential, and would be less than 80% of the median lot size and frontage.

Key Issues: Planning Commission should evaluate the request using the five standards of code section 10-3032(d) related to infill projects.

Contact: Jason Cunningham



SUBJECT: S-19-13 / Cunningham Infill

CROSS-REFERENCE: N/A

LOCATION: This site is located on the east side of Lambeth Drive, north of its intersection with Ortega Road, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 0.839 acre tract into two 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 indicates lot frontage less than 80% of the median of the surrounding lots, and lot size less than 80% of the median of the surrounding lots.

Lot 1 is proposed to be 0.468 acre. Lot 2 is proposed to be 0.371 acre.

Median lot size of surrounding lots .52 acres (80% = .416)

Proposed lot size lot #1 .468 acres (90% of median)

Proposed lot size lot #2 .371 acres (71% of median)

Median lot frontage of surrounding lots 145' (80% = 116')

Proposed lot frontage lot #1 100.87' (69.5% of median)

Proposed lot frontage lot #2 80.35' (55% 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 conditions of approval 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 10-2021, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 5/20/13, owned by Jason Cunningham, submitted by Taylor Blakely.

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

To PC: 7/23/13

Case History: xxxxx

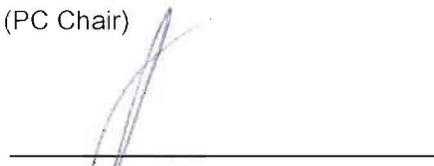
Staff Coordinator: Stan Wingo

Motion: Buxton
Second: Schuster
In Favor: Braun, Butler, Fleming, Fluhrer, Lyle, Mattox, Schuster, Sterling Lewis, Swink
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: 7/23/13

date: 7/23/13



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL: Planning Commission Actions:

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

Administrative Actions:

Prior to Planning Department authorization to record lots:

- (2) That payment of a fee-in-lieu for ½ of a 5-foot sidewalk along the frontage of Lambeth Road and Ortega Drive be made to the Public Works Department.
-

ZONING:

ZONING DISTRICTS: Residential-4

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

TREE CONSERVATION: Tree Conservation is not required as the subject property is less than 2 acres in size.

PHASING: There is only one phase associated with this proposed subdivision.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way is not required with this subdivision.

TRANSIT: This site is presently served by Route 24c North Crosstown on Dartmouth Rd, 1 block away.

URBAN FORM: This site is located in the Five Points Citizen Advisory Council, in an area designated as Low Density Residential. The proposed subdivision is consistent with the Comprehensive Plan and the following policies:
Policy LU 2.2 – Compact Development
Policy LU 5.1 – Reinforcing the Urban Pattern
Policy LU 8.5 – Conservation of Single Family Neighborhoods
Policy LU 8.12 – Infill Compatibility
Policy UD 1.4 – Maintaining Façade Lines
Policy UD 5.1 – Contextual Design

**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 feet. Lots in this development conform to these minimum standards. This is an infill subdivision as defined in Sec. 10-3003. 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 proposed new 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.

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 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.

BLOCK LAYOUT: No new streets are required or proposed.

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.

PEDESTRIAN: There are no sidewalks currently constructed along Lambeth Drive or Ortega Road. Developer is responsible for the payment of a fee-in-lieu for ½ of a 5-foot sidewalk along both frontages.

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

STORMWATER MANAGEMENT: This subdivision 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.