



Certified City Council Decision

City of Raleigh
Development Plans Review Center
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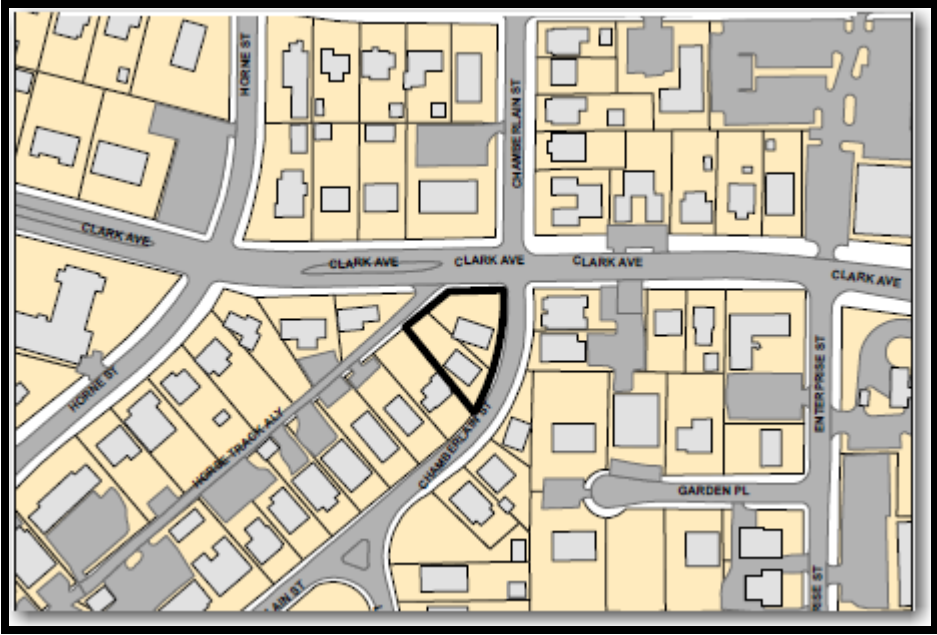
Case File / Name: SP-72-09 Churchill LLC

General Location: On the northwest corner of Clark Avenue and Chamberlin Street inside the city limits.

Planning District / CAC: University/ Wade

Request: This request is to approve one building containing 4-residential condominiums on .272 acres after right of way dedication (existing lots 39-41 BM1915 PG 50), zoned Residential-20.

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”*.



SP-72-09 Churchill – site location

SUBJECT: SP-72-09 / Churchill

CROSS-REFERENCE: N/A
LOCATION:

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: Attached

FINDINGS: The City Council finds that this request, with the conditions of approval below being met conforms to Chapter 2, Part 10, Sections, 10-2023, 10-2132.2, Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated 11/20/09, owned by Churchill ASLL, LLC, submitted by Chance & Associates.

Case History:

Footnote: N/A

To CC: 12/8/09

City Council Status: Approved 1/5/2010

Staff Coordinator: Jacquie Baker



Final conditions of approval

CONDITIONS OF APPROVAL:

City Council Actions:

- (1) That the City Council finds that this request, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10-2023 and to the standards of approval contained in section 10-2132.2(d).

Administrative Actions:

Prior to Planning Department authorization to record lots:

- (1) That construction plans for public improvements be approved by the Public Utilities Department and the Public Works Department;
- (2) That a recombination map be recorded recombining the (existing lots 39-41 BM 1915 PG 50) prior to the issuance of building permit or in conjunction with the recording of lots whichever comes first, recombining the existing lot into a single tract;
- (3) That a demolition permit be issued by the Inspections Department and this building permit number be shown on all maps for recording;
- (4) That an additional 5.5' along the existing alley named Horse Track alley, labeled as "public drive" recorded BM 1915 PG 50, as shown on the preliminary plan, be recorded prior to or in conjunction with the recording of any map;
- (5) That ½ of a 45' right of way on Chamberlain Street be dedicated prior to either building permit issuance or in conjunction with the recording of any map whichever comes first;

Prior to issuance of building permits in the Inspections Department:

- (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);
- (7) That a recombination map be recorded prior to the issuance of building permit or in conjunction with the recording of lots whichever comes first, recombining the existing lot into a single tract;
- (8) That ½ of a 45' right of way on Chamberlain Street be dedicated prior to either building permit issuance or in conjunction with the recording of any map whichever comes first;

