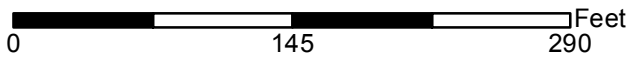
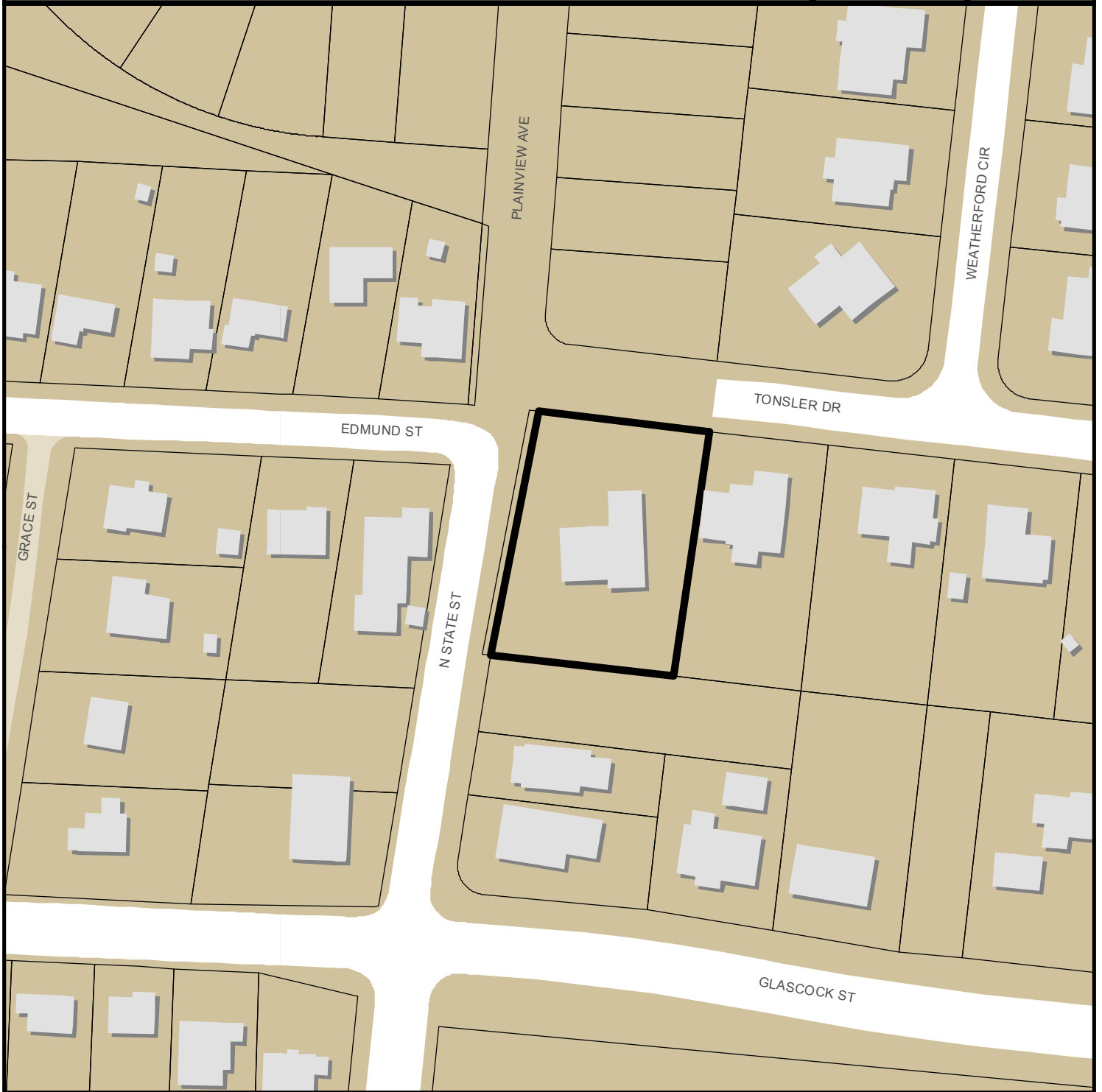


1114 N. STATE STREET SUBDIVISION S-2-2016



Zoning: **R-10**
CAC: **East Raleigh**
Drainage Basin: **Pigeon House**
Acreage: **0.50**
Number of Lots: **3**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Legacy Customer**
Homes-Ward
Phone: **(919) 422-3134**





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-2-16 / 1114 North State Street

General Location: The site is located on the south side of the intersection of North State Street and Tonsler Drive, north of the intersection of North State Street and Glascock Street inside the city limits.

CAC: East

Nature of Case: Subdivision of one parcel totaling 0.5 acres into 3 lots zoned Residential-10.

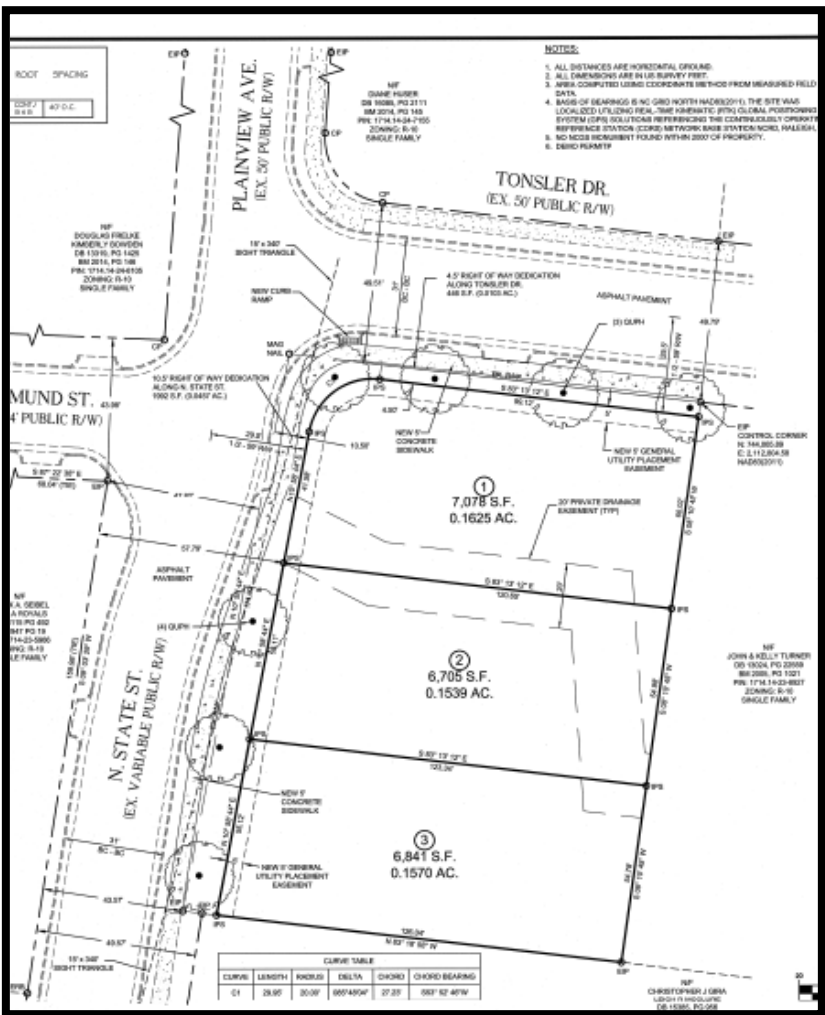
Contact: Patty Hilburn, John A. Edwards Company

Design Adjustment: N/A

**Administrative
Alternate:** NA



S-2-16 Location Map



Subdivision Layout

SUBJECT: S-2-16 / 1114 North State Street

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on southeast quadrant of North State Street and Tonsler Drive, inside the city limits.

PIN: 0768691387

REQUEST: Subdivision of one parcel totaling 0.5 acres into 3 lots zoned Residential-10.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

- (2) That demolition permits be issued for the existing structures and that these building (demolition) permit numbers be noted on all maps for recording with the Wake County Register of Deeds;
- (3) That in That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on North State Street and Tonsler Drive is paid to the Public Works Department; (for site plans with streetscape);
- (4) That a fee-in-lieu be paid for 1' sidewalk width not being constructed along this frontage to meet the 6' sidewalk width required in the UDO; and
- (5) That stub permits and a tree impact permit are obtained from the City of Raleigh.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (L. Bowen)
Date: 3-21-16

Staff Coordinator: Meade Bradshaw

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 the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2, Chapter 8, and Chapter 9. This approval is based on a preliminary plan dated March 2016, owned by Legacy Custom Homes, submitted by John A. Edwards & Company.

ZONING:

ZONING DISTRICTS: Residnetial-10, Unified Development Ordinance, Effective September 1, 2013

TREE CONSERVATION: This project is residential, less than 2 acres and is not required to provide 10% tree conservation. UDO Article 9.1 Tree Conservation.

PHASING: There is 1 phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Requir ed R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
N State Street	Neighborhood Local Street	50'	½-59'	31'	N/A	N/A
Tonsler Drive	Neighborhood local Street	50'	½-59'	31'	N/A	N/A

A surety for the required improvements shall be provided in accordance with 8.1.3 of the UDO.

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

COMPREHENSIVE PLAN: This site is located in the East Citizen Advisory Council in an area designated as Low Density Residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-10 zoning district is 4,000 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. The minimum lot width for a corner lot is 60'. 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is residential. The existing 5' sidewalk with remain with a planting strip of 4' installed on Tonsler Drive. The existing 5' sidewalk with a planting strip ranging from 3'-10' installed on North State Street. A fee-in-lieu for a 1' sidewalk is required prior to lot recordation.

PEDESTRIAN: A 5' sidewalk exists along both North State Street and Tonsler Drive. A fee-in-lieu for 1' of sidewalk will be required prior to map recordation.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. The site is claiming an exemption to stormwater management per TC-6-15 for a single-unit living house within a subdivision of one acre of less in aggregate size. Due to an existing drainage feature, the site is proposing a pipe system and Private Drainage Easement to connect to the existing system in N. State Street.

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

STREET NAMES: 0 new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**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: 3/21/2019

Record at least ½ of the land area approved.

5-Year Sunset Date: 3/21/2021

Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE 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 Public Works Department for street construction; by the first working day in November and May each year.