



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-31-12 / Pleasant Grove Park Subdivision

Property owner: Barker Development
Designer: John Harris, PE

General Location: Pleasant Grove Church Road

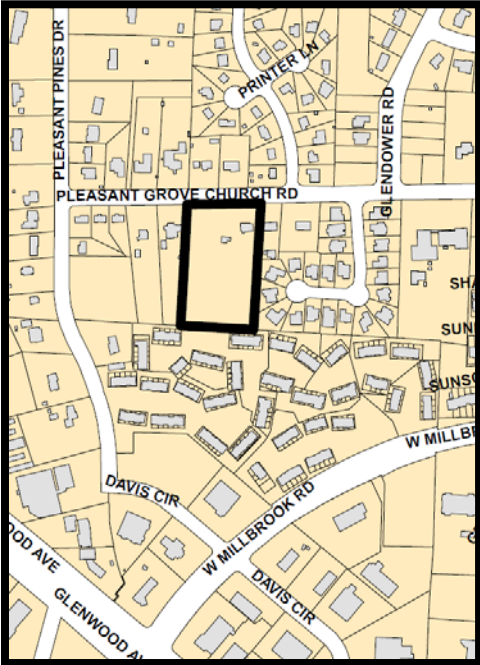
CAC: Northwest

Nature of Case: This is a subdivision of a 3.36 acre lot into 14 single-family lots, zoned Residential-6 CUD. The lot contains a single-family dwelling that will be removed.

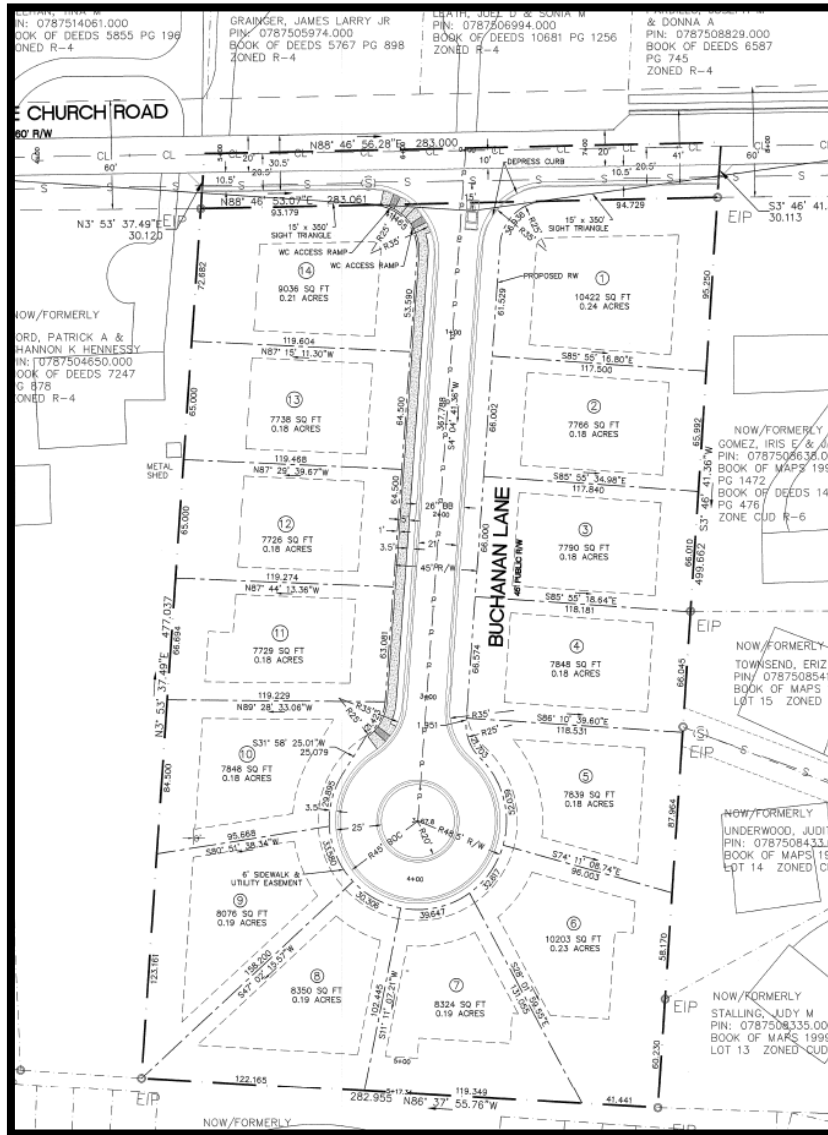
This development constitutes an “infill subdivision” of less than 5 acres surrounded on at least 66% of its perimeter by developed single-family detached dwellings, and contains one or more lot frontages less than 80% of the median of the surrounding lots or contains one or more lot sizes less than 80%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

Key Issues: Planning Commission should evaluate this request utilizing the infill standards of Code Section 10-3032(d) as found on page 9 of this report.

Contact: John Harris, PE



S-31-12 / Pleasant Grove Park Subdivision – Location Map



S-31-12 / Pleasant Grove Park Subdivision – Subdivision Layout

SUBJECT: S-31-12 / Pleasant Grove Park Subdivision

CROSS-REFERENCE: Z-22-12

LOCATION: This site is located on the south side of Pleasant Grove Church Road, west of its intersection with Glendower Place, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 3.36 acre tract into 14 lots, zoned Residential-6. The overall residential density is 4.2 units per acre. 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 frontages less than 80% of the median of the surrounding lots, and lot sizes less than 80% of the median of the surrounding lots.

Median lot size of surrounding lots .42 acres (80% = .34)

Proposed lot size lot #1	.24 acres (57% of median)
Proposed lot size lot #2	.18 acres (42% of median)
Proposed lot size lot #3	.18 acres (42% of median)
Proposed lot size lot #4	.18 acres (42% of median)
Proposed lot size lot #5	.18 acres (42% of median)
Proposed lot size lot #6	.23 acres (55% of median)
Proposed lot size lot #7	.19 acres (45% of median)
Proposed lot size lot #8	.19 acres (45% of median)
Proposed lot size lot #9	.19 acres (45% of median)
Proposed lot size lot #10	.18 acres (42% of median)
Proposed lot size lot #11	.18 acres (42% of median)
Proposed lot size lot #12	.18 acres (42% of median)
Proposed lot size lot #13	.18 acres (42% of median)
Proposed lot size lot #14	.21 acres (50% of median)

Median lot frontage of surrounding lots 81.00' (80% = 64.8')

Proposed lot size lot #1	.61' (75% of median)
Proposed lot size lot #2	.66' (81% of median)
Proposed lot size lot #3	.66' (81% of median)
Proposed lot size lot #4	.67' (83% of median)
Proposed lot size lot #5	.73' (90% of median)
Proposed lot size lot #6	.32' (40% of median)
Proposed lot size lot #7	.39' (48% of median)
Proposed lot size lot #8	.30' (37% of median)
Proposed lot size lot #9	.33' (41% of median)
Proposed lot size lot #10	.50' (62% of median)
Proposed lot size lot #11	.63' (78% of median)
Proposed lot size lot #12	.65' (80% of median)
Proposed lot size lot #13	.65' (80% of median)
Proposed lot size lot #14	.54' (66% 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 above 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 10-2019, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 4/17/13, owned by Barker Development, submitted by John Harris, PE.

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

To PC: May 28, 2013

Case History: N/A

Staff Coordinator: Meade Bradshaw

Motion: Butler

Second: Fleming

In Favor: Braun, Butler, Buxton, Fleming, Fluhrer, Harris Edmisten, Mattox, Schuster and Sterling Lewis

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: 5/28/13

date: 5/28/13



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 issuance of a grading permit for the site:

- (2) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

Prior to issuance of a site review permit or construction drawings, whichever occur first:

- (3) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10 Chapter 9, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10 Chapter 9, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;

Prior to Planning Department authorization to record lots:

- (6) That construction drawings are approved by the Public Works and Public Utilities Departments;
- (7) That payment of a fee-in-lieu for ½ of a 5-foot sidewalk along the frontage of Pleasant Grove Church Road shall be made to the Public Works Department;

- (8) That a demolition permit be issued and this permit number be shown on all maps for recording;
- (9) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
- (10) That an application for an encroachment agreement for the construction of the round-a-bout located within the public right-of-way, as indicated on the preliminary plan, is submitted to the City's Encroachment Coordinator in the Inspections Department for review;
- (11) That the City form documents entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities and Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat ,and a copy of the recorded documents be provided to the Planning Department within the 14-day period; further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department;
- (12) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department;
- (13) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the homeowner association.
- (14) That a 6-foot sidewalk/ City utility easement be approved by the City of Raleigh around the Buchanan Lane cul-de-sac bulb, and that this easement appear on the recorded subdivision plat;
- (15) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;
- (16) That a 20' City of Raleigh Sanitary Sewer Easement be dedicated and shown on all maps for recording;
- (17) That the street name for this development be approved by the Raleigh City Planning Department and by Wake County;

Prior to issuance of a building permit:

- (18) That verification that the structure on the site has been demolished;
- (19) That when 75% of the permits have been issued for residential developments, that the proposed private or public improvements are required to be accepted by the City for maintenance. If this does not occur, then a financial security equal to 1.5 time the cost of public or private improvements will be provided to the Public works Department for the uncompleted portions and roadway extensions;

Prior to issuance of a certificate of occupancy:

- (20) That the applicant submits as built drawings for approval by the Public Works Department for all stormwater facilities;
- (21) For residential subdivisions, where a security has been posted for public or private improvements equal to 1.5 times the cost, then the last certificate of occupancy shall be withheld until such time the improvements are accepted by the City of Raleigh;

ZONING:

**ZONING
DISTRICTS:**

Z-22-12. Ordinance N0 2012- 96 ZC 675 Effective August 7, 2012.

Z-22-12 – Pleasant Grove Church Road - located on the south side of Pleasant Grove Church Road, just east of its intersection with Pleasant Pines Drive, being Wake County PIN(s). 0787506633. Approximately 3.37 acre(s) rezoned from Residential-4 to Residential-6 Conditional Use District.

Conditions Dated: 03/12/12

Narrative of conditions being requested:

- 1. Dwellings shall be limited to single family detached units.
- 2. The number of dwelling units constructed on the Property shall be limited to a maximum of fifteen (15).

LANDSCAPING:

Street yard landscaping in conformity with Section 10-2082.5 is shown. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. No transitional protective yards are required with the proposed use being low residential density.

**TREE
CONSERVATION:**

This project is larger than two acres and compliance with Code Section 10-2082.14—Tree Conservation is required. It is 3.362 gross acres and provides 0.343 acres of tree conservation area which is 10.20% of gross site acreage. Tree conservation acreage is as follows:
Primary: 0.00 acres
Secondary: 0.343 acres

PHASING:

There is one phase in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Pleasant Grove Church Rd	n/a	½ - 41' b-b	n/a

A cul-de-sac street, Buchanan Lane, is being constructed as a 26' b-b curb and gutter facility with sidewalk as per the City Standard Detail # 20.32. The right-of-way around the bulb has been reduced to a 3.5' section with a 6' sidewalk and City utility easement to be recorded for Lots 5 – 10. This design exception was approved by the Public Works Director.

TRANSIT: This site is presently not served by the existing transit system.

URBAN FORM: This site is located in the Northwest Citizen Advisory Council, in an area designated as low density 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'. 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 18,295 square feet (0.42 acres). The median lot frontage of the peripheral developed lots is 81 linear feet. The minimum lot size proposed in this subdivision is 7,726 (0.18 acres) square feet. The minimum lot frontage in this subdivision is 30.3 linear feet. Lot lines are angled from the street in a similar manner as typical 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: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. 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: Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. Pleasant Grove Church Road is a collector street per the City Comprehensive Plan and requires sidewalk on one side. The sidewalk exists on the north side of Pleasant Grove Church Road and is not required to be constructed on the south side.

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

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Stormwater runoff requirements will be addressed by detaining post-development runoff to pre-development rates for the 2 and 10 yr storm events utilizing underground detention pipes and a sand filter. Water quality requirements for nitrogen will be addressed utilizing a sand filter and a buydown payment. Wetlands exist on the site but no disturbance is proposed.

WETLANDS

**/ RIPARIAN
BUFFERS:**

Wetlands are present on the site.

STREET NAMES:

One new street name is required for this development. A street name application has not yet been approved. All proposed names must be approved by the City and by Wake County prior to recording.

**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.