Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

Case File / Name: **S-48-07 Cooke Street Subdivision**

General Location: On the west side of Cooke Street on the east side of Seawell Avenue, north of its intersection with East Lane Street and south of its intersection with Jones Street inside the city limits

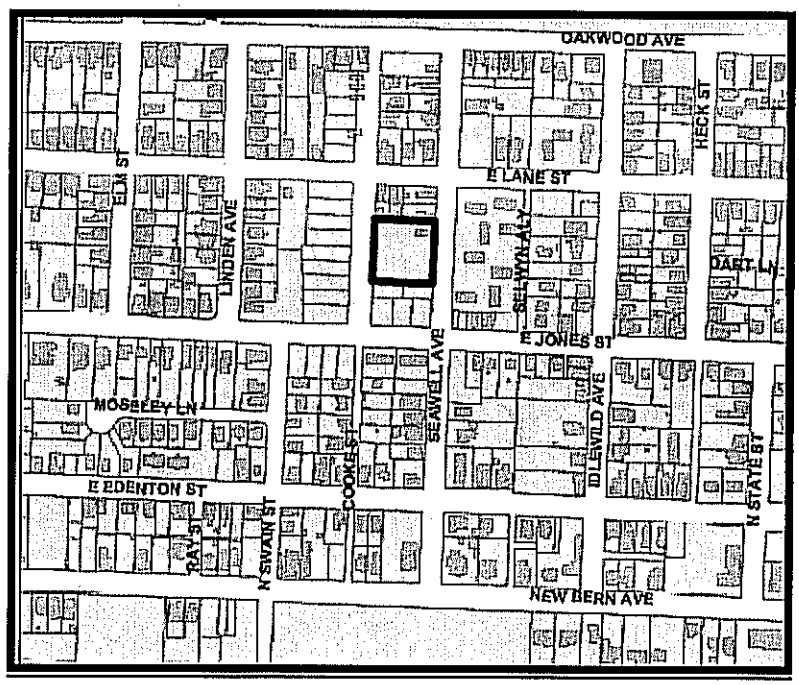
Planning District / CAC: Central / Northcentral

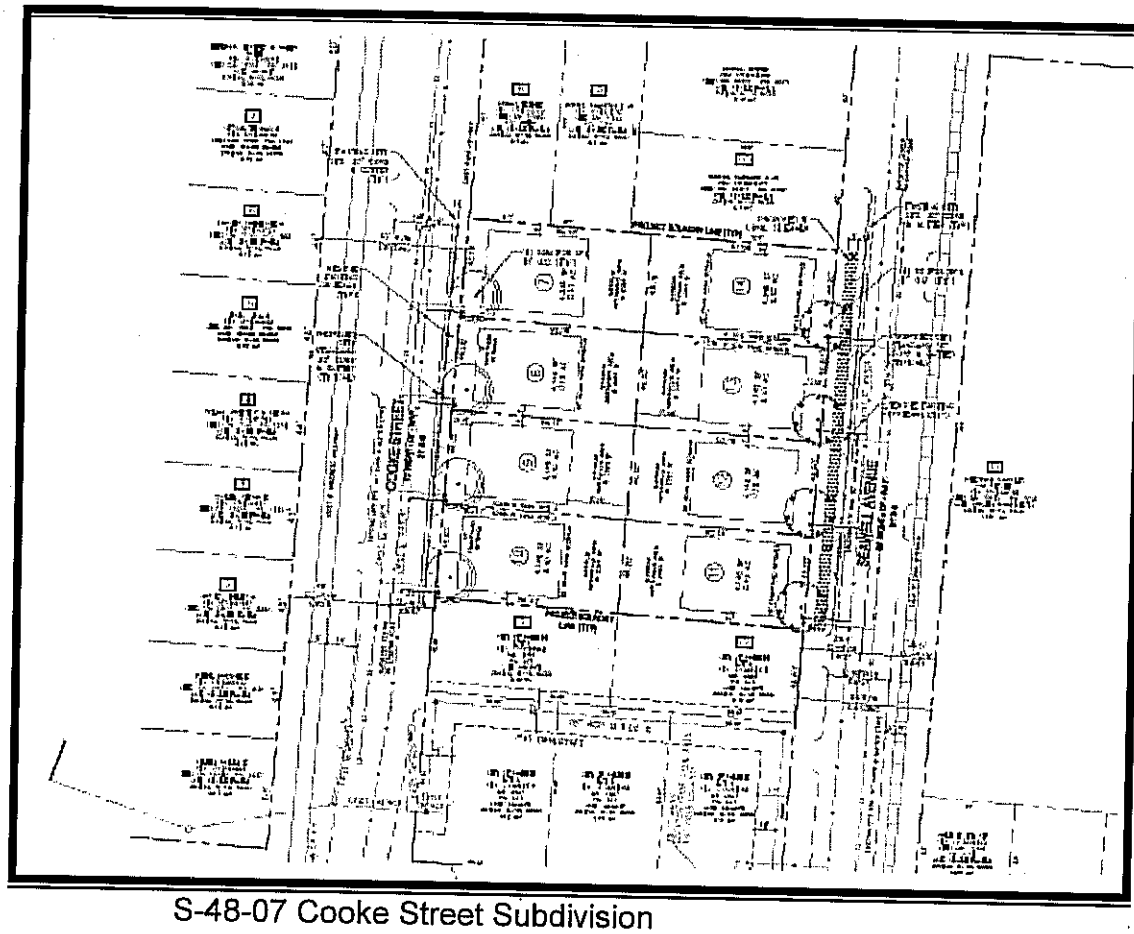
Nature of Case: Subdivision of .77-acres into 8 lots zoned Residential-10 with NCOD.

This is not an "infill" subdivision as defined in code section 10-3032(d)(3). Less than 66% of the "periphery" of the proposed developed area abuts existing residential building lots that contain a single-family dwelling.

- 50% single-family
- 25% multi-family
- 25% vacant

Contact: JDavis Architects





S-48-07 Cooke Street Subdivision

SUBJECT: S-48-07 Cooke Street Subdivision

CROSS-REFERENCE: R-39-07, R-289-03 & RW-42-03

LOCATION: On the west side of Cooke Street on the east side of Seawell Avenue, north of its intersection with East Lane Street and south of its intersection with Jones Street inside the city limits.

REQUEST: Subdivision of .77-acres into 8 lots zoned Residential-10 with NCOD.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

(1) That a final detailed landscape plan showing street yards in accordance with 10-2082.5 be submitted/stamped and approved by the Site Review Specialist in the Inspection Department and a stamped approved copy is placed on file in the Planning Department;

(2) That final documentation be submitted to the Stormwater Engineer in the Public Works Department that shows the maximum impervious surface coverage of the development on a per lot basis; and

(3) That the following note be placed on all maps for recording; That the maximum impervious surface coverage for lots 7-14 shall not exceed 2,384 square feet;

(4) That the City Attorney shall approve a restrictive covenant stating that lots 7-14 each shall have a maximum impervious surface, as defined in Part 10 Chapter 9 of the Raleigh City code of 2,384 square feet. No installation of impervious surface which causes the impervious surfaces on the lot to exceed 2,384 square feet shall be made without first obtaining a permit from the Stormwater Division of the Public Works Department of the City. No amendment or termination of this restrictive covenant shall be made without the prior written consent of the Raleigh City Attorney. This covenant shall be recoded with Wake County Register of Deeds office;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Range) Date: 8-5-07.

Staff Coordinator: Jacque Baker

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2021 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 7/03/07, owned by City of Raleigh, submitted by JDavis Architects.

ZONING:

ZONING DISTRICTS: Residential-10 with NCOD.

•The existing zoning of the West Idlewild Neighborhood and the Historic New Bern/Edenton Corridor should be overlaid with Neighborhood Conservation overlay zoning, with the following standards:
Minimum lot size: 4,000 square feet
Minimum lot frontage: 30'
Maximum building height: 35'
Range of allowed front yard setbacks: 10' to 25'
Minimum distance between buildings: 10' with zero-lot line permitted.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: Site is less and 2-acres in size and is exempt from 10-2082.14

UNITY OF DEVELOPMENT: Unity of development criteria is required in this subdivision.

PHASING: N/A

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of the following strees are required by the Thoroughfare and Collector Street Plan:

TRANSIT: Transit easement not required.

URBAN FORM: This site is located in the Central Planning District, within the New Bern-Edenton Plan and within a Neighborhood Conservation Overlay District.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district/NCOD is 4,000 square feet. The minimum lot depth in this zoning district is 70'. The minimum lot width in this zoning district/NCOD is 30'. Lots in this development conform to these minimum 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, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider 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: 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: This site is subject to stormwater management zoning conditions that require that runoff be held to no more than that expected for R-4 development for the 2 and 10-year storms. Retention / detention facilities are shown on the preliminary plat.

PAYMENT TO NCDENR

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

EXEMPTIONS

That as the developer is requesting an exemption from the stormwater runoff control provisions under 10-9023(b), detailed engineering studies shall be submitted to the Conservation Engineer in the Public Works Department (before land disturbance or lot recording, whichever comes first) that show

A. The increase in peak stormwater runoff between pre-development and post-development conditions for the two and ten year storm is ten percent (10%) or less at each point of discharge.

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

STREET NAMES: No new street names are required for this development.

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.

SUNSET DATES: If significant lot recording has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 8/5/2010
Record at least ½ of the land area approved.

5-Year Sunset Date: 8/5/2012
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.

- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.

- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.

- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

FACILITY FEES REIMBURSEMENT: If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.