



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-15-15 / Lockwood Lot 294

General Location: The site is located at the southeast quadrant of Culpepper Lane and Caspan Street.

CAC: East

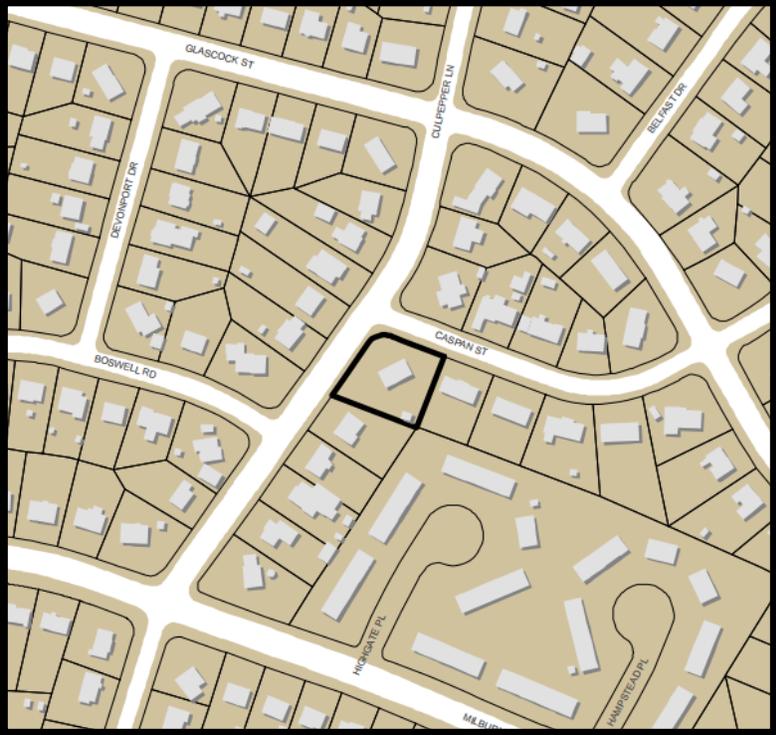
Nature of Case: Subdivision of 0.36 acres into two lots zoned Resindetial-10, located inside the city limits:

- Lot 1 - 0.189 acres (8,237 sq. ft.)
- Lot 2 - 0.169 acres (7,383 sq. ft.)

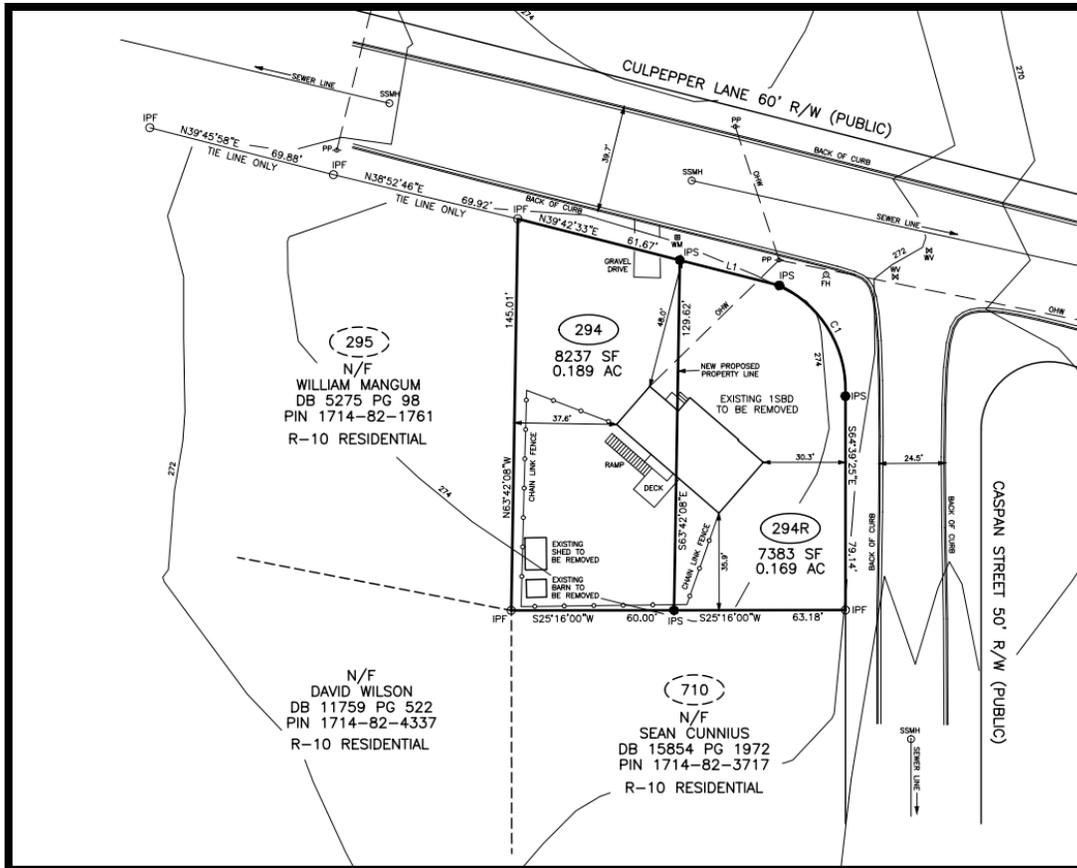
Contact: Curk Lane, True Line Surveying P.C.

Design Adjustment: N/A

Administrative Alternate: NA



Location Map



Subdivision Layout

SUBJECT: S-15-15

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located at the southeast quadrant of Culpepper Lane and Caspan Street, inside the city limits.

PIN: 1714822810

REQUEST: Subdivision of 0.36 acres into two lots zoned Resindetial-10, located inside the city limits:

Lot 1 - 0.189 acres (8,237 sq. ft.)
Lot 2 – 0.169 acres (7,383 sq. ft.)

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That a right of way permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;
- (2) That dedication of ½-55' of the required right-of-way, 2' maintenance easement and 5' utility easement along Caspan Street be shown on all maps for recording;
- (3) That dedication of ½-64' of the required right-of-way, 2' maintenance easement and 5' utility easement along Culpepper Lane be shown on all maps for recording;
- (4) That a demolition permit for the existing house be issued and the permit number be shown on the final subdivision map for recordation; and
- (5) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements which remain incomplete must be paid in the City's Public Works Department;

Prior to issuance of an occupancy permit:

- (6) That the proposed public improvements are accepted for maintenance from the City of Raleigh in accordance with the city's adopted policy.
-

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (J. Barber)

Date: 6-24-15

Staff Coordinator: Meade Bradshaw

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 8, Article 8.2. This approval is based on a preliminary plan dated 2/23/14 owned by Ronald Williams, submitted by True Line Surveying, P.C.

ZONING:

ZONING DISTRICTS: Residential-10

TREE CONSERVATION: The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore 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.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Caspan Street	Neighborhood Yield Street	50'	1/2-55'	24'	N/A
Culpepper Lane	Neighborhood Street	60'	1/2-64'	41'	N/A

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The di

A surety for the required improvements shall be provided in accordance with Article 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 East Citizen Advisory Committee in an area designated for low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-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. 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is a residential. Construction of a 6' planting strip adjacent to the back of curb and 6' sidewalk along both Culpepper Lane and Caspan Street is proposed.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: Per UDO section 9.2.2.A.1, site is exempt from stormwater regulations because "Any detached house used for single-unit living or any attached house used for two-unit living, built as part of a subdivision one acre or less in aggregate size."

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: 6/24/18
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.