



Administrative Action Preliminary Subdivision

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

Case File / Name: S-1-14 / Powell Property Lots 1 & 2

General Location: The site is located on the west side of Pineland Circle, north of its intersection with Western Boulevard within the City Limits.

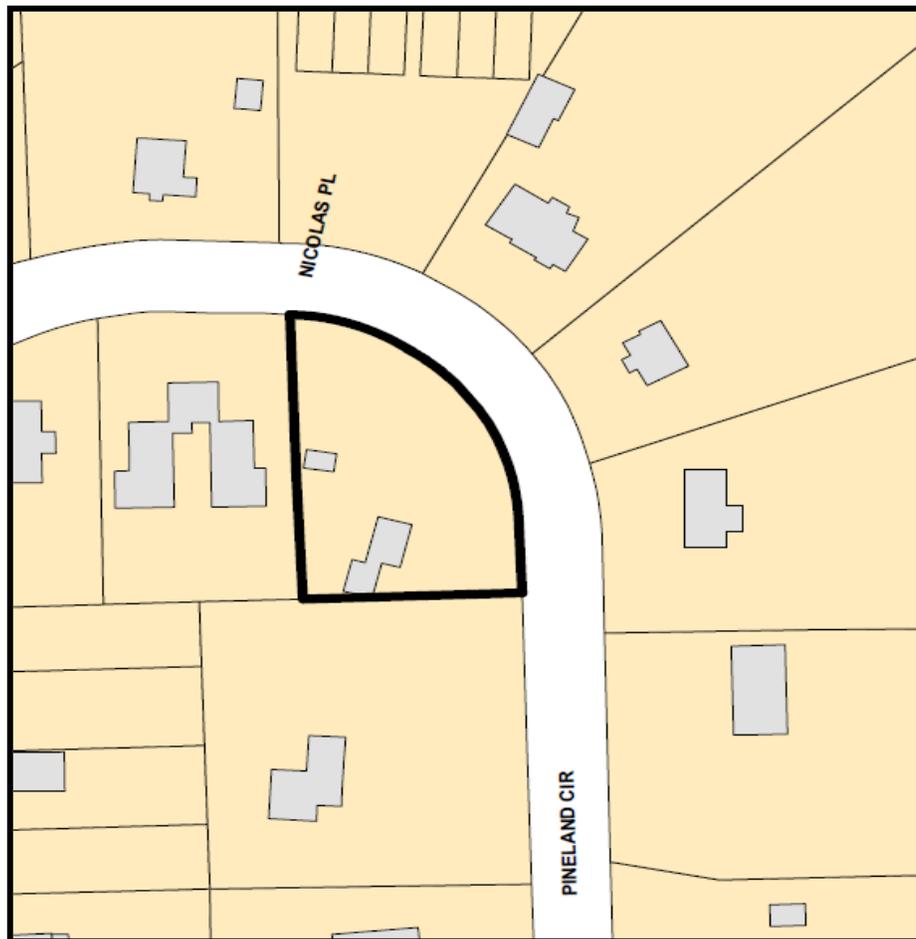
CAC: West

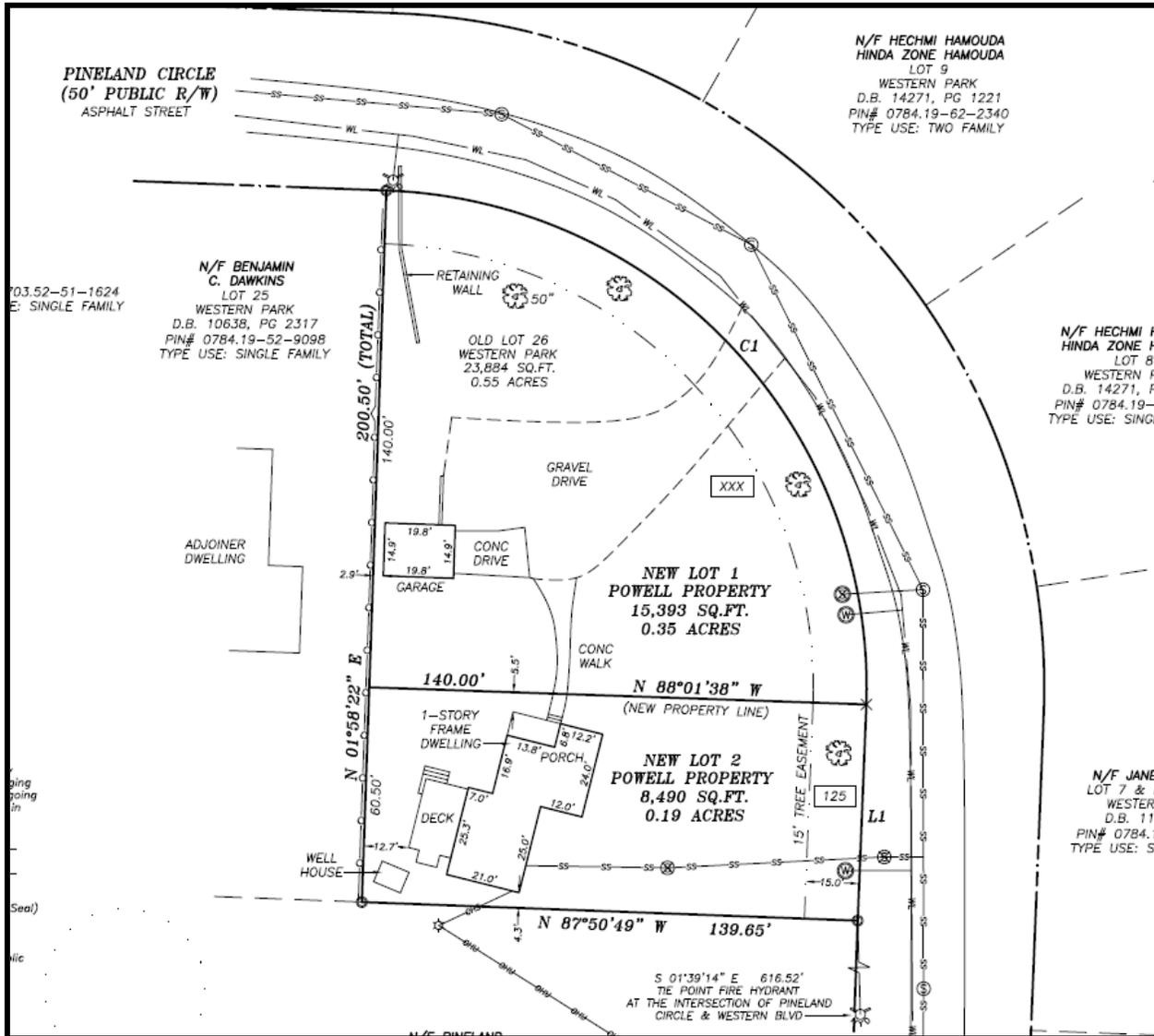
Nature of Case: Subdivision of a 0.54 acre parcel into two single family lots.

Contact: Jeff Davis – Turning Point Surveying

Design Adjustment: N/A

**Administrative
Alternate:** N/A





Subdivision Layout

SUBJECT: S-1-14

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the west side of Pineland Circle, north of its intersection with Western Boulevard within the City Limits.

PIN: 0784621018

REQUEST: This request is to approve the subdivision of a 0.54 acre tract into two lots, zoned Residential-10.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That the developer provides Dedication of 2.5' of right-of-way and a 10' slope easement and 5' utility placement easement outside of new right-of-way;
- (2) That a fee-in-lieu of construction will be required for ½-27' b-b curb and gutter facility with 6' sidewalk on ½-55' right-of-way. This will require payment for 2.25' of pavement, 6' sidewalk and 2.5' of 30" curb and gutter prior to plat recordation;
- (3) That a fee-in-lieu of planting will be required for street trees at 40' on center spacing along the Pineland Circle frontage.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Ken Bourne (L. Barton) Date: 5/30/14

Staff Coordinator: Stan Wingo

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 City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Article 2.2, Section 2.2.1, Chapter 7, Article 7.2 and Chapter 8 Article 8.3. This approval is based on a preliminary plan dated 4/30/14 owned by O'Hara Powell., submitted by Jeff Davis, Turning Point Surveying.

ZONING:

ZONING DISTRICTS: Residential-10

TREE CONSERVATION: This proposed subdivision is less than two acres in size, therefore is exempt from Tree Conservation in accordance with UDO section 9.1.2.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: Dedication of right-of-way of the following streets are required by the Street Typology Map of the Comprehensive Plan. Pineland Circle is considered a Neighborhood Local Street.

Street Name	Designation	Exist R/W	Required R/W	Existing street (eop to eop)	Proposed street (b to b)
Pineland Circle	Neighborhood Yield	50'	1/2- 55'	17.5' ribbon paved'	27'

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the West CAC in an area designated as Moderate Density Residential on the Future Land Use Map.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Residential-10 zoning is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet. Lots in this development conform to these minimum standards.
- 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.
- BLOCKS / LOTS / ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. This property has a block perimeter of 2,263 feet and an average lot size between 10,000 – 19,999 square feet, therefore, based on UDO Article 8.3, is under the maximum block perimeter of 5,000 feet thereby providing a sufficient street network.
- STREETSCAPE TYPE:** The applicable streetscape is a Residential Street. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.
- PEDESTRIAN:** The property is on a curve which will require engineered plans for design of the street system which will require super-elevation and stormwater facilities. Proposed street improvements shall conform to normal City construction standards. A fee-in-lieu is required for Pineland Circle Street widening with curb and gutter and sidewalk as required by the Neighborhood Yield street section.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** The parent tract is less than one acre, and no more than two lots are proposed. Therefore the proposed subdivision is exempt from stormwater regulations per UDO 9.2.2.A.1.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new streets are being proposed with this development.
- OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES: If significant construction 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: 5/30/2017
Record 100% of the land area approved.

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.