



## 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-5-14 / Prescott Place

**General Location:** The site is located on the north side of Prescott Place, northwest of its intersection with Aurora Drive within the City Limits.

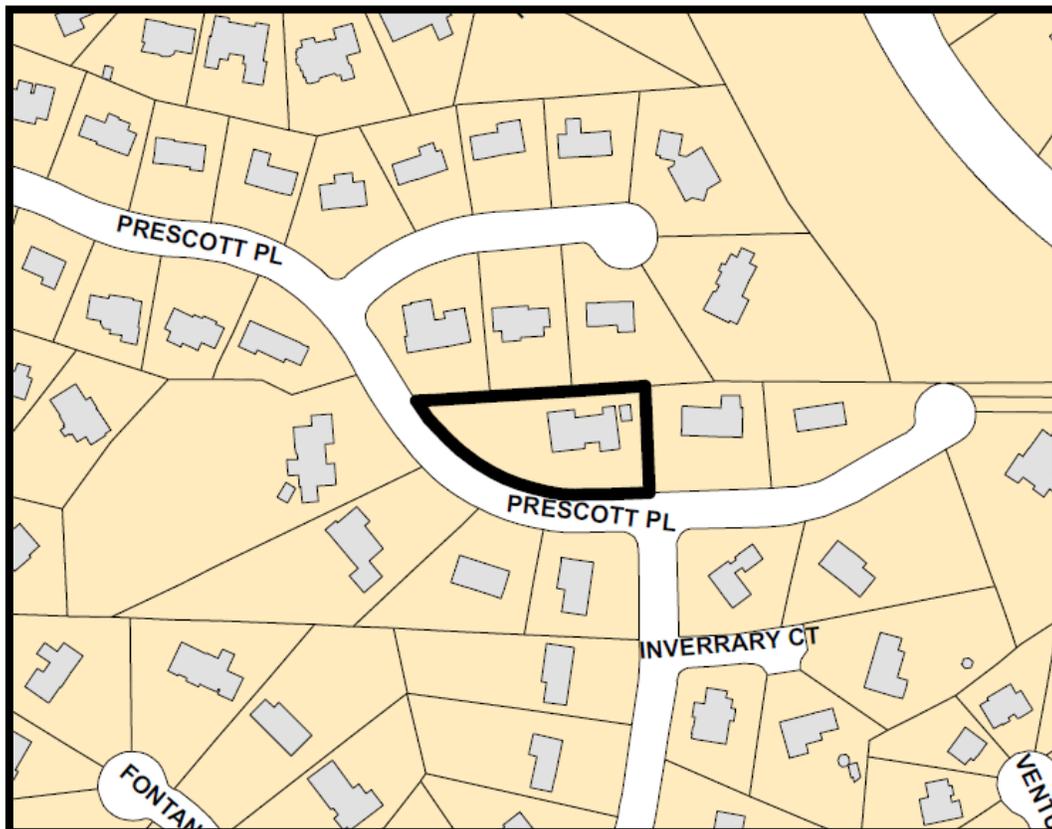
**CAC:** North

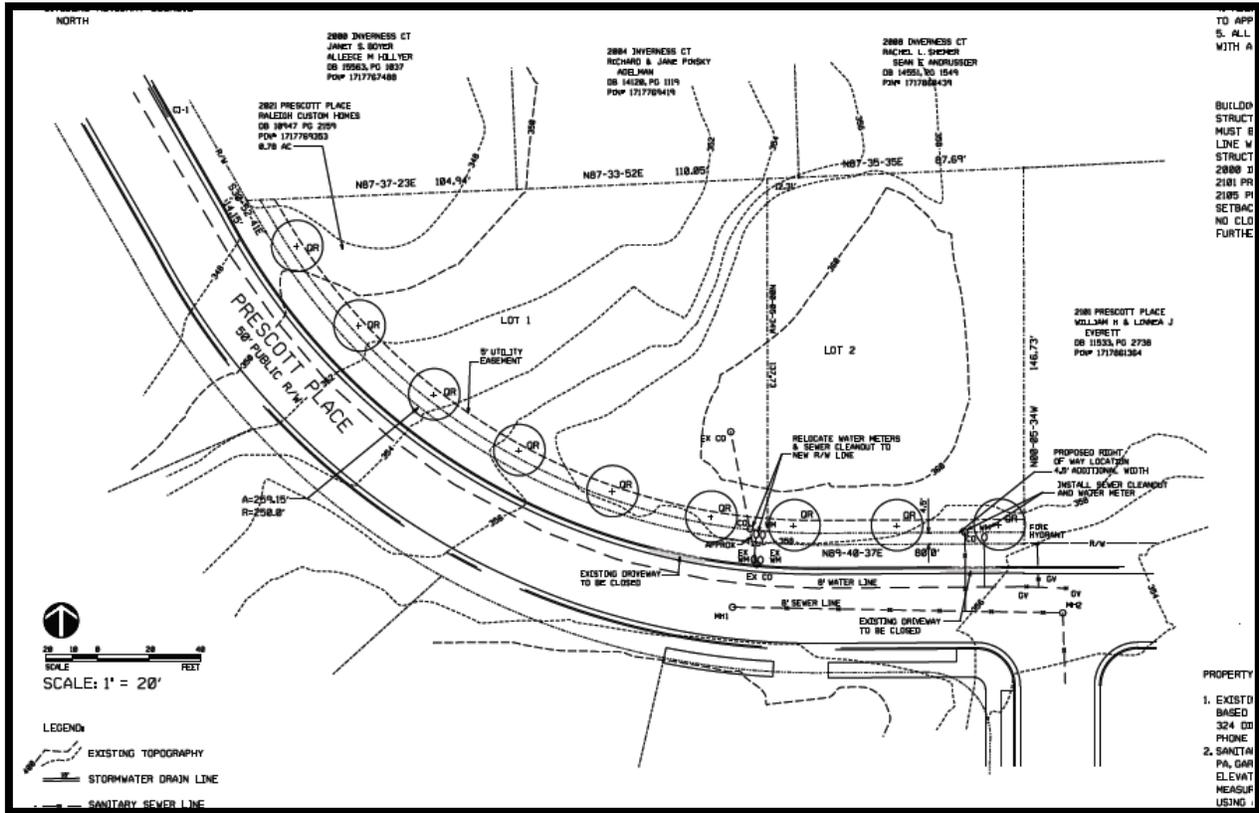
**Nature of Case:** Subdivision of a 0.78 acre parcel into two single family lots.

**Contact:** Alison Pockat – RWK, PA

**Design Adjustment:** A design adjustment was approved by the Public Works Director for a waiver from the requirement of having to provide a public street within this subdivision in order to meet the allowable maximum block perimeter of 6,000 feet, based on Residential-4 zoning. The block perimeter currently measures 12,570 feet.

**Administrative  
Alternate:** N/A





Subdivision Layout

---

**SUBJECT:** S-5-14

**CROSS-REFERENCE:** N/A

**LOCATION:** The site is located on the north side of Prescott Place, northwest of its intersection with Aurora Drive within the City Limits.

**PIN:** 1717769353

**REQUEST:** This request is to approve the subdivision of a 0.78 acre tract into two lots, zoned Residential-4.

---

**OFFICIAL ACTION:** Approval with conditions

---

**CONDITIONS OF APPROVAL:**

***Prior to Planning Department authorization to record lots:***

- (1) That a fee-in-lieu of construction will be required for a 6' sidewalk and street trees at 40' on center spacing along the Prescott Place frontage.
  - (2) That dedication of 4.5 feet of right-of-way and a 10-foot slope easement which includes a 5-foot utility placement easement.
- 

I hereby certify this administrative decision.

**Signed:**(Planning Dir.) *Ken Bousman (P. Wingo)* Date: *5-15-14*

**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 the Unified Development Ordinance, 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 4/3/14 owned by Raleigh Custom Homes., submitted by Alison Pockat.

---

**ZONING:**

**ZONING DISTRICTS:** Residential-4

**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 and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan. Prescott Place is considered a Neighborhood Local Street.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Prescott Place	Neighborhood Local	50'	1/2- 59'	31'	31'

A 5' utility placement easement within a 10' slope easement located behind the required right-of-way will be dedicated at plat recordation.

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

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

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Residential-4 zoning is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 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:**

A design adjustment was approved by the Public Works Director for a waiver from the requirement of having to provide a public street within this subdivision in order to meet the allowable maximum block perimeter of 6,000 feet, based on R-4 zoning. The block perimeter currently measures 12, 570 feet which is allowed for average lot sizes of 20,000 square feet – 39,000 square feet. The UDO, Article 8.3, Section 8.3.1 (4), requires that a design adjustment be approved by the Public Works Director based on the following findings: 1) Site layout of developed properties adjacent to these lots; 2) Adjoining uses are incompatible as the residential uses prevent a connection to the undeveloped property to the north; 3) There would not be a direct benefit to a public street connection for the two-lot subdivision.

**STREETSCAPE**

**TYPE:**

The applicable streetscape is a Residential Streetscape. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

**PEDESTRIAN:**

A sidewalk is required along both sides of Prescott Place, however, there is no existing sidewalk along this north side of Prescott Place and a fee-in-lieu of construction will be required at this time for a 6' sidewalk prior to map recordation.

**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:** 5/15/2017

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.