



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

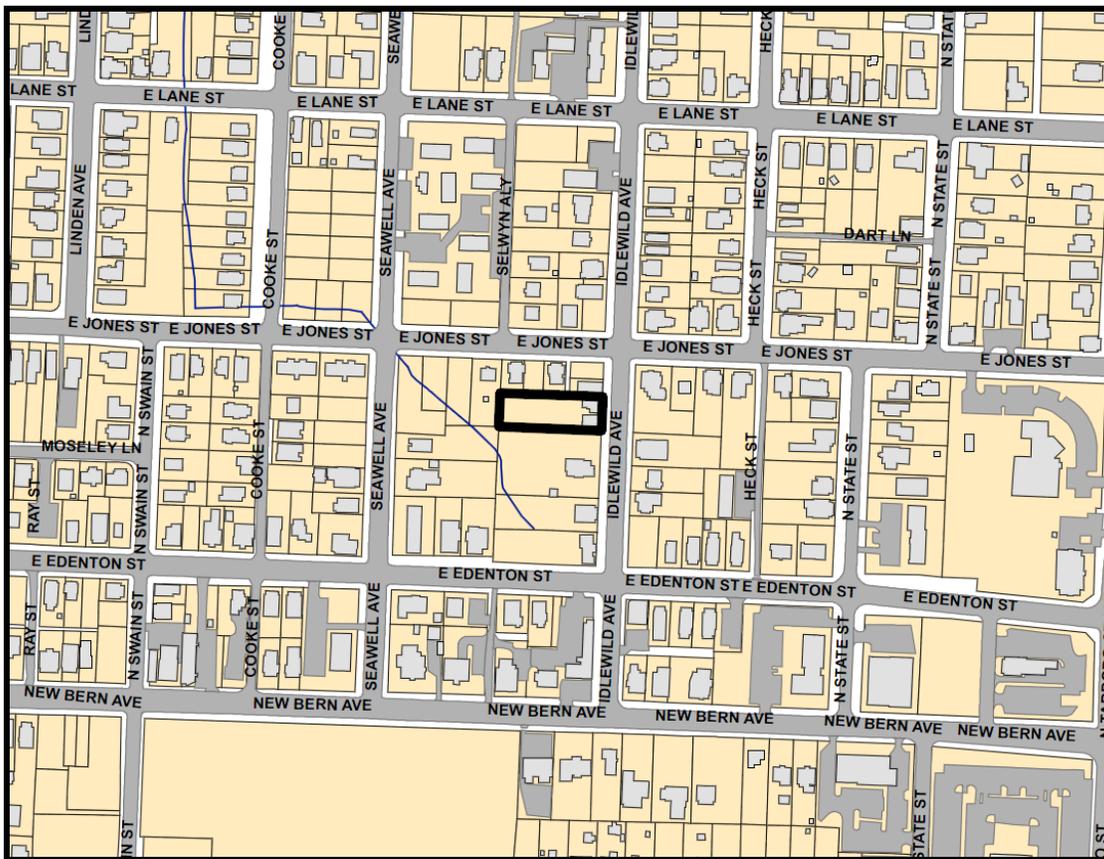
Case File / Name: S-19-10 / Potenza Subdivision

General Location: The site is located on Idlewild Avenue

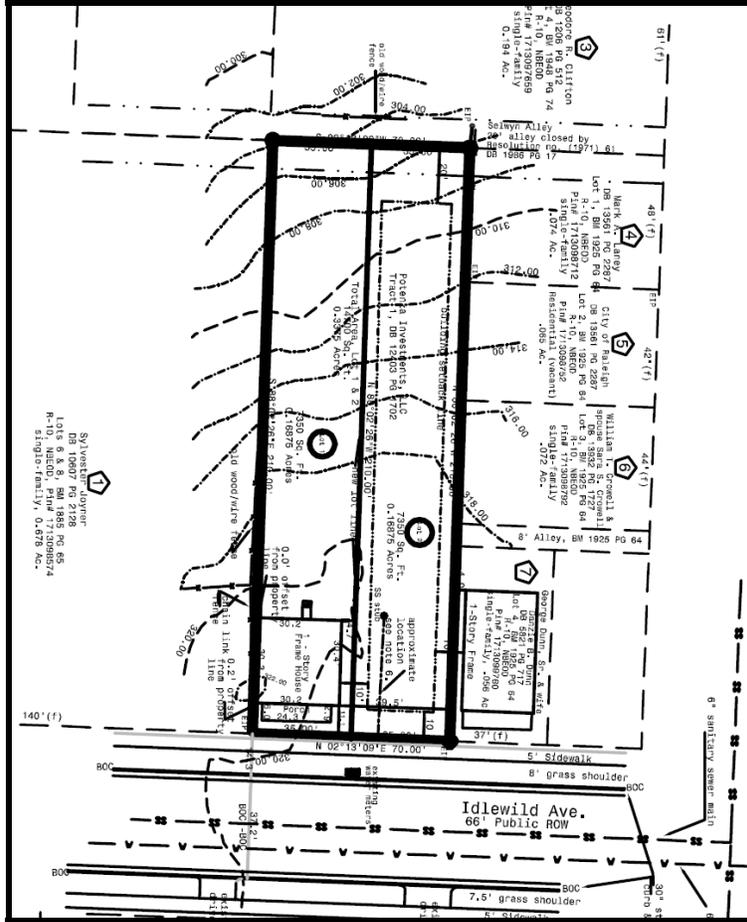
CAC: North Central

Nature of Case: The subdivision of a 0.34 acre parcel into two, 0.17 acre parcels, zoned Residential-10

Contact: Donald Stallings



S-19-10 Potenza Subdivision – Location Map



S-19-10 Potenza Subdivision – Subdivision Plan

SUBJECT: S-19-10 Potenza Subdivision

CROSS-REFERENCE: N/A

LOCATION: This site is located on the west side of Idlewild, south of its intersection with Jones Street, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 0.34 acre parcel into two lots. Both parcels will be 0.17 acres in size or 7,405 square feet. This parcel is located in the New Bern Edenton Neighborhood Conservation Overlay District. This requires each lot to meet the following requirements:

- A minimum lot size of 4,000 square feet
- Minimum lot frontage of 30'
- Maximum building height of 35'
- Range of allowed front yard setback 10'- 25'
- Maximum distance between buildings 10'

This is not an infill subdivision because both proposed lots are greater than 80% of the median lot size.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL: *Prior to Planning Department authorization to record lots:*

- (1) That a final detailed landscape plan a street protective yard in accordance with 10-2082.5 be submitted/stamped and approved by the Site Review Specialist in the Planning Department and a stamped approved copy is placed on file in the Planning Department

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Selzer (C. Wages) Date: 8/30/10

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 Chapter 2, Part 10, Sections 10-2021 and 10-2054 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated July 20, 2010, owned by Potenza Investments, LLC, submitted by Donald Stallings.

ZONING:

**ZONING
DISTRICTS:**

Residential-10 and Neighborhood Conservation Overlay

LANDSCAPING:

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

**TREE
CONSERVATION:**

The property is in a residential zoning and less than 2 acres. The site is exempt from tree conservation.

**UNITY OF
DEVELOPMENT:**

Unity of development does not apply to this site.

PHASING:

There is one phase in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY:

There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

Adequate right-of-way currently exists on Idlewild Avenue.

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:

This subdivision is located in the New Bern Edenton Overlay District. The minimum lot size in this zoning district is 4,000 square feet. The minimum lot depth in the Residential-10 zoning district is 70'; there is not a minimum lot depth or a minimum lot width in this overlay district. There is not a minimum lot width in this zoning district, but a minimum street frontage of 35'. Lots in this development conform to these minimum standards.

BLOCK LAYOUT:

The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

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:** Proposed street improvements shall conform to normal City construction standards.
- PEDESTRIAN:** Sidewalks exist along Idlewild Avenue
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** This site is exempt from stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code being a single-family detached dwelling not exceeding two dwelling units on a parcel that is less than one acre in size (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 required for this subdivision.
- 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 lot recording 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: 8/30/2013
Record at least ½ of the land area approved.

5-Year Sunset Date: 8/30/2015
Record entire subdivision.

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.