



# Certified Recommendation of the City of Raleigh Planning Commission

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 516-2626  
www.raleighnc.gov

**Case File / Name:** SP-38-09 / Robertson Hill Apartments

**Owner:** Contemporary Alternatives for Supportive Abodes  
**Designer:** Spaulding & Norris PA

**General Location:** On the north side of Poole Road at the intersection with Lumpkin Street, inside the city limits.

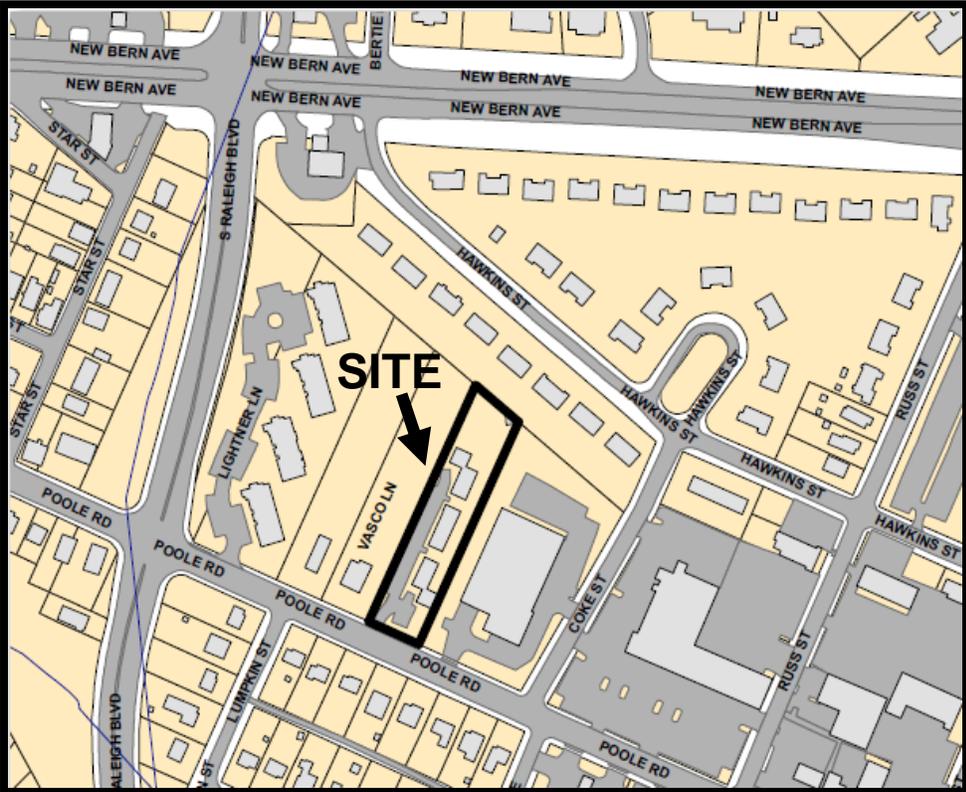
**Planning District / CAC:** East / East

**Nature of Case:** A 9,204 square foot two-story multifamily apartment building consisting of 9 units on 1.00 acre site (lot 165) zoned Residential-10. The property is currently vacant.

This proposal requires City Council approval based on code section §10-2132.2(b)(11) applicable to “*multifamily dwelling developments, townhouse developments, residential unit-ownership and group housing developments* which are proposed to be located with a *residential zoning district* on any *lot* less than two (2) acres in area”.

**Key Issues:** As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

**Contact:** Spaulding & Norris PA





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**SUBJECT:** SP-38-09 / Robertson Hill Apartments  
**CROSS-REFERENCE:** N/A  
**LOCATION:** On the north side of Poole Road at the intersection with Lumpkin Street, inside the city limits  
**REQUEST:** A 9,204 square foot two-story multifamily apartment building consisting of 9 units on 1.00 acre site zoned Residential-10. The overall residential density is 9 units per acre. The property is currently vacant – demolition permit #76985 issued by the City of Raleigh Inspections Department.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:** As noted on the Staff Report, attached

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**FINDINGS:** The Planning Commission finds that with the following conditions of approval being met, this request conforms to Chapter 2, Part 10, Sections 10-2021, 10-2107, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 7/24/09, owned by Community Alternative for Support Abodes, submitted by Spaulding & Norris PA.

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

**VARIANCES / ALTERNATES:** none requested

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To PC: September 8, 2009

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Case History:

To CC: 9/15/09

City Council Status: \_\_\_\_\_

Staff Coordinator: Jacque Baker

Motion: Mullins

Second: Fleming

In Favor: Anderson, Bartholomew, Butler, Chambliss, Fleming, Gaylord, Haq, Harris Edmisten, Holt, Mullins, Smith, Vance

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: \_\_\_\_\_

date: 9/10/09

date: \_\_\_\_\_ date: 9/10/09



## Staff Report

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**RECOMMENDED  
ACTION:** Approval with Conditions

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**CONDITIONS OF  
APPROVAL:**

**Administrative Actions:**

***Prior to issuance of building permits in the Inspections Department:***

- (1) That 10 feet of right of way on Poole Road be dedicated to the City of Raleigh and a copy of the recorded map be provided prior to building permit issuance;
- (2) That cross access agreements between lot 164 DB 1236 PG 1205 and lot 165 DB 4177 PG 723 are recorded in accordance with the City Code and a recorded copy is returned to the Planning Department within 14-days of recording. If a recorded copy of this recorded document is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;
- (3) That a 15x20 foot transit easement location on Poole Road be approved by the Transit Planner in the Public Works Transportation Services, be shown on all maps for recording, and that a transit easement deed approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of this easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

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**ZONING:**

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DISTRICTS:** Residential-10.

**SETBACKS / HEIGHT:**

Setbacks from public streets and property lines conform to Section 10-2107. The minimum setback from public streets is shown to be 75'. The proposed building is 26'2" in height.

**PARKING:** Off-street parking conforms to minimum requirements: 14 spaces required, based on 1.5 parking spaces per 1-bedroom units. 15 spaces are provided.

**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. This is a medium residential use under Section 10-2082.9. The land use on the western property line is a two story apartment building and on the eastern property line the land use is a service garage. Transitional protective yards are shown in compliance with City standards in the following locations:

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
Northern property line	Type D (10')	130'

**TREE CONSERVATION:** Tree Conservation is not required as the site is a residential lot and less than 2-acres in size and not in a subdivision with designated Tree Conservation Area.

**OPEN SPACE:** Open space conforms to minimum requirements. 10 % or .10 acres required, 25% or .25 acres provided, based on the open space standards of 10-2103(d).

**DEVELOPMENT INTENSITY:** The number of units allowed in this zoning district is 10. The proposed plan contains 9 units.

**PHASING:** N/A

**UNITY OF DEVELOPMENT:** Unity of development and sign criteria is not required 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:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Poole Road	10' (½ of 80')	n/a	n/a

Additional right-of-way to be dedicated is reimbursable under the facility fees program in excess of ½ of 60' measured from the current Poole Road centerline.

**TRANSIT:** A 15'x20' transit easement is required along Poole Road.

**URBAN FORM:** This site is located in the East Planning District, which designates the site for residential development.

**APPEARANCE  
COMMISSION:**

The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

<u>Comment</u>	<u>Response</u>
1. The committee recommends that, to maximize the recreational utility of the courtyard, the access walk be repositioned to the north side of the space, from the center	The sidewalk in the courtyard has been revised on the preliminary site plan dated 7/24/09 to make the side entrance more accessible from the front and rear of the building. The recreation potential of the courtyard has been maximized.

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**SUBDIVISION  
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, 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 developer is responsible for installation of all lines necessary to provide service to this site.

**SOLID WASTE:** Refuse collection will be provided by means of a private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.

**CIRCULATION:** Existing street improvements conform to normal City construction standards.

**PEDESTRIAN:** Existing sidewalk locations conform to City regulations.

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

**STORMWATER  
MANAGEMENT:** The site is exempt from Stormwater quantity and quality regulations per Raleigh City Code section 10-9003(b)(8). The site is funded by a HUD grant.

**WETLANDS  
/ RIPARIAN  
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.

**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.