



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-19-15 / Skyway Towers Subdivision

General Location: The site is located on the south side of Kidd Road, between Donald Ross Drive and Swinburne Street.

CAC: East

Nature of Case: Subdivision of 1.67 acres into two lots, zoned Office and Institutional-1 (O&I-1).

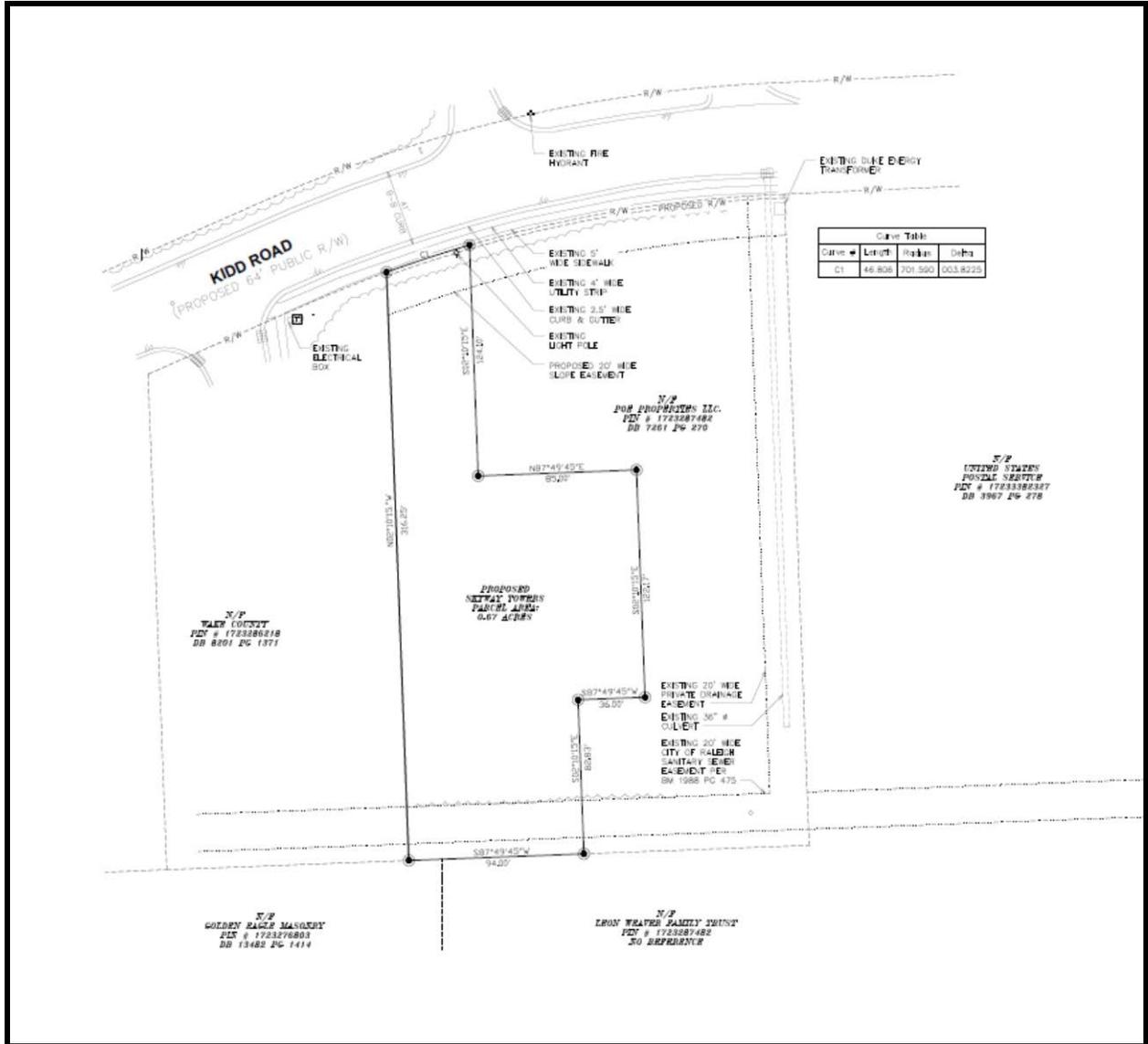
Contact: Thomas Johnson, Nexus Pruett

Design Adjustment: NA

**Administrative
Alternate:** NA



S-19-15 Location Map



S-19-15 Preliminary Subdivision Layout

SUBJECT: S-19-15

**CROSS-
REFERENCE:** NA

LOCATION: The site is located on the south side of Kidd Road, inside the city limits.

PIN: 1723287482

REQUEST: This request is to approve the subdivision of a 1.67 acre tract into two lots, zoned Office and Institutional-1 (O&I-1).

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

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

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (2) That condition 1, above, be met;

Prior to Planning Department authorization to record lots:

- (3) That a fee-in-lieu for 1' of sidewalk and street trees is paid to the Public Works Department;
- (4) That ½ the required right-of-way of Kidd Road and a 20' slope easement is dedicated to the city on the final plat.
-

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowers (J. Balon) Date: 5-20-15

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 Chapter 2, Part 10, Sections 10-2035; and Part 10A (Unified Development Ordinance) Articles 8 and 9. This approval is based on a preliminary plan dated 4/23/15 owned by Poe Properties, LLC, submitted by Tower Engineering Professionals.

ZONING:

ZONING DISTRICTS: Office and Institutional-1 (O&I-1).

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 on the following existing streets is required by the Street Plan Map of the Comprehensive Plan as shown below. A 20' slope easement is required behind the right-of-way line to allow for future expansion and relocation of the sidewalk. No new streets are proposed with this subdivision.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Kidd Road	Avenue, 2-Lane, Undivided	56'	1/2- 64'	41'	36' (No construction required)

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

COMPREHENSIVE PLAN: This site is located in the East Citizens Advisory Council in an area designated Office and Residential Mixed Use.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the O&I-1 zoning district is 5,000' square feet. The minimum lot depth in this zoning district is 70 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.
- STREETSCAPE TYPE:** The applicable streetscape is a sidewalk and tree lawn. A fee in lieu for 1' of additional sidewalk (5' sidewalk currently exists on site) and street trees is required prior to lot recordation.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 5' sidewalk currently exists along Kidd Road. A fee-in-lieu to meet the minimum 6' requirement shall be paid prior to lot recordation.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** Upon submitting development plans, this site will be subject to stormwater management controls in accordance with Article 9 Chapter 2 of the Unified Development Ordinance. Proposed stormwater control measures must be shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.
- 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: 5/20/18
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.