



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
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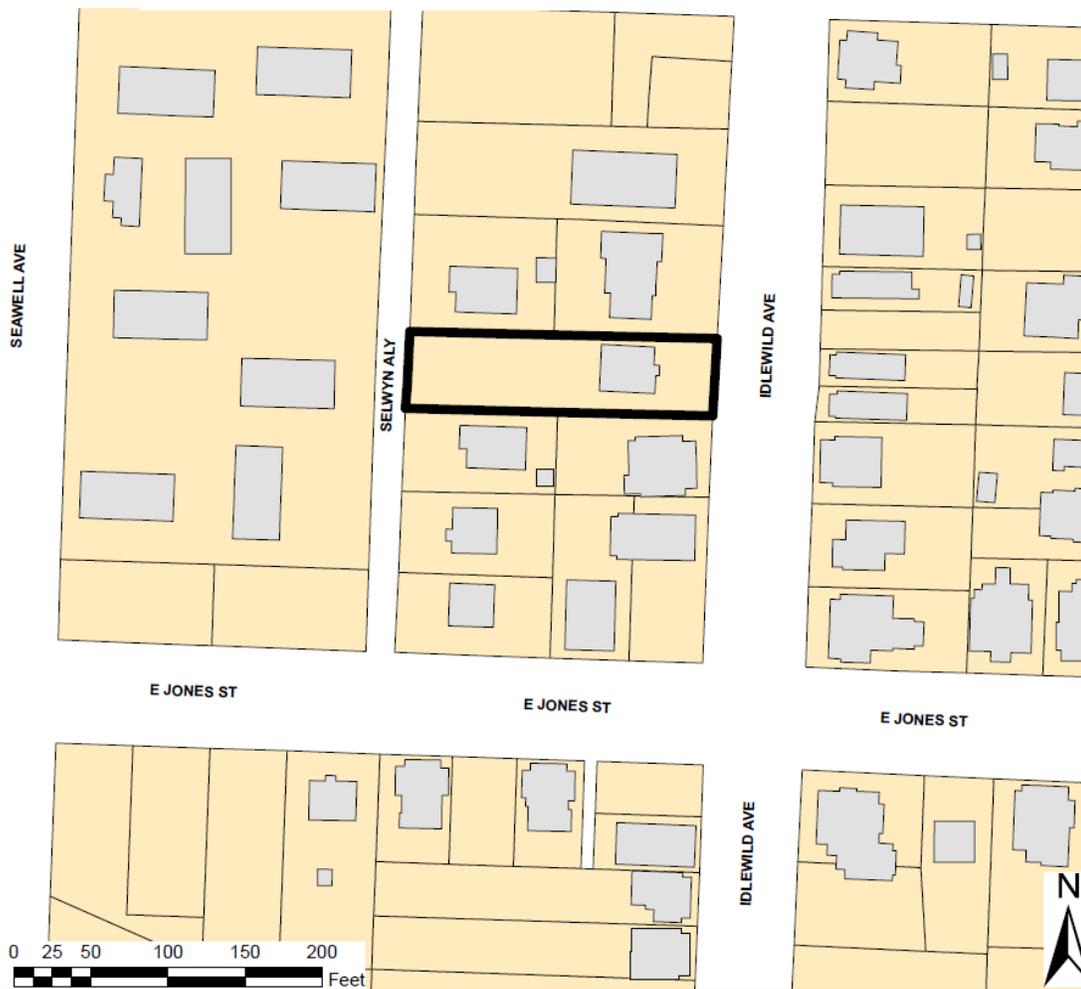
Case File / Name: S-12-13 Wimberley Subdivision

General Location: This site is located on the west side of Idlewild Avenue; located mid-block between East Jones Street and Lane Street.

CAC: North Central

Nature of Case: Subdivision of one single family lot into two single family lots currently zoned Residential-10 with Neighborhood Conservation Overlay. Lot 1 will front on Idlewild Avenue while newly created Lot 2 will front on Selwyn Alley.

Contact: Taylor Blakely



SUBJECT: S-12-13 / Wimberley Subdivision

CROSS-REFERENCE: N/A

LOCATION: This site is located on the west side of Idlewild Avenue; located mid-block between East Jones Street and Lane Street.

REQUEST: This request is to approve the subdivision of a 0.239 acre tract into two lots, zoned Residential-10 with Neighborhood Conservation Overlay. Proposed Lot 1 will be 0.122 acres in size, with Lot 2 being 0.116 acres in size. This request does not qualify as an infill subdivision. Both the proposed lot frontages and lot sizes are greater than 80% of the periphery median.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of building permits:

- (1) That each lot shows the planting of one street protective yard tree that meets the requirements of 10-2082.5.
- (2) That all conditions of the NCOD are adhered to;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Silver (C. Wingo)

Date:

5/3/13

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 Chapter 2, Part 10, Sections 10-2103, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 4/9/13, owned by Alfred Wimberley, submitted by B. Taylor Blakely.

ZONING:

ZONING DISTRICTS:

Residential-10, NCOD (New Bern Edenton Z-33-92)

LANDSCAPING:

Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: Parcel is residential and less than 2 acres. Tree conservation is not required.

UNITY OF DEVELOPMENT: N/A

PHASING: This is a one phase development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way is not required in this location.

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

URBAN FORM: This site is located in the North Central Citizen Advisory Council, in an area designated a residential area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 5,000 square feet. The minimum lot depth in this zoning district is 70 feet. The minimum lot width in this zoning district is 45 feet. Lots in this development conform to these minimum standards. Lots must also conform to the New Bern Edenton NCOD.

New Bern – Edenton Neighborhood (Zoning Case Z-33-92)

Minimum lot size: 4,000 square feet (0.09 acre)
Minimum lot frontage: Thirty (30) feet
Front yard setback: Minimum of ten (10) feet, maximum of twenty-five (25) feet.
Side yard setback: Minimum of zero (0) feet when minimum building separation is met.
Building separation: Minimum of ten (10) feet.
Maximum building height: Thirty-five (35) feet.

BLOCK LAYOUT: No new streets are required or proposed with this subdivision.

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.

CIRCULATION: Lots will gain access from Idelwild Avenue and Selwyn Alley.

- PEDESTRIAN:** Existing sidewalk locations conform to City regulations.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** Site is exempt from Part 10, Chapter 9 Stormwater Regulations per code section 10-9021(3).
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new street names are being proposed with this development.
- OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), 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 by City Council 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:** 5/3/16
Record at least ½ of the land area approved.
- 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.