Request:
1.97 acres from
R-10 w/NCOD
to PD

Submittal Date
10/21/2015
## Rezoning Application

### Rezoning Request

- General Use
- Conditional Use
- Master Plan

**Existing Zoning Classification:** Residential-10-NCOD

**Proposed Zoning Classification:** Base District

**If the property has been previously rezoned, provide the rezoning case number:**

Provide all previous transaction numbers for Coordinated Team Reviews, Due Diligence Sessions or Pre-Submittal Conferences.

### General Information

<table>
<thead>
<tr>
<th>Property Address</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>1335 Courtland Drive</td>
<td>10/19/2015</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property PIN</th>
<th>Deed Reference (Book/Page)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1704965009</td>
<td>016104/02058</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Nearest Intersection</th>
<th>Property size (in acres)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Courtland Drive &amp; Sycamore Street</td>
<td>1.94</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner/Address</th>
<th>Phone</th>
<th>Fax</th>
</tr>
</thead>
<tbody>
<tr>
<td>1335 Courtland LLC</td>
<td>919-398-3927</td>
<td>919-516-0705</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Property Owner/Address</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>1335 Courtland LLC</td>
<td><a href="mailto:stuart@fivehorizonsdevelopment.com">stuart@fivehorizonsdevelopment.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Project Contact Person/Address</th>
<th>Phone</th>
<th>Fax</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>C. Ross Massey, PE</td>
<td>919-316-1855</td>
<td>n/a</td>
<td><a href="mailto:ross.massey@edensland.com">ross.massey@edensland.com</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Owner/Agent Signature</th>
<th>Email</th>
</tr>
</thead>
<tbody>
<tr>
<td>Stuart C. Cullinan</td>
<td><a href="mailto:stuart@fivehorizonsdevelopment.com">stuart@fivehorizonsdevelopment.com</a></td>
</tr>
</tbody>
</table>

A rezoning application will not be considered complete until all required submittal components listed on the Rezoning Checklist have been received and approved.
Rezoning Application Addendum

### Comprehensive Plan Analysis

The applicant is asked to analyze the impact of the rezoning request. State Statutes require that the rezoning either be consistent with the adopted Comprehensive Plan, or that the request be reasonable and in the public interest.

### Statement of Consistency

Provide brief statements regarding whether the rezoning request is consistent with the future land use designation, the urban form map and any applicable policies contained within the 2030 Comprehensive Plan.

1. The Proper Future Land Use Map is designated Moderate Density Residential. The proposed single family detached and townhome uses are consistent with the

2. The Property is not located within areas or corridors designated on the Urban Form Map.

3. The proposed zoning amendment is consistent with the applicable policies of the Comprehensive Plan including the following Policy Statements:

4. LU 2.2 Compact Development, LU 7.6 Pedestrian Friendly Development, LU 8.10 Infill Development Neighborhoods, and LU 8.12 Infill Compatibility

### Public Benefits

Provide brief statements regarding the public benefits derived as a result of the rezoning request.

1. The map amendment would allow for the continued development opportunity of residential development with smaller compact sustainable strategies.

2. The map amendment would support the neighborhood be consistent with older neighborhood residential character.

3. 

4. 

---

Transaction Number: 443721
Zoning Case Number: Z-40-15
09/28/2015

RE: Courtland Street Residential

Neighboring Property Owners:

You are invited to attend a neighborhood meeting on October 13th, 2015. The meeting will be held at Mordecai Historic Visitors Center, located at 1101 Wake Forest Road (corner of Wake Forest Rd and Cedar Street), Raleigh, NC 27604 and will begin at 7:30 pm as part of the Mordecai Citizens Advisory Committee (CAC) regular meeting.

The purpose of this meeting is to discuss a potential rezoning of the property located at 1335 Courtland Drive in Raleigh, North Carolina. The current zoning of the property is R-10 (Residential-10) with NCOD (Neighborhood Conservation Overlay District) and is proposed to be rezoned to PD (Planned Development).

The City of Raleigh requires that prior to the submittal of any rezoning application, a neighborhood meeting involving the property owners within 100 feet of the area requested for rezoning.

If you have any concerns or questions, please contact me by email at ross.massey@edensland.com or by calling (919)-316-1855.

Thank you,

EDENS LAND

C. Ross Massey, PE
Director of Civil Engineering Services

C: Stuart Cullinan, Five Horizons Development
   Kim Gazdla, CAC Co-chair
   Damon Vaughn, CAC Co-chair
   Doug Hill, AICP, Planner II, Department of City Planning
   Vivian Ekstrom, Planner, Department of City Planning

www.edensland.com
Direct: 919.316.1855
2314 S. Miami Blvd.
Suite 151
Durham, NC 27703
SUMMARY OF ISSUES

A neighborhood meeting was held on October 13, 2015 to discuss a potential rezoning located at 1335 Courtland Ave., Raleigh, NC 27604. The neighborhood meeting was held at the Mordecai Visitor’s Center, 1101 Wake Forest Rd., Raleigh, NC 27604 as part of the Mordecai CAC meeting. There were approximately 40 neighbors in attendance.

Summary of Issues:

- Location of driveways and building footprints
- Location/adequacy of guest parking or any alley surface parking spots
- Concerns about increased parking on Courtland Dr.
- Discussed appropriate building height, 3 stories maximum.
- Concerns about location of alley exit and associated car lights and entry/exit traffic.
- Discussed location of construction staging/unloading at the rear of the property to minimize impacts to residents.
- Discussed the building setbacks and location/dimensions of front porches.
- A HOA will be created to manage the open space elements.
- Discussion of the proposed grading.
- Discussion of the anticipated schedule for rezoning.
- Feasibility of piping the storm water channel/overgrown vegetation concerns
- Permanence of storm water device.
- Drainage impacts to existing properties on Courtland Dr.
not enough parking
compact cars only?

impacts on drainage
at 1401 Courtland Dr.
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
</tr>
</thead>
<tbody>
<tr>
<td>Kathleen &quot;Katy&quot; Smith</td>
<td>1336 Courtland Dr</td>
</tr>
<tr>
<td>Sean Farres</td>
<td>1334 Courtland Dr</td>
</tr>
<tr>
<td>Kate Biegler</td>
<td>1415 Courtland Dr</td>
</tr>
<tr>
<td>Katie Thompson</td>
<td>1405 Sycamore St.</td>
</tr>
<tr>
<td>Carrie Clark</td>
<td>1401 Courtland Dr</td>
</tr>
<tr>
<td>William Dolaney</td>
<td>1104 Mudholae Dr</td>
</tr>
<tr>
<td>Davis Vaughan</td>
<td>1203 Court</td>
</tr>
</tbody>
</table>
1335 Courtland Drive - Mailing List

RHODES, JAYME SHANNON
1327 COURTLAND DR
RALEIGH NC 27604-1370

TOWER, DANIEL TORRINGTON, MATTHEW
1329 COURTLAND DR
RALEIGH NC 27604-1370

FLEMING, LEON T JR
1331 COURTLAND DR
RALEIGH NC 27604-1370

MANN, JUDITH BRAME
1328 COURTLAND DR
RALEIGH NC 27604-1341

SCHWARZ, TAWNEY
1330 COURTLAND DR
RALEIGH NC 27604-1341

DALALAU, PAUL J
1133 MANHATTAN AVE
BROOKLYN NY 11222-1031

FARRES, SEAN MICHAEL
1334 COURTLAND DR
RALEIGH NC 27604-1341

SMITH, KATHLEEN M
1336 COURTLAND DR
RALEIGH NC 27604-1341

GREENSPAN, MICHAEL
5805 NORWOOD OAKS DR
RALEIGH NC 27614-9105

222 ELM LLC
627 W LANE ST
RALEIGH NC 27603-1410
1335 COURTLAND LLC
1101 HAYNES ST STE 100
RALEIGH NC 27604-1455

SELFRI DGE INVESTMENTS LLC
3620 WILLIAMSBOROUGH CT
RALEIGH NC 27609-6356

CLARK, CARRIE
1401 COURT LAND DR
RALEIGH NC 27604-1316

LOWRY, GAYLE STOTT
1410 SYCAMORE ST
RALEIGH NC 27604-1325

MEDFORD, W MARC JR
1403 COURT LAND DR
RALEIGH NC 27604-1316

BIBB, JOHN S III VIAL, BARRY WAYNE
1405 COURT LAND DR
RALEIGH NC 27604-1316

NOLTING, MATTHEW RAY
1408 SYCAMORE ST
RALEIGH NC 27604-1325

THOMPSON, JAMES THOMPSON, KATHERINE
1405 SYCAMORE ST
RALEIGH NC 27604-1324
MASTER PLAN
“1335 COURTLAND DRIVE”
PLANNED DEVELOPMENT (PD)
+/- 1.969 ACRES

MP-1-15

Developer: Stuart Cullinan
Five Horizons Construction LLC
310 Heck Street
Raleigh, North Carolina 27601
stuart@fivehorizonsdevelopment.com

Civil Engineering: C. Ross Massey, PE
Edens Land Corp.
2314 S. Miami Blvd., Suite 151
Durham, North Carolina 27703
ross.massey@edensland.com

Submitted: October 21, 2015
Resubmitted: January 04, 2016
# TABLE OF CONTENTS

1. SUMMARY INFORMATION
2. PROPERTY INFORMATION
   - Mordecai Place Historic District Overview
3. INTRODUCTION
4. LAND USE INTENSITY
5. TRANSPORTATION INFORMATION
6. CIRCULATION PLAN/PEDESTRIAN/BICYCLE PLAN
7. UTILTIY/STORMWATER INFORMATION
8. OPEN SPACE REQUIREMENT/GREENWAY/TREE PRESERVATION
9. BUILDINGS AND HEIGHT
10. YARD SETBACKS
11. URBAN DESIGN GUIDELINES
12. ALTERNATIVE DESIGNS
13. COMPREHENSIVE PLAN
14. DISTRICT INTENT STATEMENT
15. MODIFICATIONS

## APPENDICES

16. MASTER PLAN - PLAN SHEETS
17. COMMON SIGNAGE PLAN (Not Used)
1. SUMMARY INFORMATION:
   A. Name of Development: 1335 Courtland Drive
   B. Name of Owners: Five Horizons Construction LLC
   C. Applicant: Stuart Cullinan
      Five Horizons Construction LLC
      310 Heck Street
      Raleigh, North Carolina 27601
      stuart@fivehorizonsdevelopment.com

2. PROPERTY INFORMATION:

   1335 Courtland Drive is located on the north side of Courtland Drive, is in the Mordecai Neighborhood Conservation Overlay District 1 and is Wake County PIN 1704965009 (the “Property”). It is approximately 1.969 acres to be rezoned from Residential-10-NCOD to Planned Development (PD) District with PD Master Plan.

   - Mordecai Place Historic District Overview

     The site is located in the Mordecai Place Historic District that was established in 1997 with the National Register of Historic Places and expanded in 2000 by one property. Buildings on the site are listed as non-contributing. Excerpts of the historic district physical description includes:

     Architectural Classification
     - Bungalow
     - Colonial Revival
     - Tudor Revival
     - Georgian Revival
     - Spanish Revival
     - Italian Renaissance Revival
     - Other: Minimal Traditional

     Materials
     - Foundation: brick
     - Walls: wood, brick, stucco
3. INTRODUCTION:

This document and the accompanying attachments and exhibits submitted herewith are provided pursuant to the provisions of the Unified Development Ordinance (the “UDO”) dealing with the Planned Development District (“PD”) for the 1335 Courtland Drive, a small format urban home community (the “Development”) proposed by Five Horizons Construction LLC (the “Developer”). Development of the Property will be in accordance with the Master Plan associated with the zoning case, refer to Section 16 - Appendices for the Master Plan sheets. The Development will be a pedestrian-oriented, urban infill residential development with detached single family uses and townhome uses consistent with the nature of the residential uses in the vicinity. The existing conditions of the properties include three apartment buildings with surface...
parking. The property is bounded by Courtland Drive (South), CSX Railroad (North), and detached residential (East and West).

Except as noted in this PD Master Plan; development in the PD must conform to all applicable provisions of the UDO.

4. **LAND USE INTENSITY:**

   A. Land use shall be according to UDO table 6.1.4 Allowed Principal Use Table for zoning district R-10. Accessory uses and structures will be according to UDO Article 6.7.
   
   B. Residential density overall shall not exceed ten (10) dwelling units per acre.
   
   C. Land Use Plan:

      A conceptual Overall Site Plan (“Land Use Plan”) is included with this Master Plan (see Plan Sheet DV3). The Land Use Plan is intended to provide a general idea as to the development concept proposed by the Master Plan, but shall not be considered a literal depiction of the Development. This neighborhood may provide a mix of residential detached houses and townhomes. The pedestrian scaled relationship of the buildings will form the framework of the streets will fit the more urban character of the new development.

   D. Neighborhood Transitions:

      Neighborhood transitions will follow UDO Article 3.5. Neighborhood Transitions are only applicable when they are either “a mixed use district” or a campus district” adjacent to a residential district.

5. **TRANSPORTATION INFORMATION:**

   The current property includes twenty (20) apartment units. Trip generations per the ITE manual are as follows:

   A. **Existing Use: ITE Land Use Code 220 - 20 apartments**

      - 246 average trips per day
      - 14 peak hour AM trips per day
      - 29 peak hour PM trips per day

   B. **Proposed Use: ITE Land Use Code 210 - 17 detached single family and 2 townhomes**

      - 174 average trips per day
      - 14 peak hour AM trips per day
      - 18 peak hour PM trips per day

   Due to the small size of the development the traffic impacts would be minimal and is
anticipated to have a negligible impact on traffic operations on the surrounding road network.

6. CIRCULATION PLAN:

A. The Development will provide an internal street network (Proposed Neighborhood Yield Street) that connects thru traffic to the existing Courtland Drive. Street Design will meet the requirements of the UDO Article 4.7.2(f) and applicable street sections of the Street Design Manual or as modified under section 12 Alternate Design. Street widths shall be as follows:

1. Courtland Drive: Shall meet the standards of the Street Design Manual for roadway cross-section widths: 4.2.2 Neighborhood-Local-Street.
2. Street A: Shall meet the standards of the Street Design Manual for roadway cross-section widths: 4.2.1. Neighborhood-Yield-Street or as modified under section 12 Alternate Design.

B. Sidewalk locations and widths shall be as follows:

1. Sidewalks will be located along both streets to provide connections for pedestrians.
2. Sidewalk widths shall meet the roadway sections specified in the Street Design Manual.

C. Driveway locations and widths shall be as follow:

1. Driveways shall meet the minimum width requirement specified in City of Raleigh standard details (T-10.01.2).
2. Corner lot Driveways shall have a distance from the end of the street curb radius to the beginning of the driveway radius of 1’.
3. Driveway aprons can be shared between lots but shall not be greater than the maximum residential driveway width specified in City of Raleigh standard details (T-10.01.2).
4. Driveway separation has no minimum between adjacent lots.

D. The site circulation including access points, public street and driveway locations, existing streets adjoining the site, and improvements to Courtland Drive are shown on the Detailed Layout Map (Sheet DV3).

7. UTILITY/STORMWATER INFORMATION

A. Utility Plan

The existing utility service locations for this project were obtained from field surveys of the site. Both water and sewer service is available on-site or in proximity to the site. A
conceptual water and sewer plan is illustrated in the Exhibit labeled Overall Utilities Plan (Sheet DV4)

1. Water Service: 12-inch waterline within Courtland Drive right-of-way
2. Sewer Service: 6-inch sewer line within Courtland Drive right-of-way
   8-inch sewer through Property line within 20’ width easement

B. Storm Water Management Plan

1. The site as currently developed has no stormwater management. A non-jurisdictional channel bi-sects the site. The channel is a tributary to Pigeon House Branch that is within the Neuse River Basin. There are no identified Neuse Riparian Buffer features on the site.
2. Best Management Practices (BMPs) may be utilized to meet UDO Article 9.2 Stormwater Management if deemed required at Subdivision Review. All BMP measures included in the “North Carolina Division of Water Quality Stormwater Best Management Practices Manual” may be utilized. These BMPs will be selected based on drainage area, type of stormwater (i.e. rooftop drainage), and located as needed.

3. Conditions:
   • All major design elements listed in the current “North Carolina Division of Water Quality Stormwater Best Management Practices Manual” for the selected BMP must be met in order to claim TN reduction credit for the device. This must be demonstrated at the subdivision plan submittal.

8. OPEN SPACE REQUIREMENT/GREENWAY/TREE PRESERVATION

A. Open Space Requirement
   A minimum of ten percent (10%) of the Development will be devoted as an open space area and meet the requirements specified in the UDO Article 2.5. The open space area is illustrated on the Overall Site Plan (Sheet DV3).

B. Greenway
   There are no greenways within close proximity to the site.

C. Tree Conservation
   The proposed development is less than two acres and is therefore exempt from the 10% Tree Conservation Area Requirement (min.) per UDO Article 9.1.3.

9. BUILDINGS AND HEIGHTS

A. Layout Requirements:
   1. Homes along Courtland Drive shall front Courtland Drive but have driveway service off on an internal street network where available.
   2. All the homes facing the internal street network will include front porches or stoops. Stoops may be recessed.
   3. All homes facing Courtland Drive may have porches or stoops although shall not be required to have front porches or stoops.
4. Building heights shall be measured in accordance with UDO Article 1.5.7. Refer to Section 10. Yard Setbacks/Building Characteristics for building heights.

5. Trash receptacles and HVAC units will be screened with fencing suitable for residential neighborhoods (See Sheet DV3).

B. Architectural Requirements:

Only buildings with the characteristics noted, will be constructed in the Development:

a) Detached House

a. Primary Features

Format: detached single family row homes
Height: 3 stories maximum and 38 feet maximum
Entrance: front doors visible from street
Fenestration: symmetrical patterns on front façade, noticeable lintels and sills of wood, brick, or cast cement
Roofs: gable or hip primary roof

b. Masonry homes

Siding: brick front facades, with sides and back in brick
Entrance: covered front porches, minimum of 6’ deep, wood front steps with wood balustrades

b. Clapboard homes

Siding: fiber cement siding with corner boards
Entrance: covered front porches, minimum of 6’ deep, wood front steps with wood balustrades

b) Townhouse

a. Primary Features

Format: shed attached town homes
Height: 3 stories maximum and 38 feet maximum
Entrance: covered front porches, minimum of 6’ deep, wood front steps with wood balustrades
Fenestration: symmetrical patterns on front façade, square cut casements
Roofs: gable or hip primary roof
Siding: fiber cement siding with corner boards

10. YARD SETBACKS/BUILDING CHARACTERISTICS

A. The Schedule of minimum/maximum yard setbacks are shown below. The building placement will be similar to historic neighborhoods providing a compact, pedestrian oriented neighborhood, while also providing sufficient parking and community gathering spaces.

B. Building Setback Encroachments will be as set forth in the UDO Sec. 1.5.4. D Setback Encroachments. Porches, stoops, balconies, galleries and awnings and steps as set forth in the UDO Sec 1.5.11.

Detached House:

Townhouse:
Setbacks/Building Characteristics:

<table>
<thead>
<tr>
<th></th>
<th>DETACHED HOUSE</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A.</strong> Lot Dimensions</td>
<td><strong>R-10</strong></td>
<td><strong>NCOD</strong></td>
<td><strong>PD</strong></td>
</tr>
<tr>
<td>A1</td>
<td>Area (min)</td>
<td>4,000 SF</td>
<td>7,256 SF (14,520 SF max)</td>
</tr>
<tr>
<td>A2</td>
<td>Width (min)</td>
<td>45’</td>
<td>50’ (100’max)</td>
</tr>
<tr>
<td>A2</td>
<td>Width – corner lot (min)</td>
<td>60’</td>
<td>30’</td>
</tr>
<tr>
<td>A3</td>
<td>Depth (min)</td>
<td>60’</td>
<td>56’</td>
</tr>
<tr>
<td>A4</td>
<td>Density (max)</td>
<td>10 u/a</td>
<td>10 u/a</td>
</tr>
<tr>
<td><strong>B.</strong> Principal Building Setbacks</td>
<td><strong>R-10</strong></td>
<td></td>
<td><strong>PD</strong></td>
</tr>
<tr>
<td>B1</td>
<td>From primary street (min)</td>
<td>10’</td>
<td>35’</td>
</tr>
<tr>
<td>B2</td>
<td>From side street (min)</td>
<td>10’</td>
<td>3’</td>
</tr>
<tr>
<td>B3</td>
<td>From side lot line (min)</td>
<td>5’</td>
<td>2’</td>
</tr>
<tr>
<td>B4</td>
<td>Sum of side setbacks (min)</td>
<td>10’</td>
<td>7’</td>
</tr>
<tr>
<td>B5</td>
<td>From rear lot line (min)</td>
<td>20’</td>
<td>10’</td>
</tr>
<tr>
<td>B6</td>
<td>Residential infill rules may apply</td>
<td>yes</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>C.</strong> Accessory Structure Setbacks</td>
<td><strong>R-10</strong></td>
<td></td>
<td><strong>PD</strong></td>
</tr>
<tr>
<td>C1</td>
<td>From primary street (min)</td>
<td>50’</td>
<td>36’</td>
</tr>
<tr>
<td>C2</td>
<td>From side street (min)</td>
<td>20’</td>
<td>3’</td>
</tr>
<tr>
<td>C3</td>
<td>From Side lot line (min)</td>
<td>5’</td>
<td>0’</td>
</tr>
<tr>
<td>C4</td>
<td>From rear lot line (min)</td>
<td>20’</td>
<td>0’</td>
</tr>
<tr>
<td>C4</td>
<td>From alley</td>
<td>4’ or 20’ min</td>
<td>4’</td>
</tr>
<tr>
<td><strong>D.</strong> Height</td>
<td><strong>R-10</strong></td>
<td></td>
<td><strong>PD</strong></td>
</tr>
<tr>
<td>D1</td>
<td>Principal building (max)</td>
<td>40’/3 stories</td>
<td>35’</td>
</tr>
<tr>
<td>D2</td>
<td>Accessory structure (max)</td>
<td>25’</td>
<td>25’</td>
</tr>
<tr>
<td>D3</td>
<td>Residential infill rules may apply</td>
<td>yes</td>
<td>N/A</td>
</tr>
<tr>
<td><strong>E.</strong> Ground Floor Elevation</td>
<td><strong>R-10</strong></td>
<td></td>
<td><strong>PD</strong></td>
</tr>
<tr>
<td>E1</td>
<td>20’ or less from front property line (min)</td>
<td>2’</td>
<td>2’</td>
</tr>
<tr>
<td>E2</td>
<td>More than 20’ from front property line (min)</td>
<td>n/a</td>
<td>n/a</td>
</tr>
<tr>
<td><strong>F.</strong> Allowed Building Elements</td>
<td><strong>R-10</strong></td>
<td></td>
<td><strong>PD</strong></td>
</tr>
<tr>
<td></td>
<td>Porch, stoop</td>
<td>Allowed</td>
<td>Allowed</td>
</tr>
<tr>
<td></td>
<td>Balcony</td>
<td>Allowed</td>
<td>Allowed</td>
</tr>
<tr>
<td></td>
<td>TOWNHOUSE</td>
<td>R-10</td>
<td>NCOD</td>
</tr>
<tr>
<td>---</td>
<td>-----------</td>
<td>------</td>
<td>---------------</td>
</tr>
<tr>
<td>A. Site Dimensions</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A1 Area (min)</td>
<td>3,300 SF</td>
<td>7,256 SF</td>
<td>3,300 SF</td>
</tr>
<tr>
<td>A2 Width (min)</td>
<td>16’</td>
<td>50’ (100’max)</td>
<td>16’</td>
</tr>
<tr>
<td>A3 Outdoor amenity area (min)</td>
<td>10%</td>
<td>10%</td>
<td></td>
</tr>
<tr>
<td>A4 Density</td>
<td>10 u/a</td>
<td>10 u/a</td>
<td></td>
</tr>
<tr>
<td>B. Lot Dimensions</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>B1 Area (min)</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>B2 Width (min)</td>
<td>16’</td>
<td>16’</td>
<td></td>
</tr>
<tr>
<td>C. Building/Structure Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>C1 From primary street (min)</td>
<td>10’</td>
<td>35’</td>
<td>10’</td>
</tr>
<tr>
<td>C2 From side street (min)</td>
<td>10’</td>
<td>3’</td>
<td></td>
</tr>
<tr>
<td>C3 From Side lot line (min)</td>
<td>0’-6’</td>
<td>0’</td>
<td></td>
</tr>
<tr>
<td>C4 From rear lot line (min)</td>
<td>20’</td>
<td>10’</td>
<td></td>
</tr>
<tr>
<td>C4 From alley</td>
<td>4’ or 20’ min</td>
<td>4’</td>
<td></td>
</tr>
<tr>
<td>C5 Residential infill rules may apply</td>
<td>yes</td>
<td>no</td>
<td></td>
</tr>
<tr>
<td>D. Parking Setbacks</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>D1 From primary street (min)</td>
<td>20’</td>
<td>0’</td>
<td></td>
</tr>
<tr>
<td>D2 From side street (min)</td>
<td>10’</td>
<td>3’</td>
<td></td>
</tr>
<tr>
<td>D3 From side (min)</td>
<td>0’-3’</td>
<td>0’</td>
<td></td>
</tr>
<tr>
<td>D4 From rear lot line (min)</td>
<td>23’</td>
<td>14’</td>
<td></td>
</tr>
<tr>
<td>D4 From alley, garage only (min)</td>
<td>4’</td>
<td>4’</td>
<td></td>
</tr>
<tr>
<td>E. Build-to (Site)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>E1 From primary street (min/max)</td>
<td>10’/30’</td>
<td>10’/30’</td>
<td></td>
</tr>
<tr>
<td>E2 Building width in the primary build-to (min)</td>
<td>70%</td>
<td>70%</td>
<td></td>
</tr>
<tr>
<td>F. Height</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>F1 Principal building (max)</td>
<td>45’/3 stories</td>
<td>35’</td>
<td>38’/3 stories</td>
</tr>
<tr>
<td>F2 Accessory structure (max)</td>
<td>25’</td>
<td>25’</td>
<td></td>
</tr>
<tr>
<td>F3 Residential infill rules may apply</td>
<td>yes</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>G. Ground Floor Elevation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>G1 Within build-to(min)</td>
<td>2’</td>
<td>2’</td>
<td></td>
</tr>
<tr>
<td>G1 Outside of build-to (min)</td>
<td>n/a</td>
<td>n/a</td>
<td></td>
</tr>
<tr>
<td>H. Pedestrian Access</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>H1 Street-facing entrance required for units fronting</td>
<td>yes</td>
<td>yes</td>
<td></td>
</tr>
<tr>
<td>I. Allowed Building Elements</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>I1 Porch, stoop</td>
<td>Allowed</td>
<td>Allowed</td>
<td></td>
</tr>
<tr>
<td>I2 Balcony</td>
<td>Allowed</td>
<td>Allowed</td>
<td></td>
</tr>
</tbody>
</table>
11. URBAN DESIGN GUIDELINES

A. Elements: The development will be a pedestrian oriented, urban infill residential development with detached single family and townhouse uses arranged in a compact and pedestrian friendly form, and will not have retail or commercial establishments.

B. Transition to Surrounding Neighborhoods: The height and massing of the development will closely reflect the Architectural Illustrations see Master Plan sheet DV7. Houses are brought close to the street to frame the street. Heights will be limited to no more than 3 stories and 38 feet tall.

C. Blocks, Streets and the Corridor:

1. Interconnection: The Development will have homes facing an existing road (Courtland Avenue), in keeping with the historic fabric of the neighborhoods in the area. An internal street network [Neighborhood Yield Street(s)] will be added with the same scale and design speed as the local neighborhood roads to connect directly into the existing road network.

2. Street Interconnection: The internal streets [Neighborhood Yield Street(s)] will be designed to integrate effectively with the existing Courtland Drive and to circulate traffic with two points of connection point to Courtland Drive.

3. Blocks: The maximum block perimeter will be 4,000 feet. The maximum dead end street will be 400 feet.

D. Building placements:

1. Shared-Use: All streets will be lined by single family homes or the open space.

2. Buildings Placement: Each detached home will be located close to the primary street and townhomes will be within the Build-To limits and will have off-street parking provided between it and the adjacent, with driveways off the new internal streets (Neighborhood Yield Streets) as shown on sheet DV3. Note lots 16, 17, 18, and 19 will have driveways off of Courtland Drive.

E. Urban Open Space:

1. Urban open space: Open space and open space areas for “parks”, “green spaces”, and other open areas. The common open space for this development will be available by access from the internal street.

2. Amenity Area: Amenity area will include a “parklet” style common area along Street A as shown on sheet DV3.

F. Public Seating: (1) Bench(s) will be provided in the amenity area.

G. Pedestrian, amenities: All the homes and common areas of the development will be connected via sidewalks. Sidewalks will be minimum width 6 feet or fee in lieu and will
be connected to the “parklet” style amenity and to the existing streetscape. Sidewalks will be lined with trees providing shade spaced as required by the Street Design Manual and interest for pedestrians. A minimum of (2) bicycle parking spaces will be provided at the common area open space.

H. **Parking lots:** Each detached home will provide its own off-street parking as mentioned before in Building Placements.

I. **Parking Structures:** The Development will have no parking structures.

J. **Transit Stops:** Courtland Drive is nearest to GoRaleigh Bus Route 3 - Glascock. The development is within easy walking distance of the Glascock Bus Route at the intersection of Poplar Street and Mordecai Street. A transit easement is not anticipated with the development.

K. **Environmental Protection:** No impacts to natural resource areas are anticipated by the project.

L. **Sidewalks:** Sidewalks shall conform to the Street Design manual.

M. **Street trees:** Street trees shall conform to the Street Design Manual.

N. **Spatial definition:** The height to width ratio of all buildings (detached homes and townhomes) will not exceed 1:3 height to width ratio.

O. **Street Design/Spatial Definition:** buildings and street trees lines the street to make the street edge aligned in a disciplined manner.

P. **Building Design/façade treatment:** primary entrance should be both architecturally and functionally on the front facade facing the primary street.

Q. **Ground Level of Building:** ground level of building should offer pedestrian interest along sidewalks. Porches are provided close to sidewalks.

### 12. ALTERNATE DESIGNS PROPOSED

The elements of this Master Plan proposed as alternative means of compliance with respect to the provisions of Article 4.7.2, are as follows:

A. **Lot Sizes – Article 4.7.2(b)**

1. **Single Family:**
   
   a) Minimum Lot Area: 1,500 sq.ft.

   b) Lot width 27 feet

   c) Minimum setbacks – see paragraph 10

   d) Principal Building Height – see paragraph 10

2. **Townhouse:**
a) Minimum Lot Area: 3,300 sq.ft.

b) Building and Parking setbacks – see paragraph 10

c) Principal Building Height – see paragraph 10

B. Solid waste collection location and screening Article 7.2.5.C.3.

Service Area Screening – trash receptacles (96-gallon residential individual roll-out refuse containers) will be located as required by the City of Raleigh Solid Waste Services Collection Design Manual and will be screened with fencing according to Wood Spaced Picket Fence detail. (See Sheet DV3)

C. Driveway Design Article 4.7.2(b)5

Alternatives to the Driveway Details are as follows (see plan sheet DV3):

1. Corner lot Driveways shall have a distance from the end of the street curb radius to the beginning of the driveway radius of 1’.

2. With recorded access maintenance covenant, driveway aprons can be shared between lots but shall not be greater than the maximum residential driveway width specified in City of Raleigh standard details (T-10.01.2).

3. Driveway separation has no minimum between adjacent lots.

D. Parking Article 7.1.2.C.

1. A minimum of 2 parking spaces per residential unit will be provided as shown on the Detailed Layout Map (DV3).

2. Parking is allowed offsite (to cross lot lines) within an access and parking easement.

E. Alternate Design Article 8.3.6 (8.3.5.D. Cross-Access)

An Alternate Design is requested to the requirement of 8.3.5 D. Cross-Access to eliminate the required cross access to adjacent parcels. Justification required by Sec. 8.3.6

1. The presence of existing buildings, and railroad;

2. Site layout of developed properties;

3. Adjoining uses or their vehicles are incompatible (railroad);

F. Alternate Design Article 8.3.6 (8.5.2 Streetscape Types)

An Alternate Design is requested to the requirement of 8.5.2 Streetscape Types to allow “street trees” (a requirement of the Subdivision Plan) to be placed on private property as shown on the Layout Map (sheet DV3). Justification required by Sec. 8.3.6

1. Steep topographic changes through the site;

2. Site layout of developed properties;

G. Alternate Design Article 8.3.6 (8.4.4 Local Streets)

An Alternate Design is requested to the requirement of 8.4.4 Local Streets to allow
Public Street A as shown on the Layout Map (sheet DV3) a minimum right-of-way width of 33 feet is necessary due to site constraints in lieu of the typically required 55 foot right-of-way for a Neighborhood Yield Street. Justification required by Sec. 8.3.6
   1. Steep topographic changes through the site;
   2. Site layout of developed properties;

13. COMPREHENSIVE PLAN

Comprehensive Plan: The Property is designated on the City's 2030 Comprehensive Plan as Moderate Density Residential. Of this future land use category, the Comprehensive Plan states:
   “This category applies to some of the city’s older single family residential neighborhoods, along with newer small lot single family subdivisions and patio home developments. Other housing types including townhouses and multifamily dwellings would be consistent with this designation as long as an overall gross density not exceeding 14 units per acre was maintained. Gross density in these areas would be 6 to 14 units per acre. Corresponding zoning districts are R-6 and R-10, or RX conditioned to limit density.”

This project will implement elements of the Policy Statements by supporting Infill Development, Neighborhood Revitalization, and Conservation of Single Family Neighborhoods. To further the policies of the City's 2030 Comprehensive Plan, the Development will be pedestrian oriented residential neighborhood and will preserve open space with a compact residential footprint. It will extend/replace the residential character of the street front similar to single family neighborhoods of older neighborhoods.

The Urban Form Map of the Comprehensive Plan does not provide a center or corridor designation for the site.

The following policies are pertinent to your request:
Policy LU 1.2 - Future Land Use Map and Zoning Consistency
Policy LU 2.1 - Placemaking
Policy LU 2.2 - Compact Development
Policy LU 2.6 - Zoning and Infrastructure Impacts
Policy LU 4.5 - Connectivity
Policy LU 5.1 - Reinforcing the Urban Pattern
Policy LU 8.3 - Conserving, Enhancing, and Revitalizing Neighborhoods
Policy LU 8.5 - Conservation of Single-Family Neighborhoods
Policy LU 8.9 - Open Space in New Development
Policy LU 8.12 - Infill Compatibility
Policy T 2.4 - Road Connectivity
Policy T 2.5 - Multi-modal Grids
Policy T 5.4 – Pedestrian and Bicycle Network Connectivity
Policy T 5.5 – Sidewalk Requirements
Policy UD 1.1 – Protecting Neighborhood Identity
14. DISTRICT INTENT STATEMENT

As required by UDO Article 4.1.1.F. Planned Development (PD), the 1335 Courtland Drive PD District will be designed to evoke local history and relate to the exiting architectural fabric of the residential homes. Many of the homes and buildings were constructed between the early 1900’s through the early 1950’s. Smaller lot sizes and building setbacks are supportive of connecting residents to the surrounding community.

15. MODIFICATIONS

Modifications will be according to UDO Article 4.7.6 Master Plan Amendments.
THE COURTLAND SUBDIVISION IS A 1.969 ACRE SITE THAT IS PROPOSED TO BE A RESIDENTIAL SINGLE FAMILY HOME DEVELOPMENT. THE SITE WILL MEET ALL CITY OF RALEIGH STORMWATER REQUIREMENTS OUTLINED IN ARTICLE 9.2 STORMWATER MANAGEMENT IN THE UDO.

THE STORM COLLECTION SYSTEM IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SPECIFIC DRAINAGE DETAILS WILL BE ADDRESSED DURING THE SUBDIVISION REVIEW PROCESS.

TRIBUTARY: PIGEON HOUSE BRANCH; LOWER CRABTREE CREEK; NEUSE RIVER BASIN

HIGH DENSITY NEIGHBORHOOD WITH A MIX OF DETACHED AND ATTACHED HOUSES. THE SITE IS PLANNED TO HAVE 16 SINGLE FAMILY DETACHED HOUSES AND 2 SINGLE FAMILY ATTACHED HOUSES.

SOILS: SANDY LOAM