



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-10-15 / Whitaker Mill Subdivision

General Location: The site is located on the east side of Sunrise Avenue, between Whitaker Mill Road and Village Mill Place.

CAC: Five Points

Nature of Case: Subdivision of .27 acres into two single family lots, zoned Residential-10(R-10) with Neighborhood Overlay Conservation District (NCOD – Five Points East).

Contact: Dean Rhoads, Residential Land Services, PLLC

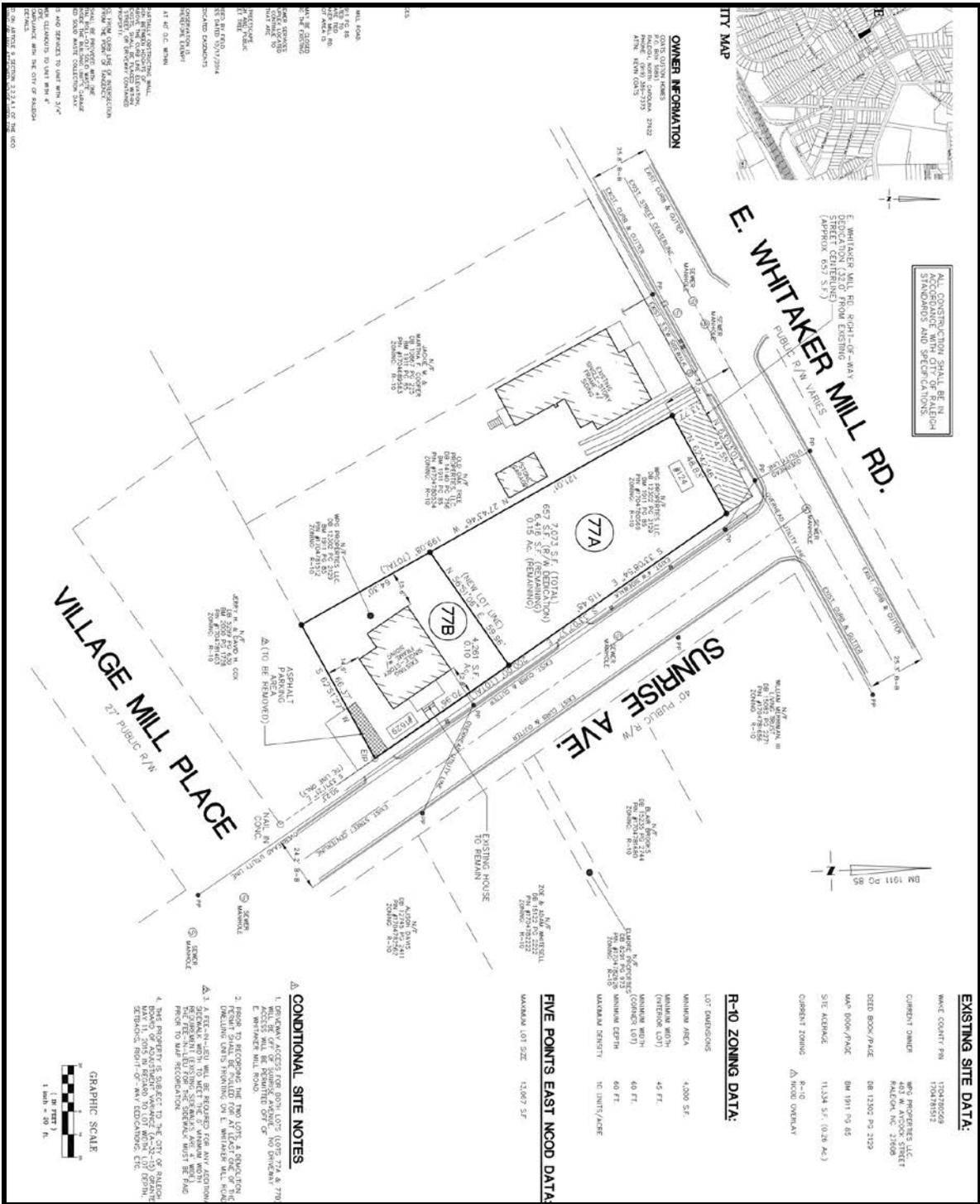
Design Adjustment: One Design Adjustments has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment to eliminate the requirement for right-of-way dedication along Sunrise Avenue.

Administrative Alternate: NA



S-10-15 Location Map



S-10-15 Preliminary Subdivision Plan

SUBJECT: S-10-15

**CROSS-
REFERENCE:** A-32-15

LOCATION: The site is located east side of Sunrise Avenue, between Whitaker Mill Road and Village Mill Place, inside the city limits.

PIN: 1704780569; 1704781512

REQUEST: This request is to approve the subdivision of 27 acres into two single family lots, zoned R-10 with NCOD (Five Points East).

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That a demolition permit be issued for proposed lot 77A and this building permit number be shown on all maps for recording;
 - (2) That all conditions of Board of Adjustment case A-32-15 are complied with;
 - (3) That ½ of the required right of way for East Whitaker Mill Road is shown as dedicated to the City of Raleigh on all maps for recording;
 - (4) That a fee in lieu of construction is paid to the Public Works Department for 2' of sidewalk and street trees along the property's Sunrise Avenue frontage and 2.5' of sidewalk and street trees along the East Whitaker Mill Road frontage.
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I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowser (S. Barton) Date: 8-21-15

Staff Coordinator: Justin Rametta

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. This approval is based on a preliminary plan dated 7/27/15 owned by WPG Properties, LLC, submitted by Residential Land Services.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10) with Neighborhood Overlay Conservation District (NCOD – Five Points East)

TREE CONSERVATION: This site is less than 2 acres. Therefore, compliance with Article 9.1, Tree Conservation, is not required.

PHASING: There is one 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. Existing streets are classified as shown below.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Sunrise Avenue	Neighborhood Yield	40'	1/2-40' (design adjustment)	26'	26'
E Whitaker Mill Road	Avenue 2-Lane, Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference	40'	1/2-64'	26'	26'

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

COMPREHENSIVE PLAN: This site is located in the Five Points Citizens Advisory Council in an area designated for Low Density Residential development.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the R-10 zoning district 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 (60' for a corner lot). Proposed lot 77A was issued a variance by the Board of Adjustment with case A-32-15 to allow a reduced lot width. Lots in this development conform to all other minimum dimensional 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. A 3.5' sidewalk exists on E Whitaker Mill Road and a 4' sidewalk exists along Sunrise Avenue. A fee in lieu for 2.5' of sidewalk along E Whitaker Mill Road and 2' of sidewalk along Sunrise Avenue is required prior to the recording of the subdivision. Fees in lieu of street trees are also required.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. Sidewalk currently exists along both E Whitaker Mill Road and Sunrise Avenue. 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 subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. However, the subdivision is claiming exemption 9.2.2.2.A.1 from Article 9 of the UDO.
- 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:** 8/21/18
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.