



Certified Action 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-70-11/ Glenwood Vintage II

General Location: Intersection of Glenwood Ave and Jefferson St.

Property Owner: Jeff Marcus

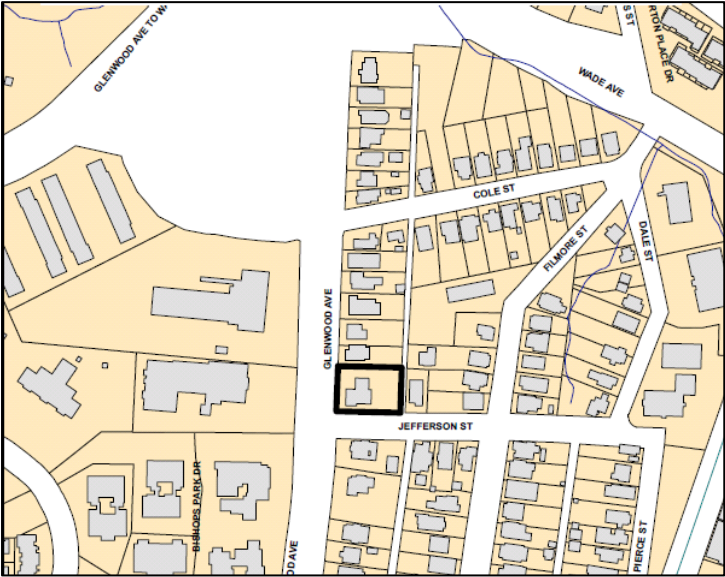
Designer: Clearscapes Architecture

CAC: Five Points

Nature of Case: This request is to approve 6 units, 5- 2 bedroom and 1- 1 bedroom on a 0.33 acre tract at 18.18 units per acre, zoned Special R-30 located at 1300 Glenwood Ave. The existing house at the corner will be preserved and five additional multi-family units will be added to the site.

Key Issues: Requested alternate means of compliance for a required transitional protective yard.

Contact: Fred Belledin



Vicinity Map

SUBJECT: SP-70-11/ Glenwood Vintage II

CROSS-REFERENCE: Not applicable.

LOCATION: This site is located on the north east side of its intersection with Jefferson Street and Glenwood Ave., inside the City Limits.

REQUEST: This request is to approve multi-unit development, consisting of 6 units, 5- 2 bedroom and 1- 1 bedroom on a 0.33 acre tract at 18.18 units per acre, zoned Special R-30 located at 1300 Glenwood Ave.

The existing house at the corner will be preserved and five additional multi-family units are to be added on the site. This project is adjacent to the proposed SP-69-11 which is located at 1306 Glenwood Ave.

This proposal requires Planning Commission approval based on Code section §10-2132.2(b)(12) applicable to “*multifamily dwelling* developments, *townhouse developments*, residential *unit-ownership* and *group housing developments* which are proposed to be located within a *residential zoning district* on any lot less than two (2) acres in area.”

This proposal also requires Planning Commission approval based on Code section §10-2132.2(b)(13) “*multifamily dwelling developments*, *townhouse developments*, residential *unit ownership*, other than conservations of existing residential structures, and *group housing developments* which are located within a residential district, which are less than five (5) acres in area, and at least sixty-six (66) per cent of the “periphery” of the development, including public right-of-way, abuts existing residential building *lots* containing a single-family detached dwelling or a structure which was originally constructed as a *single family detached dwelling*. “Periphery” includes for purposes of this subsection *properties* both immediately abutting and across a public minor residential street, residential *street*, residential collector *street*, or collector *street* from the proposed development, all as defined in Part 10, Chapter 3. The subject property has 75% of its periphery adjoining existing residential building lots containing single family dwellings.

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 following conditions being met, meets the standards of 10-2132.2 d. The Planning Commission also finds that this plan conforms to Chapter 2, Part 10, Sections 10-2024, 10-2103, 10-2108 and 10-2072, Chapter 3, Part 10, Section 10-3001-3059. This approval is based on a preliminary plan dated 12/8/11, owned by Jeff Marcus submitted by Clearscapes Architecture.

Alternates: SP-69-11 and SP-70-11 are separate projects however they are being presented at the same time due to shared elements of the developments, such as shared vehicular circulation in the rear of the project and the applicants, shared access and a related landscape alternate method of compliance due to transitional protective buffer requirements between the two projects.

1. **Transitional Protective Yard alternate method of compliance:** The alternate proposed is between both site plans. SP-69-11 which is 11.6 units/acre and this site plan which is 18.18 units per acre. Based on this the code requires a 10' type D buffer between these uses. A type D transition yard consists of 6 shade trees per hundred linear feet and 40 evergreen shrubs per hundred linear feet is required
Applicant is proposing: The area of the transitional protective yard will be constructed as shared common areas to include a resident green space which doubles as a storm water facility, a vehicular drive to access garages, and a pedestrian path to link the community to Glenwood Avenue and the existing bus stop. (see accompanying response for detail).

To PC: 13 Mar 2012

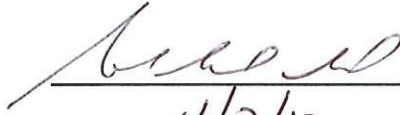
Case History:

Staff Coordinator: James Marapoti

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

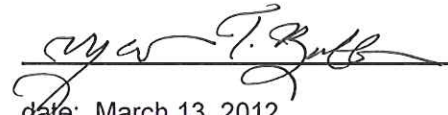
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)



date: 4/3/12

(PC Chair)



date: March 13, 2012



Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:**

Planning Commission Actions:

- (1) That the Planning Commission finds that this multifamily site plan meets the standards for site plan approval of 10-2132.2(d) and 10-2072 *Additional dwelling units or equivalent dwelling units on a lot or additional residential density greater than twenty (20) but not greater than thirty (30) dwelling units per net acre or both, in the Special Residential-30 District;*
- (2) That the Planning Commission pursuant to code section 10-2082.4 finds that proposed alternate means of compliance is at least equivalent to the standards specified for the for the required D transitional protective yard in terms of quality, effectiveness, durability, hardiness, and performance;

Administrative Actions:

Prior to issuance of building permits:

- (3) That an offer of cross access be approved and recorded between the lots owned by Jeffrey Marcus and Jonathan Kellener DB 14303 PG 2734 and Jeffrey Marcus and Jonathan Kellener DB 14329 PG 2531 in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department prior to building permit issuance.
- (4) That a 8'x10' foot transit easement located on Glenwood Ave. be approved by the Transit Planner in the Public Works Transportation Department, 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 prior to building permit issuance;
- (5) That the City Attorney approves a public access easement located along lots DB 14303 PG 2734 & DB 14329 PG 2531. An additional width of 7' is being provided to serve the existing private alley located to the west of subject properties BM 1885 PG115;
- (6) That condominium documents are prepared in accordance with G.S.-47C, and that certification is made to the Chief Zoning Inspector that the legal documents contain the language required by 10-2108(g), and that common expenses include all expenditures required by the encroachment agreement mentioned above such as maintenance, repair and insurance and that common expense also include the cost to maintain repair restore, reconstruction the approved stormwater control measures;

- (7) That the final site plan show conformance with all the conditions of 10-2072(b), *Additional dwelling units or equivalent dwelling units on a lot or additional residential density greater than twenty (20) but not greater than thirty (30) dwelling units per net acre or both, in the Special Residential-30 District*, prior to building permit issuance;

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

- (8) That sidewalks be repaired or replaced along Glenwood Ave. and Jefferson Street as required by the Transportation department staff;

ZONING: Special Residential-30.

SETBACK / HEIGHT: Setbacks from public streets and property lines conform to Section 10-2103, 2107 and SPR-30 zoning district. Setback from public streets along Glenwood Ave. fall within the 10% allowable setback range which is 16'6"- 20', this plan proposes 17'. Setback from public streets along Jefferson is shown to be 8' aligning within the allowable setback. Side yard setbacks meet minimum 5'. Rear yard is 13' (reduction of the 20' rear yard allowed per 10-2075(d)(5)). Height complies within allowances of existing street block, this plan is proposing a maximum height of 28' along Glenwood Ave. and 29' along Jefferson St. This zoning district requires adherence to 7 conditions, the applicant's project conforms to these conditions and has provided a written response below.

OPEN SPACE: Open space conforms to minimum requirements. 10% or 1,455 square feet is required, 1,465 square feet is provided, based on the open space standards of 10-2103(d).

PHASING: This project will be constructed in one phase.

PARKING: Off-street parking conforms to minimum requirements: 1-duplex equals 2 spaces for this site plan.
 Combined both projects require 14 spaces, 17 spaces are provided based on:
 1306 Glenwood 1-duplex= 2 spaces
 1300 Glenwood 5-2 bedroom units= 10 spaces
 1300 Glenwood 1-1 bedroom unit= 1.5 spaces
 13 of the parking spaces are garage with the units above, there are 4 surface parking spaces.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown utilizing existing and proposed trees. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown.
 This is a high residential density next to a medium residential use under Section 10-2082.9. The applicant is submitting an alternate means of compliance for required transitional protective yard. This alternate proposes that the shared spaces between the properties serve as a shared common area to include a resident green space with foundation plantings, which doubles as a storm water facility, a vehicular drive to access garages, and a pedestrian path to link the community to Glenwood Avenue and the existing bus stop.

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
North	10' Type D	5' w/ alternate

TREE CONSERVATION: Not applicable.

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Not applicable. The applicant is dedicating a 7' public access easement to the existing private alley located to the west of property BM 1885 PG115. This additional width is dedicated and runs along lots Jonathan Kellener DB 14303 PG 2734 and Jeffrey Marcus DB 14329 PG 2531. This additional width is required for better circulation within the private alley.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: 8' x 10'.

COMPREHENSIVE PLAN: The site is located within the Five Points CAC, and is designated as Moderate Density Residential on the Future Land Use Map of the 2030 Comprehensive Plan. The Moderate Density Residential category supports newer small lot single family subdivisions and patio home developments. Other housing types are consistent with this designation as long as an overall gross density not exceeding 14 units per acre is maintained.

HISTORIC / DISTRICTS: This site plan is located in the Glenwood Brooklyn National Register Historic District.

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

Comment	Response
1. The Commission commends the applicants on exemplary research and design, toward achieving higher density while being sensitive to neighborhood scale and character. This approach provides a model similar developments may wish to follow.	No comment
2. Given the varied architectural forms and design details found in the neighborhood, reduce the "mirror image" quality of the two new Glenwood Avenue buildings through addition of further neighborhood-compatible design features (e.g., dormers, gable vents, railing details, etc.) unique to one building or the other	Applicant complied with additional details as specified by Appearance Commission, see elevations.

[commensurate with Code Sec. 10-2132.2(d)(4)].

- 3. Given neighborhood character, like uses, and the neighbor's expressed acceptance, **the commission supports reducing the width of the required side lot-line transitional protective yard** without the addition of a solid privacy fence [commensurate with Code Sec. 10-2132.2(d)(4)].

No comment

SUBDIVISION STANDARDS:

LOT LAYOUT: The proposed units conform with the allowable density of SPR-30 pursuant to 10-2073.

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: Individual lot service by the City is to be provided.

CIRCULATION: The proposed project will be accessed via a public alley where both developments will share a one way drive pattern. A cross-access and cross parking agreement will be required for these projects.

PEDESTRIAN: Sidewalks exist along both streets, however some sections of sidewalk along Glenwood Ave and Jefferson Street have been determined by Transportation staff to require repair or replacement prior to building permit certificate of occupancy.

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

STORMWATER MANAGEMENT: This project is exempt from storm water control measures pursuant to City Code Part 10 Chapter 9 Section 10-9021 (2). However the developer has chosen to install an above ground detention & underground retention for ex-filtration to control the rate and volume of runoff discharged from the site. This device will be designed to control the runoff rate to pre-development conditions for all storms up to and including the 100 year storm. Additionally, it will be designed to provide the runoff volume control to pre-development conditions for all storms up to and including the 25 year storm.

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

STREET NAMES: Not applicable.

**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.

Applicant's Response how site plan conforms with SPR-30 Conditional Uses

SPR-30 Conditional Use Summary 10-2072

Additional *dwelling units* or *equivalent dwelling units* on a *lot* (three (3) or more) or additional residential density (greater than twenty (20) but not greater than thirty (30) *dwelling units* per net acre), or both *shall* meet all of the *following*:

These standards apply only to 1300 Glenwood but are being met voluntarily at 1306 Glenwood.

(1) The materials, including their direction, dimension, and application, used on the exterior portion of the proposed *building* or additions *shall* be the same as those materials used on any two (2) or more existing *buildings* on the *block face*, provided that, any other material used on one-third (1/3) or more of the total *block faces* within the District is allowed.

Proposed materials and their application include the following: 1) Painted horizontal cement board lap siding with solid panel accents, 2) Painted concrete or masonry block foundation walls, 3) Asphalt shingle roofs with natural or painted metal standing seam roof accents, 4) Painted wood or prefinished aluminum/vinyl clad windows

(2) The proposed *building* or additions contain a main roof with a minimum rise-to-run pitch of four (4) to twelve (12). If three (3) or more roofs on the *block face* are multidirectional or multipitched, then any multipitched or multidirectional roof style located on the *block face shall* be used.

The main roof for all new structures is a 5:12 hipped roof with the ridge running parallel to the front elevation. All structures have 9:12 accent dormers.

(3) Any four-sided window and door pattern on the facade(s) of the proposed *building* or additions visible from an adjacent right-of-way, excluding alleyways, *shall* contain a minimum height-to-width ratio of one and five-tenths (1.5) to one (1). Other shaped window and door patterns *may* be used if they are found on the *block face*.

Window proportions are rectangular and exceed 1.5:1 except for smaller accent windows in dormers.

(4) The location, relative to the public street, of the main *building* entrance including the entryway level *shall* be the same as three (3) or more *buildings* on the *block face*. No upper story entrance *shall* be visible from an adjacent *street right-of-way*, excluding alleyways.

All dwelling units and their main entrances face the public street, consistent with all of the existing houses on the block face.

(5) The longest side of the proposed or existing building including its additions or the largest side of the proposed *building* does not exceed either one and one-half (1½) times its height, as determined from §10-2076, or the minimum height-to-width ratio found in three (3) or more buildings on the *block face*, whichever is greater.

The allowable length for the longest side is taken from the minimum height-to-width ratio found in three (3) or more buildings on the block face as follows: 1310

**Glenwood 2.3:1 (35-0 Width:15-0 Height)
2.4:1 (36-0 Width:15-0 Height)
(30-0 Width:15-0 Height)**

**1312 Glenwood
1314 Glenwood 2.0:1**

The maximum allowable length is 62-0 (2 x 31-0 max allowable height).

The maximum proposed length is 56-6.

(6) The proposed *building lot coverage* does not exceed fifty (50) per cent of the *net lot area*.

The proposed building lot coverage is 44.5%

7) All *vehicular surface areas* containing more than four (4) spaces that are located within one hundred (100) feet of any adjoining *lot* that is both zoned a *residential district* and contains a *dwelling* shall provide the same *transitional protective yard* as is required for high residential density uses in §10-2082.9(e).

Does not apply - Not >4 spaces (garages do not count as vehicular surface area).

Applicant's Letter addressing Alternate Method of Compliance

Per 10-2082.9, transitional protective yards are intended to serve two (2) general purposes:

- 1) to protect uses from traffic, noise, glare, trash, activity, vibration, odor, visual disorder, and other harmful or noxious effects likely to be emitted by or associated with a more intensive use
- 2) to prevent adverse community appearance, to protect the character of the area, and to conserve the values of buildings and land, and to provide adequate light and air

The design team has mapped the physical (physiographic) characteristics of the historic Glenwood-Brooklyn neighborhood on Glenwood Avenue. This effort included documentation of building footprints (including overall square footage and perimeter dimensions), building height (both story and feet), building spacing, front yard setbacks and relationship to street, and architectural character (see attached Existing Context Analysis).

Per 10-2082.4, we are respectfully requesting alternate methods of compliance for the transitional protective yards as follows:

1300 Glenwood / 1306 Glenwood:

In lieu of a 10-ft TPY with plantings or a 5-ft TPY with a closed fence and plantings, we are proposing a 5-ft TPY with shared common areas for property owners of both parcels. The proposed alternate method of compliance includes the following alternate materials and methods of construction:

- 1) Together, 1300 and 1306 Glenwood Avenue will be a master-planned community. In lieu of screening between the parcels, the area of the TPY will be constructed as shared common areas to include a resident green space which doubles as a storm water facility, a vehicular drive to access garages, and a pedestrian path to link the community to Glenwood Avenue and the existing bus stop. Cross access agreements will be provided for all common areas.

Conformance with 8 Site Plan Standards

February 9, 2012

Marvin Butler, Chair
Planning Commission
222 West Hargett Street
City of Raleigh
Raleigh, NC 27601

RE: SP-69-11 and SP-70-11 Conformance with Site Plan Standards

Mr. Butler:

This letter:

(1) The site plan protects the public from unsafe or inefficient vehicular circulation, parking, and loading/unloading operations. The site plan considers, among other things:

a. The physical character of adjacent and surrounding roads;

The vehicular circulation on Glenwood Avenue will be improved by the this project. Current vehicular access to both 1300 and 1306 Glenwood is currently via a curb cut on Glenwood Avenue that will be removed as part of the project. Vehicular access to the site will be provided via the existing public alley that is accessed from Jefferson, a lower order access roadway. The section of alley from Jefferson to the end of the subject properties will be improved (widened, re-graded, and paved) to provide better access for both this project and the neighborhood in general.

b. Nearby median openings or intersections;

The nearby median opening at Glenwood and Jefferson will not be altered.

c. The classification of roads and plans for future improvements;

There are no known plans for improvements to Jefferson or to this section of Glenwood.

d. Proximity to pedestrian generators such as schools, transit facilities, parks and greenways;

There is a school (Raleigh Charter High School) and a park (Fred Fletcher Park) located within 3 blocks of the subject properties. The existing sidewalks on both sides of Glenwood and Jefferson will not be impacted.

e. The accident experience near the site;

This project is not expected to impact the accident experience near the site.

f. Bicycle, pedestrian and transit access and circulation;

Route 6 of Capital Area Transit (CAT) system connects Downtown Raleigh with Crabtree Valley to the north. An existing CAT transit stop exists adjacent to the site on Glenwood Avenue. As part of the project, a new transit easement will be provided on the owner's property and a new transit bench will be constructed and incorporated with a new shade tree as part of the project.

This bench location will align with a new, shared pathway on the site that connects to shared recreational space for the residents of the project.

g. Traffic volumes existing and projected from approved site plans;

This project is not expected to significantly impact the existing traffic volumes.

h. Interference with any other driveway;

By closing the existing curb cut on Glenwood, interference with other driveways will be reduced. No new curb cuts will be introduced on Jefferson.

i. Response time of nearby emergency services such as fire and hospital;

This project is within 1.5 miles of three fire stations (RFD#1 to the south, RFD#5 to the west, and RFD#6 to the north), a Wake County EMS station (Whitaker Mill Station), and the Raleigh Downtown District Police Station.

j. The character of the traffic to be generated from the site.

As a small residential project, the character of the traffic is expected to be consistent with that of the existing residential neighborhood. Parking for the dwellings is located behind each building via a one-way loop drive accessed from the existing public alley. As part of the project, alley improvements (for the section of alley adjacent to the property) will bring the drive up to City of Raleigh street standards for width, slope, and paving.

Sight triangles have been evaluated and noted on the project drawings to confirm that vehicular ingress and egress can be performed in a safe manner.

(2) The plan is in accordance with the general plans for the physical development of the City as embodied in the Comprehensive Plan, Redevelopment Plans, Streetscape Plans, manuals, handbooks or other City Council - adopted plans and standards. If there are conflicts between the plan and Code restrictions, the more stringent shall apply."

This project is very consistent with the Comprehensive Plan, including LU2.2, LU5.1, LU8.3, LU8.4, LU8.10, UD5.1, UD5.4, HP2.4, HP3.2, and HP3.4 and other related manuals and handbooks. There are no known redevelopment or streetscape plans for this area.

(3) The plan contains adequate measures to protect the development and other properties, including public corridors and facilities, from adverse effects expected from the proposed development or expansions to the existing development, including without limitation those associated with:

a. Stormwater;

Although the zoning code does not require any stormwater control measures for this project, voluntary controls for both volume and rate of discharge will be provided. The storm water approach is designed to control both the volume and the rate of runoff discharged from the site. Volume is addressed with both above ground detention and underground retention – the total volume of runoff is reduced for 2/5/10-year storms, controlled for a 25-year storm, and will increase slightly for larger storms. Rate is controlled by a reduced discharge into the alley and a new curb that directs water away from the existing garage on the property – the total rate of discharge is reduced for all storms up to and including a 100-year storm.

b. Air or water pollutant discharges;

N/A - This project includes (8) dwelling units within an existing residential neighborhood – no air or water pollutant discharges beyond those typical of the surrounding residential setting are expected.

c. Noise, light and odor;

Site lighting in front of the buildings will be limited to building-mounted residential-type porch lights that are consistent in character with those used throughout the existing neighborhood. Site lighting behind the buildings will be limited building-mounted residential-type lights at each garage door and porch. No noise or odor conditions beyond those typical of the surrounding residential setting are expected.

d. Access to air and light;

This project includes (8) dwelling units organized into (4) smaller interconnected building components, each of which is a similar scale to the houses that exist in the neighborhood. Continued access to light and air will be consistent with what already exists throughout the neighborhood.

e. On and off-street parking;

No use of on-street parking is necessary. All off-street parking requirements are met and two additional visitor spaces are provided.

f. Dust, smoke and vibration;

N/A - This project includes (8) dwelling units in an existing residential neighborhood – no dust, smoke, or vibration beyond what is typical of the surrounding residential setting is expected.

g. Hours of operation; and

N/A - This project includes (8) dwelling units in an existing residential neighborhood – there are no “hours of operation”.

h. Site conditions that may foster unsafe or unlawful activities.

N/A

(4) The plan contains adequate measures to mitigate the impact of the development on nearby residential neighborhoods from incompatible characteristics such as:

The project team mapped the existing historic context of Glenwood Avenue and Jefferson Street – this effort included building footprints, story heights, building spacing, building widths and heights, setbacks, and building relationships to the street (see attachment). This evaluation was used as the basis for developing a contextually appropriate site plan and building designs. Please note that the SPR-30 conditional use requirements also address many of these characteristics.

a. Building scale;

The overall development is broken down into four (4) smaller building components. Each building component falls within the range of existing house scales that exist in the neighborhood.

b. Architectural character;

The project team evaluated existing historic house forms, styles, materials, and details in the neighborhood. The overall form of and the use of materials on each of the building components are derived from existing historic houses in the neighborhood (see attachment). Building details are also derived from existing historic houses with some of them evolved to allow them to subtly read as of our time.

c. Landscaping;

All landscaping requirements are met.

Please note that an evergreen hedge in lieu of a fence is being requested as alternative means of compliance for the Transitional Protective Yard at 1308 Glenwood – this is per the request of that property owner and to be more consistent with the existing context of the neighborhood.

d. Amount and placement of impervious surfaces;

All parking areas are located behind the buildings. Thirteen (13) of the seventeen (17) parking spaces are located within private basement garages to minimize the amount of vehicular

surface area. Drive aisles and alley improvements are the minimum widths acceptable to the Public Works Department.

e. Placement of structures and vehicular surface areas; and

All parking areas are located behind the buildings and are accessed from an existing alleyway.

f. Orientation of uses and entranceways.

Each dwelling unit faces the public street. Each dwelling unit has a street level front door and front porch.

(5) The site plan coordinates with existing and planned public facilities such as:

a. Stormwater drainage structures;

Due to the existing neighborhood context and topography, the existing drainage for this site flows to the existing alleyway. There is no available stormwater infrastructure in this area. A voluntary stormwater system will be provided to address both volume and rate of flow.

b. Public utilities;

All dwelling units will be connected to public water, sanitary sewer, and electrical systems on Glenwood Avenue and Jefferson Street.

c. Streets, sidewalks and on-street parking;

All existing streets and sidewalks will be retained in their current condition except for an existing curb cut on Glenwood Avenue to be removed. All parking is accessed from an existing rear alleyway that is being improved to meet the requirements of the Public Works Department. Please note that the additional width of the improved alleyway is being absorbed entirely on the subject parcels rather than in the public right-of-way to avoid any impact to the existing house at 510 Jefferson that encroaches into the public right-of-way.

d. Parks, greenways and recreational facilities;

The subject parcels do not adjoin any parks or greenways. A shared residents' path will be provided to Glenwood Avenue to facilitate a convenient connection between the residents' recreation area and Fred Fletcher Park located two blocks to the south.

e. Fire stations and community service facilities;

The Fire Department has approved the access to the site and to the buildings.

f. Schools;

Wake County Public School System New Residential Development Notifications have been provided.

g. Trash collection; and

As indicated in the Solid Waste Inspections Statement on sheet A000, individual dwelling units will store roll-out containers in their garages or, in one instance, in a screened enclosure on a private patio. A location is provided along the alley for all containers to be rolled out for pick up on the designated day. The existing alley will be improved to meet the access standards of City of Raleigh Solid Waste Services.

h. Transit facilities.

There is an existing bus bench located in the Glenwood Avenue right-of-way at 1300 Glenwood. As indicated on sheet A002, a custom bench and associated easement will be provided slightly north of the existing location on axis with the residents' shared path.

(6) The plan provides for a unified development within the site and with adjoining properties when such properties are either:

a. Under similar ownership as the site,

b. Are being developed in a coordinated manner with the site, or,

c. The site shares a common relationship with surrounding properties, where establishing similar architectural elements, landscaping, shared access or signage will promote good order, convenience and safety.

Situations a, b, and c may consist, among other things, of shared driveways, definitive streetscape character or block face, similar topography, both properties are located within a previously approved concept or master plan or within the same conditional use zoning ordinance)

Per A002, the two parcels at 1306 Glenwood (SP-69-11) and 1300 Glenwood (SP-70-11) are master planned and designed jointly to more efficiently facilitate shared resident common areas, parking access, and stormwater controls. A cross-access agreement will be executed to guarantee this cross access.

Please note that an alternative means of compliance is being requested for the Transitional Protective Yard between these two parcels to allow the area of the TPY to be used for these shared resident amenities.

(7) The plan complies with all street, sidewalk, open space, drainage, greenway, transit, utility and other public facility dedication and improvement requirements of Part 10, chapter 3 and applicable conditional use zoning ordinances.

The existing public alley is being improved to meet the requirements of the Public Works Department. The additional width of the public alley that is being absorbed on the subject parcels will be recorded as a public access easement.

An easement will be provided for the proposed bus stop as indicated in the drawings.

All SPR-30 conditional use requirements are met.

(8) The plan conforms to previously approved subdivision plans for the site. The site plan meets all applicable Code requirements, and if there are conflicts between Code provisions the more restrictive shall be met.

There are no previously approved subdivisions for this site.

To the best of our knowledge, all applicable code requirements are met.

Sincerely,

CLEARSCAPES, P.A.



Fred Belledin, AIA
Principal