



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-8-15 / Lots 8 & 8R D.L. Jordan Subdivision

General Location: The site is located on the east side of Cheswick Drive, past the intersection of Oakland Drive and Cheswick Drive.

CAC: Midtown

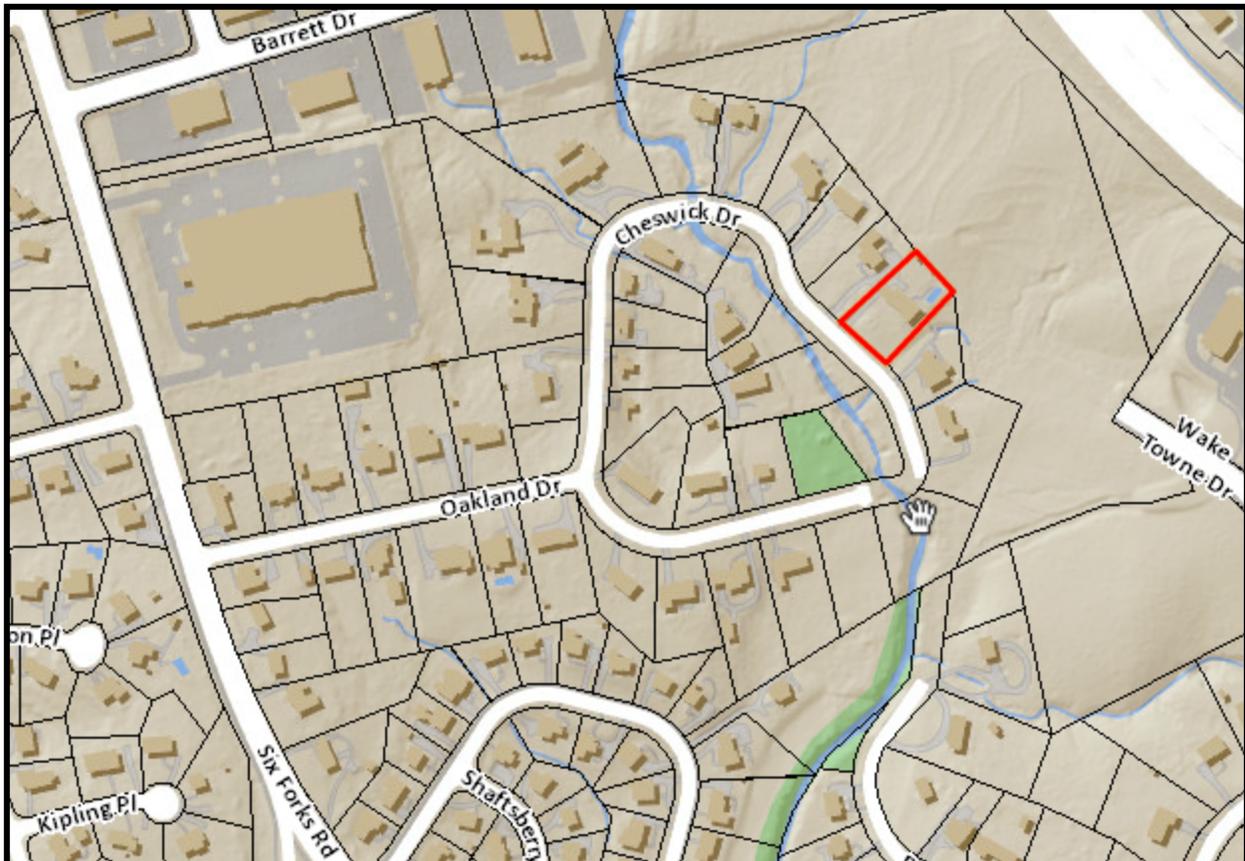
Nature of Case: Subdivision of one 0.6 acre lot zoned Residential-4 into two parcels, one being 0.298 acres size, the other 0.303 acres size.

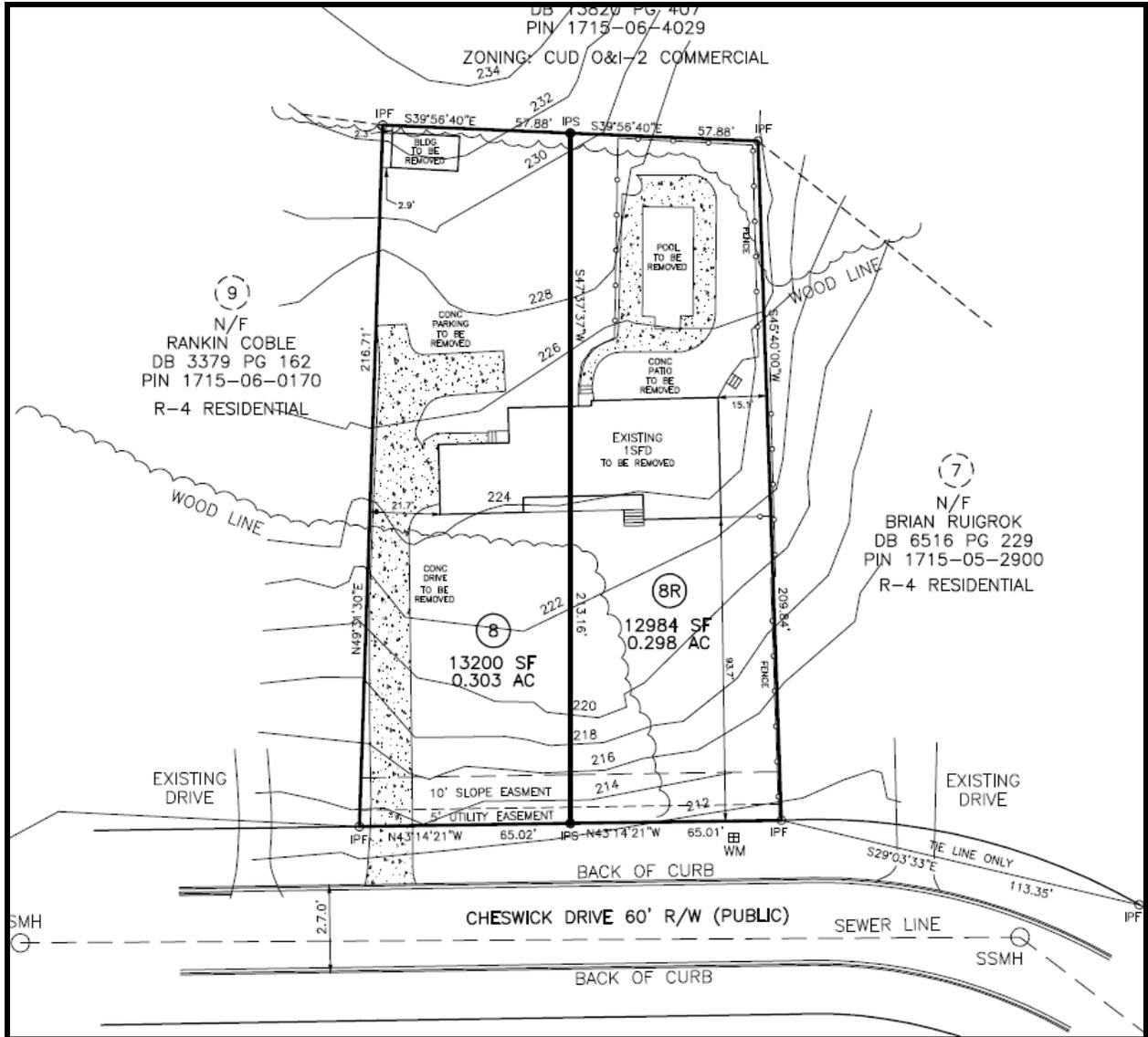
Contact: Curk Lane, True Line Surveying

Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below:

A Design Adjustment for Cheswick Drive waiving the Block Perimeter requirement;

Administrative Alternate: NA





Preliminary Subdivision Plan



Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	D.L. Jordan SD	Date Completed Application Received	6/3/2015
	Case Number	S-8-2015	Transaction Number	423438
Staff Response/Recommendation	Staff recommends Approval. This subdivision is on a road that was never extended across the creek because of wetlands. The property behind the proposed subdivision is within a SHOD-1 yard and also bound by I-440.			
	Staff Member	Rene Haagen	Support Request	<input checked="" type="checkbox"/>
			Does Not Support	<input type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny

Date 6/5/15

Richard L. Kelly, Interim Public Works Director

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov

Public Works Design Adjustment

SUBJECT: S-8-15 / Lots 8 & 8R D.L. Jordan Subdivision

CROSS-REFERENCE: Transaction # 423438

LOCATION: The site is located on the east side of Cheswick Drive, past the intersection of Oakland Drive and Cheswick Drive inside the city limits.

PIN: 1715061031

REQUEST: This request is to approve the subdivision of a 0.6 acre tract into 2 lots, zoned Residential-4 (R-4).

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That a A 10' slope easement and 5' General Utility Placement Easement will be shown on the plat for review and recordation with the Wake County Register of Deeds;
- (2) That a fee in lieu will be paid for both 6' width of sidewalk, and street trees 40' on center along the entire width of the parent tract;
- (3) That a demolition permit be issued and this building permit number be shown on all maps for recording.

I hereby certify this administrative decision.

Signed:(Planning Dir.) *Kenneth Brewer (S. Barton)* Date: 6-26-15

Staff Coordinator: Michael Walters

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. This approval is based on a preliminary

plan dated 12/23/14 owned by Ron Walker, Hi Tiders LLC., submitted by Curk Lane, True Line Surveying.

ZONING:

ZONING DISTRICTS: Residential - 4 (R-4) Unified Development Ordinance Effective 9/1/13

TREE CONSERVATION: NA

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: The existing street is classified as Neighborhood Yield Street. The dedication of right-of-way is not required. A 10' slope easement and 5' General Utility Placement Easement will be required.

Street Name	Designation	Exist. R/W	Prop. R/W	Slope Ease.	Util. Ease.
Cheswick Drive	Neighborhood Yield	60'	None	10'	5'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference

CONSTRUCTION: The Street width is sufficient

Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc -boc)	Prop. street (boc to boc)
Cheswick Drive	Neighborhood Yield	None	None	27'	None

The existing street (Cheswick Drive) is classified as a Neighborhood Yield Street.

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

**COMPREHENSIVE
PLAN:**

This site is located in the Midtown CAC and designated a low density residential area.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in Residential-4 zoning district is 10,000 sq. 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 block perimeter design adjustment has been approved by the Public Works Director. Lot arrangement and access conform to Chapter 8 of the UDO.

**STREETSCAPE
TYPE:** The applicable streetscape is a Neighborhood Yield Street. No sidewalk or tree installation will be required at this time. A fee-in-lieu will be applied for both. In case future sidewalk installation will occur, a 10' slope easement has been set aside.

PEDESTRIAN: A sidewalk is required along both sides of Cheswick Drive. No sidewalk or tree installation will be required at this time. A fee-in-lieu will be applied for both. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

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

**STORMWATER
MANAGEMENT:** This site is not subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. A stormwater exemption is being claimed on the plans (UDO 9.2.2.A.1).

**WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site per NCDENR Buffer Determination Letter dated 4/30/2015.

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: 6/26/18

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.