



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-16-16 / Chaney Street Subdivision

General Location: The site is located on the west side of Chaney Drive, north of the intersection of Chaney Drive and Reavis Road, and is inside the city limits.

CAC: West

Nature of Case: Subdivision of a .57 acre parcel into two (Attached House) lots, zoned R-10/SRPOD.

Contact: Stoney Chance, Chance and Associates

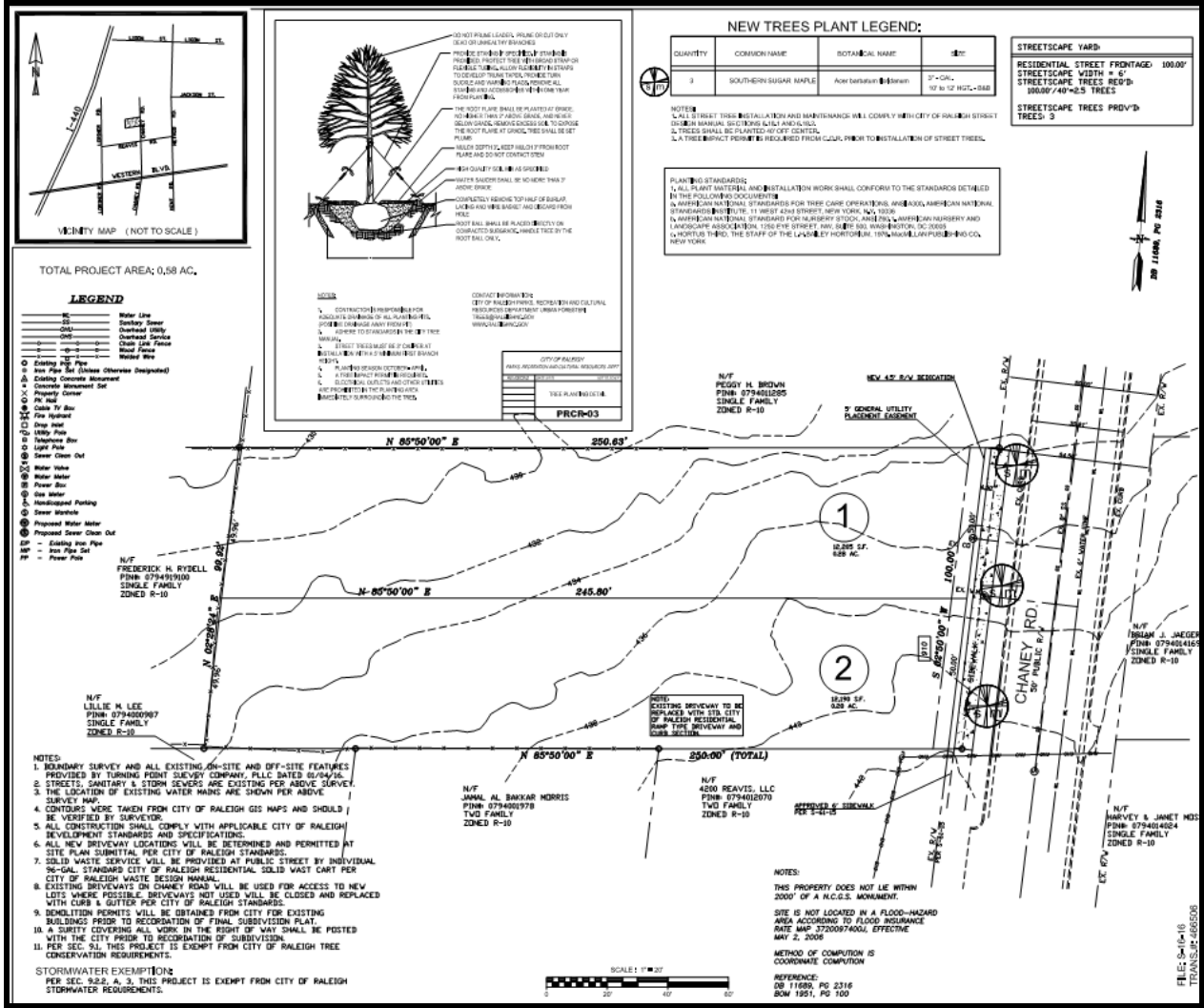
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

- a. Due to existing development, a design adjustment was approved by the Public Works Director waiving the Block Perimeter requirement (8.3.2).

Administrative Alternate: NA



Site Map – 910 Chaney Road



Preliminary Subdivision Plan S-16-16, Chaney Subdivision



Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	Chaney Road Subdivision	Date Completed Application Received	6/06/16
	Case Number		Transaction Number	466506

Staff Response/Recommendation	Staff Supports the design adjustment request for relief from the block perimeter standards due to existing development that do not allow an additional public street connection.		
	Staff Member	Cadell D. Hall	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny

JSma for Rich Kelly _____ 6/8/16
Richard L. Kelly, Interim Public Works Director Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

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SUBJECT: S-16-16, Chaney Street Subdivision

**CROSS-
REFERENCE:** Transaction # 466506

LOCATION: The site is located on the west side of Chaney Drive, north of the intersection of Chaney Drive and Reavis Road, and is inside the city limits.

PIN: 0794011184

REQUEST: This request is to approve the Subdivision of a .57 acre parcel into two (Attached House, 2.2.2) lots, zoned R-10/SRPOD.

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 demolition permit be issued and this building permit number be shown on all maps for recording;
- (3) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Chaney Road is paid to the Public Works Department;
- (4) That ½ of the required 59' right of way for the existing street is dedicated to the City of Raleigh and shown on all maps for recording.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bower (S. Carlson) Date: 6-13-16

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 2.2.2. This approval is based on a preliminary plan dated 5/17/16 owned by Financial Housing solutions, LLC. submitted by Stoney Chance, Chance and Associates.

ZONING:

ZONING DISTRICTS: Residential 10 (R-10)/SRPOD (Special Residential Parking Overlay District), Unified Development Ordinance, Effective Sept. 1, 2013. .

TREE CONSERVATION: NA

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Existing street(s) are classified as a Neighborhood Local Street. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Chaney Road	Neighborhood Local	50'	59'	32' b to b	0'	0'

Existing streets on the site are classified as Neighborhood Local . 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 West Citizens Action Council in a low density residential area.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in R-10/SRPOD zoning district for an attached home (2.2.2) is 6,000 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 50 feet. Lots in this development conform to these minimum standards (2.2.2).
- 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 are met via an approved design adjustment by the Public Works Director. Lot arrangement and access conform to Chapter 8 of the UDO.
- STREETSCAPE
TYPE:** The applicable streetscape is a residential (8.5.2). Proposed is a 6' wide sidewalk and the installation of three street trees, within a 6' planting area, all within the Right of Way.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** This site is not subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. The site is claiming an exemption to active stormwater controls per Article 9.2.2.A, as amended by TC-6-15, number 3. This exemption reads: "Any detached house used for single-unit living or any attached house used for two-unit living, including their accessory uses, placed within any subdivision of one acre or less in aggregate size approved after May 1, 2001."
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:
OTHER
REGULATIONS:** No new streets are being proposed with this development.
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: 6-13-2019

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.