



Administrative Action Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: SR-8-14 / Boulevard Park Subdivision, Lot 1-A

General Location: This site is located on the west side of Method Road, at the intersection of Method Road and Jackson Street.

CAC: West

Request: Redevelopment of a .38 acre tract, zoned Residential-10 and Special Residential Parking Overlay, into an attached house. The proposed building square footage is 4,328 square feet gross. The attached house proposes four bedrooms per dwelling or eight bedrooms total. Parking will be provided by onsite parking, consisting of 8 parking spaces. The proposed parking does exceed the required parking in excess of one hundred and fifty percent however as a two-unit living use, or a use providing ten or fewer surface parking spaces, it is exempt from the maximum surface parking requirements of 7.1.2 D of the UDO.

The block perimeter for the proposed property does not meet the minimum standard of 2,500' based on the average lot size within the subdivision and the zoning district. A Design Adjustment waiving the block perimeter requirement of Section 8.3.2.A.2.b per Section 8.3.2.B.6 has been granted by the Public Works Director.

A 5' sidewalk exists along the property. A fee-in-lieu for 1' of sidewalk will be required to meet the 6' standard per the UDO.

In order to meet the required ROW width for ½ - 64' ROW for an Avenue 2-Lane undivided street, an additional 2' of right of way is being dedicated.

The Residential Streetscape of an existing street for the proposed site does not meet the minimum 6' planting area, or the minimum 2' maintenance strip within the Right of this street type. A Design Adjustment waiving both the 2' of the required minimum 6' of planting area, and the 2' minimum maintenance strip as required by 8.5.2 D of the UDO has been requested from the Director of Public Works.

As per 2.2.7 B, this plan is compatible to Residential Infill. The location of the building complies with the setback established within the range of the two closest lots in either direction as per 2.2.7 C. The maximum allowed wall height adjacent to the side property line is 22' as per 2.2.7 D. The wall height of the proposed attached house is 20'-2" as per plan. Side Wall articulation is not required as the side walls are less than 22' tall. No wall recession is required as the length of the wall is less than fifty feet as per 2.2.7 E. The residential building type complies with the guidelines of the UDO.

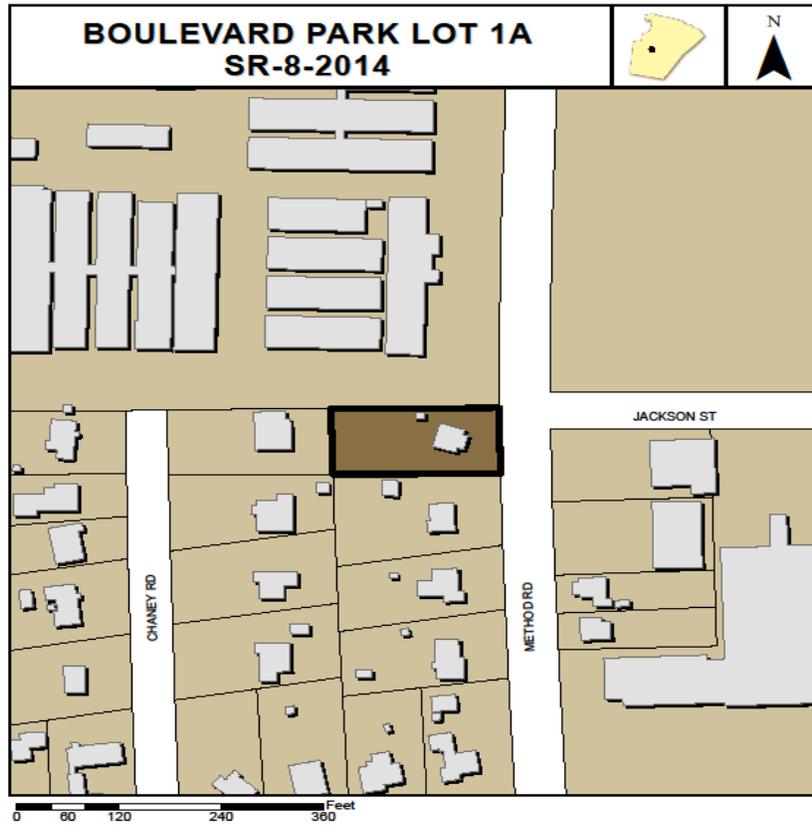
Design Adjustment(s): One Design Adjustment have been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement of Section 8.3.2.A.2.b per Section 8.3.2.B.6, as the actual block perimeter cannot be measured as the parcel is surrounded by dead end streets and I-440, as well as parcels that are not controlled by the developer. This parcel is also adjacent to existing developments and layouts and established prior to the Unified Development Ordinance, having dead end streets that do not allow for connectivity;

**Administrative
Alternate:** NA

Contact: Gary Walston – Bass, Nixon & Kennedy, Inc.

**Cross-
Reference:** BM 1946 - 83

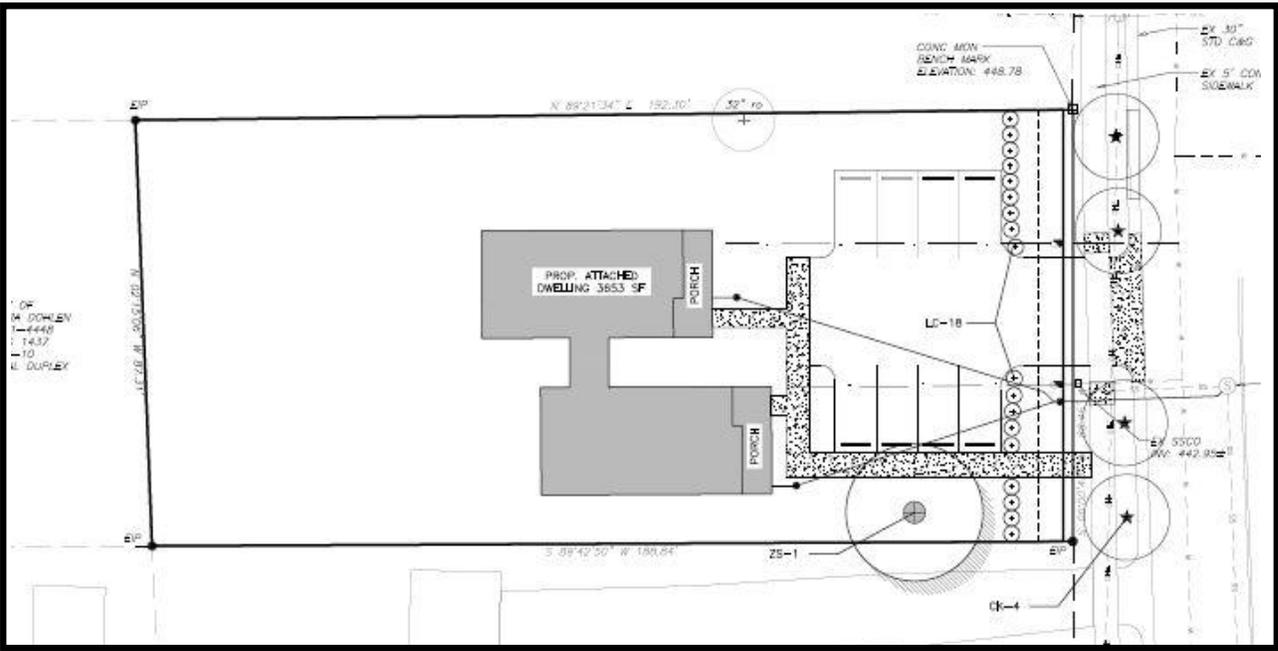


Zoning: **R-10**
CAC: **West**
Drainage Basin: **Bushy Branch**
Acreage: **0.4**
Square Feet: **4,328**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Corban**
Properties, LLC
Phone: **(919) 427-0160**



Location Map



Site Plan

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to authorization to record lots:

1. That a demolition permit, if applicable, be issued and this building permit number be shown on all maps for recording;

Prior to issuance of building permits:

2. That a fee-in-lieu for 1 additional foot of sidewalk be paid to comply with the UDO standard of a 6' sidewalk;
3. That 1/2 - 64' of the required right of way for an Avenue 2-Lane undivided Road (Method Road) is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit
4. That driveway permit are issued for the driveway;

5. That a right of way permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Bowen (C. Wayer) Date: 8-6-14

Staff Coordinator: Michael Walters

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 04/08/14, owned by Corban Properties, LLC., submitted by Gary Walston, Bass, Nixon, Kennedy, Inc..
