



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
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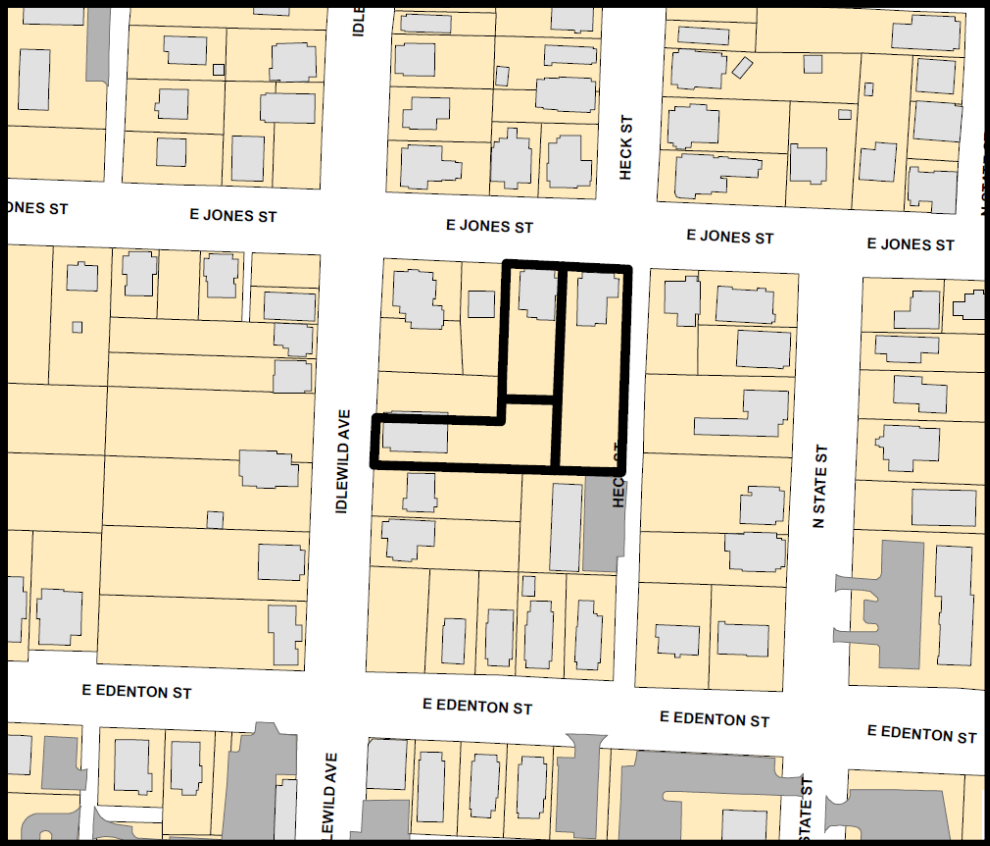
Case File / Name: S-22-12 / East Jones & Heck Street Subdivision

General Location: Located at the southwest quadrant of East Jones Street and Heck Street

CAC: North Central

Nature of Case: The subdivision of two parcels, after recombination, totaling .59 acres into four lots zoned Residential-10 with Neighborhood Conservation Overlay District, located inside the City limits.

Contact: John A. Edwards & Company



S-22-12 East Jones Street & Heck Street Subdivision – Location Map

**CROSS-
REFERENCE:** Z-33-92

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

REQUEST: This request is to approve the subdivision of two parcels totaling .59 acres into four lots, zoned Residential-10 with Neighborhood Conservation Overlay District, located inside the City limits.

Lot 1 – 4,851 square feet
Lot 2 – 5,684 square feet
Lot 3 – 5,518 square feet
Lot 4 – 5,392 square feet

This development does not constitute an infill subdivision due to 49% of the lots in the periphery are originally constructed single-family detached dwellings.

OFFICIAL ACTION: **Approval with conditions**

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

- (1) That construction plans for public improvements be approved by the Public Utilities Department and the Public Works Department;
- (2) That a demolition permit be issued for any existing structures that do not meet setbacks with the recombination or subdivision plat, by the Development Services Department and this permit be shown on all maps for recording;
- (3) That ½ - 45' right-of-way be dedicated along Heck Street prior to or in conjunction with the recording of any map. Reimbursement for ½ 26' B-B and ½ of a 45' right-of-way be based off Residential-20 rates; Final determination of eligible reimbursement shall be evaluated at the time of construction drawing as the proposed plan is installing improvements in excess of the minimum required;
- (4) That a note be placed on all maps for recording "No driveway access for Lot 2 will be permitted from East Jones Street";

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Loh (C. Alay)

Date:

4-16-13

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, 10-2054 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2/15/2013, owned by City of Raleigh, submitted by John A. Edwards & Company.

ZONING:

ZONING DISTRICTS: Residnetial-10 with Neighborhood Conservation Overlay District. Ordinance (1992) 59 ZC 315 Effective 9/15/92.

New Bern – Edenton Neighborhood (Zoning Case Z-33-92)

- Minimum lot size:** 4,000 square feet (0.09 acre)
- Minimum lot frontage:** Thirty (30) feet
- Front yard setback:** Minimum of ten (10) feet, maximum of twenty-five (25) feet.
- Side yard setback:** Minimum of zero (0) feet when minimum building separation is met.
- Building separation:** Minimum of ten (10) feet.
- Maximum building height:** Thirty-five (35) feet.

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

TREE CONSERVATION: Code Section 10-2082.14 does not apply. The parcels are zoned residential, less than 2 acres in size, not adjacent to a Thoroughfare

UNITY OF DEVELOPMENT: Not applicable

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
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MANAGEMENT: The subdivision is claiming an exemption, Code Section 10-9021(3), Any single-family detached dwelling, any single-family attached dwelling not exceeding two (2) dwelling units, and any duplex dwelling, including their accessory uses, placed within any subdivision of one (1) acre or less in aggregate size approved after application of this regulation.

**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 development.

**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 construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval by City Council 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: 4/16/16
Record at least ½ of the land area approved.

5-Year Sunset Date: 4/16/18
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.

