

# HARGETT PLACE S-13-2016



Zoning: **OX-5-UL**

CAC: **Central**

Drainage Basin: **Walnut Creek**

Acreage: **1.02**

Number of Lots: **19**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Healy**

Phone: **(919) 829-0207**

Phone:





# 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-13-16 / Hargett Place Townhomes

**General Location:** The site is located on the north side of East Hargett Street, east side of South Bloodworth Street, and west side of South East Street.

**CAC:** Central

**Nature of Case:** Recombination and subdivision of four existing parcels into 19 townhome lots and one open lot (20 lots total).

**Contact:** Jason Meadows, John Edwards & Co.

**Design Adjustment:** Two Design Adjustments have been approved by the Public Works Director for this project, noted below:

1. A Design Adjustment to not require right-of-way dedication on any of the three streets on which this site has frontage. The Design Adjustment also provides relief from the driveway spacing requirements of Section 6.5.8 of the Raleigh Street Design Manual.
2. A Design Adjustment for alternate streetscapes. See streetscape section below.

**Administrative Alternate:** NA



S-13-16 Location Map



---

**SUBJECT:** S-13-16 / Hargett Place Townhomes

**CROSS-  
REFERENCE:** N/A

**LOCATION:** The site is located on the north side of East Hargett Street, east side of South Bloodworth Street, and west side of South East Street, inside the city limits.

**PIN:** 1703888477, 1703889581, 1703889388, 1703888357

**REQUEST:** This request is to approve the recombination and subdivision of four existing tracts totaling 1.02 acres into 19 townhome lots and one open lot, zoned Office Mixed Use-5-Urban Limited (OX-5-UL).

---

**OFFICIAL ACTION:** Approval with conditions

---

**CONDITIONS OF  
APPROVAL:**

***Prior to issuance of a grading permit for the site:***

- (1) That 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;

***Prior to Planning Department authorization to record lots:***

- (2) That a tree impact permit be obtained for the street trees to be removed and planted in the right of way;
- (3) That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for the required sidewalk and streetscape trees installed on Hargett, East, and Bloodworth Streets is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (4) That Infrastructure Construction Plans are approved for the new water and sewer mains;
- (5) That the City Attorney approve a public sidewalk easement for any portion of the public sidewalk along South East Street and South Bloodworth Street located within private property and that a copy of the recorded easement document be returned to the City within 14 days of recording;
- (6) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal

documents shall be recorded within 1 day of the approval of a recorded map, if applicable;

***Prior to issuance of a certificate of occupancy:***

- (7) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;
- (8) That the water and sewer mains are installed, tested, and approved.

---

I hereby certify this administrative decision.

Signed: (Planning Dir.) *Kenneth Bower (S. Budon)* Date: *4-22-16*

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 2.2.3. This approval is based on a preliminary plan dated 4/13/16 owned by Hargett Place, Inc., submitted by John Edwards & Co.

---

**ZONING:**

**ZONING DISTRICTS:** Office Mixed Use-5-Urban Limited (OX-5-UL).

**TREE CONSERVATION:** This site is less than two acres in size and therefore not subject to 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:** The existing streets are classified as shown below by the Street Plan Map of the Comprehensive Plan. No new public streets are proposed. A Design Adjustment has been approved by the Public Works Director to not require additional right-of-way dedication on the surrounding streets.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
East Hargett Street	Main Street, Parallel Parking	66'	½ 73'	41'	41'	N/A
South Bloodworth Street	Main Street, Parallel Parking	66'	½ 73'	41'	41'	N/A
South East Street	Neighborhood Street	66'	½ 73'	41'	41'	N/A

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

**COMPREHENSIVE PLAN:** This site is located in the Central CAC in an area designated as Central Business District.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum site area for a townhome development is 3,300 square feet. There are no minimum lot sizes or depth requirements for townhome lots in the OX district. The minimum lot width is 16'. Lots in this development conform to these minimum standards. A primary street build-to with 50% of the property's frontage having buildings between 0'-20' is required by the Urban Limited Frontage and shown on the plans. A 10% or .10 acre outdoor amenity is required. 0.12 acres (11.8%) are provided.

**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 Urban Limited Frontage on this property requires a Main Street or Mixed Use streetscape. A Design Adjustment has been approved by the Public Works Director for alternate streetscapes. East Hargett Street will have a 10' sidewalk with tree grates. South Bloodworth Street will have an 8' sidewalk with 5.5' tree lawn. And South East Street will have a 4' tree lawn and 8' sidewalk. A surety for the proposed improvements will be required prior to map recordation.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. Sidewalks will be provided on all three streets. 10' on East Hargett Street and 8' on both South Bloodworth and South East Streets. 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 Article 9 chapter 2 of the Unified Development Ordinance. The site will comply with stormwater regulations under 9.2.2.A.4 as there will be no net increase in impervious surface for the site when developed.

**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:** 4/22/2019  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 4/22/2021  
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.