



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-11-14, Robertson Subdivision

General Location: The site is located on the east side of Powell Drive, south of the intersection of Powell and Driftwood Drive(s).

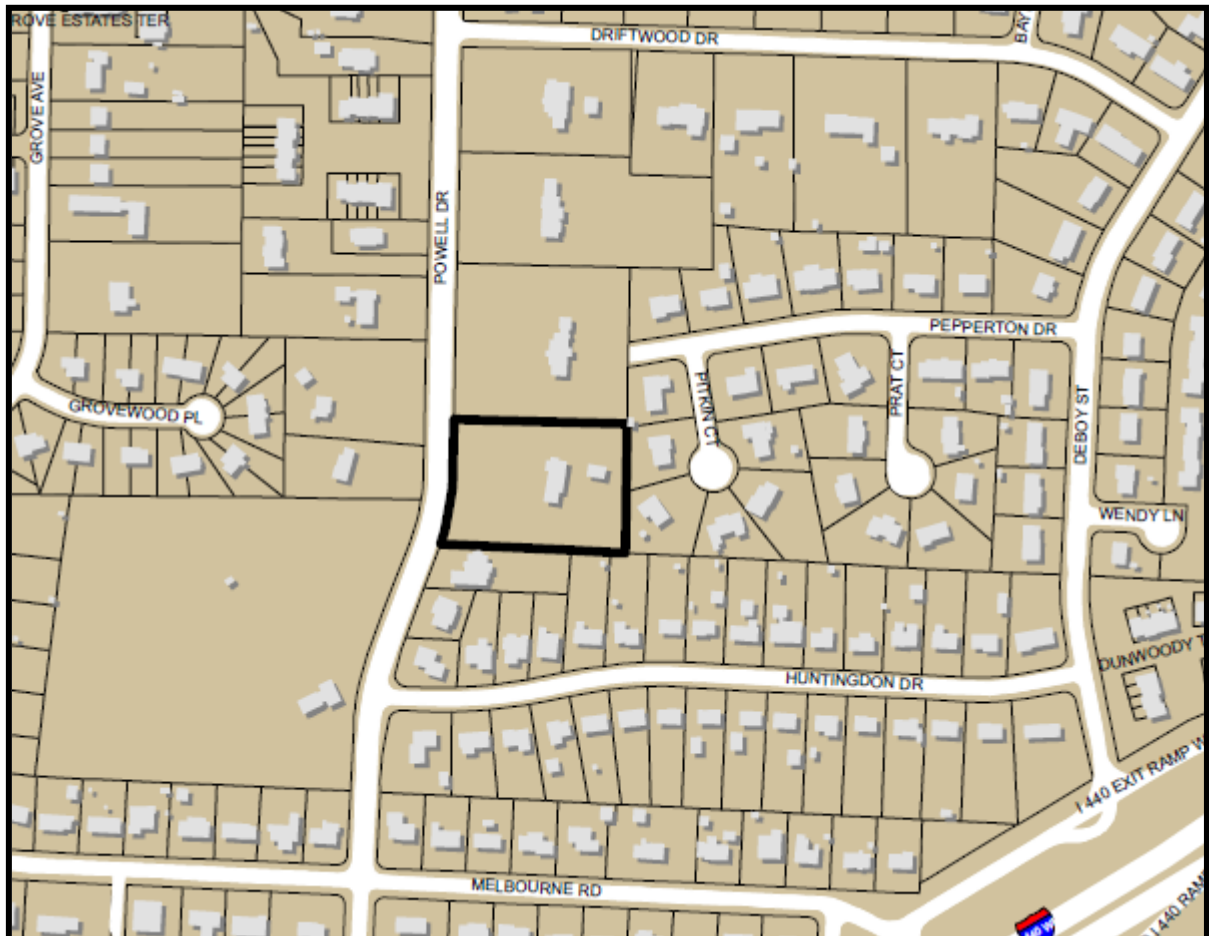
CAC: West

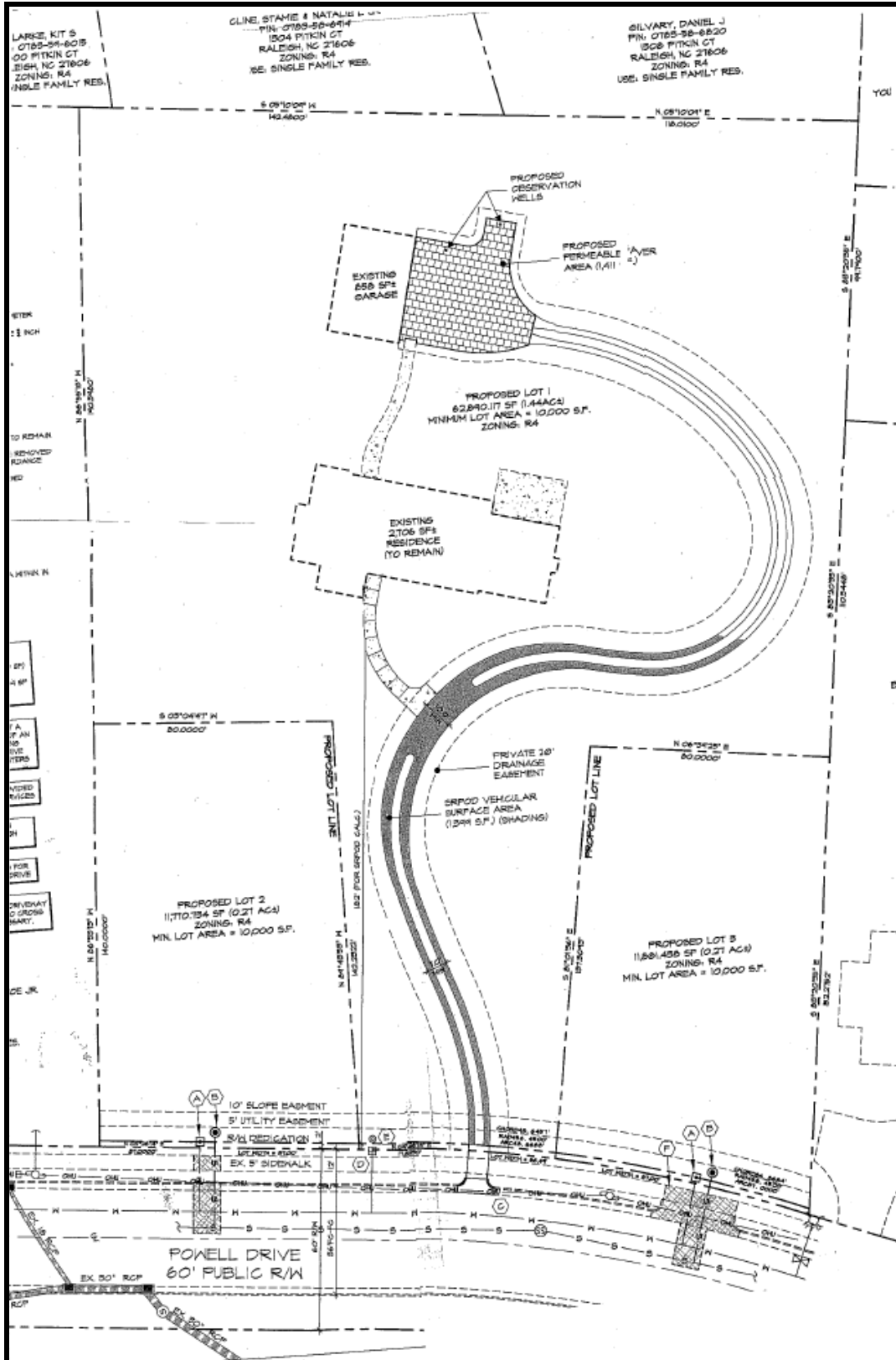
Nature of Case: Subdivision of a 1.98 acre parcel with an existing single family dwelling and accessory structure into three parcels. The existing single family dwelling and accessory structure are to remain. The parent tract is zoned Residential-4, (R-4), and is within a Special Residential Parking Overlay district (SRPOD).

Contact: Channin Bennett, MLA Design Group Inc.

Design Adjustment: NA

Administrative Alternate: NA





Preliminary Subdivision Plan – S-11-14, Robertson Subdivision

SUBJECT: S-11-14 / Robertson Subdivision

CROSS-REFERENCE: Transaction # 395324

LOCATION: The site is located at 739 Powell Drive and is within the city limits.

PIN: 0783593175

REQUEST: This request is to approve the subdivision of a 1.98 acre tract into three lots, all zoned Residential-4 (R-4), and within a Special Residential Parking Overlay District (SRPOD).

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

(1) That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to Planning Department authorization to record lots:

(2) That the final subdivision map show dedication of $\frac{1}{2}$ of the 64' required right of way along Powell Drive;

(3) That a stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance;

(4) That a fee-in-lieu for the additional 1' of sidewalk width is paid to the City of Raleigh Public Works Department in order to meet the required 6' sidewalk width;

(5) That a fee-in-lieu for the required number of street trees, planted 40' on center along the 240' frontage, is paid to the City of Raleigh in order to meet the street tree requirement;

(6) That a 10' slope easement outside the right-of-way, and a 5' utility placement easement adjacent to the property line, is shown on the final subdivision map in order to provide for the construction of a future sidewalk within the ultimate Right of Way;

(7) That the 15% maximum impervious surface allowed is to be allocated amongst all lots and shown on all maps for recordation.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowens (Signature) Date: 8/19/15

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 5, Article 5.6, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 7/02/15 owned by James Robertson Jr., submitted by Channin Bennett, MLA Design Group, Inc.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4), and Special Residential Parking Overlay District (SRPOD), Unified Development Ordinance, Effective Sept. 1, 2013.

TREE CONSERVATION: This project is less than 2 acres and not required to address UDO Article 9.1, Tree Conservation.

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 is required by the Street Plan Map of the Comprehensive Plan. Proposed street(s) are classified as an Avenue, 2-lane undivided roadway (UDO, Section 8.4.5.A).

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Powell Drive	Avenue, 2-lane undivided Roadway	60'	1/2- 64'	36'	36'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. Existing streets on the site are classified as an Avenue, 2- lane Undivided Roadway (UDO, Section 8.4.5.A).

CIRCULATION: Proposed street improvements shall conform to normal City construction standards.

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

COMPREHENSIVE PLAN: This site is located in the West Citizen’s Advisory Council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-4 (R-4) zoning district, and within the Special Residential Parking Overlay District (SRPOD), 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: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: The applicable streetscape is Residential (8.5.2 D). There is an existing sidewalk 5’ in width. A fee in lieu is required for 1’ of additional sidewalk width, and for the total number of street trees required along the entire frontage is required prior to lot recordation.

PEDESTRIAN: A 5’ wide sidewalk exists along the project side of Powell Drive. A fee in lieu for an additional 1’ of sidewalk width the length of the parent tract is required.

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 subdivision will be limited to 15% impervious allocated amongst the lots. The maximum allowable impervious surface for each lot will be recorded on the plat. A buy down only will be required to address nitrogen loading regulations. (9.2.2.b.2)

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.

**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: 8/19/2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 8/19/2020
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.