1117 SOUTH PERSON STREET STREET SUBDIVISION
S-8-2016

Zoning: R-10, NCOD
CAC: Central
Drainage Basin: Walnut Creek
Acreage: 0.17
Number of Lots: 2

Planner: Justin Rametta
Phone: (919) 996-2665

Applicant: Spellgroungs
Phone: (919) 862-7573
REQUEST: Subdivision of a .17 acre parcel zoned R-10 with NCOD (South Park) into two lots proposed for single family residential use.

LOCATION: 1117 S Person St. Northeast corner of the intersection of S Person Street and Bragg Street.

DESIGN ADJUSTMENTS/ALTERNATES, ETC: A variance was granted by the Board of Adjustment (A-47-17) for relief from the 60’ lot depth requirement in Section 2.2.1 of the UDO.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Phillip Post & Associates.

CONDITIONS OF APPROVAL AND NEXT STEPS:

Prior to authorization to record lots:

1. That ½ of the required right of way for the Bragg Street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;

2. That a fee-in-lieu of construction is paid for 1’ of sidewalk and required street trees along S Person Street;

3. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related public improvements on Bragg Street, including streetscape trees, is paid to the Development Services Department, Development Engineering Division;

4. That a tree impact permit is obtained.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this site plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Expiration Date: 9/7/2020
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir.) [Signature]
Date: 9/7/17

Staff Coordinator: Justin Rametta
THIS SITE PLAN DESIGN COMPLIES WITH THE REQUIREMENTS OF THE CITY OF RALEIGH SOLID WASTE COLLECTION DESIGN MANUAL INCLUDING ACCESS STANDARDS AND REFUSE COLLECTION DEVICES.

THIS PROJECT WILL UTILIZE CITY OF RALEIGH CURBSIDE COLLECTION FOR SOLID WASTE AND RECYCLING.