



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-22-13 / Oakwood Avenue & North State Street

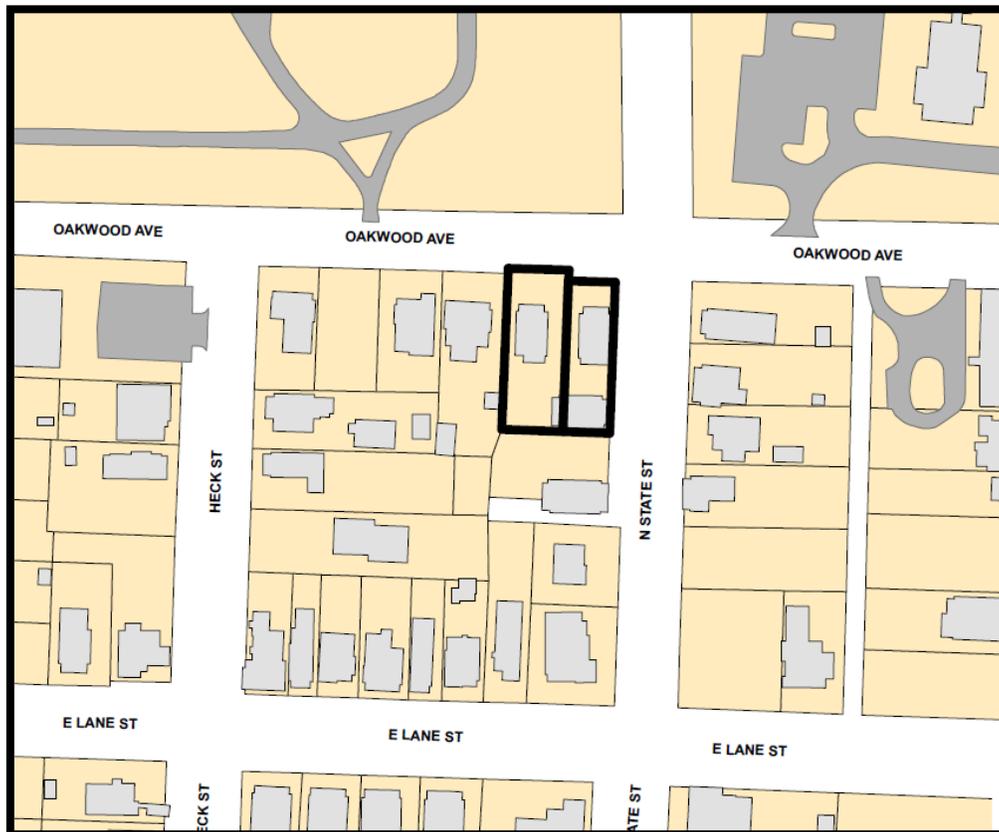
General Location: Located on the southwest quadrant of Oakwood Avenue and North State Street

CAC: North Central

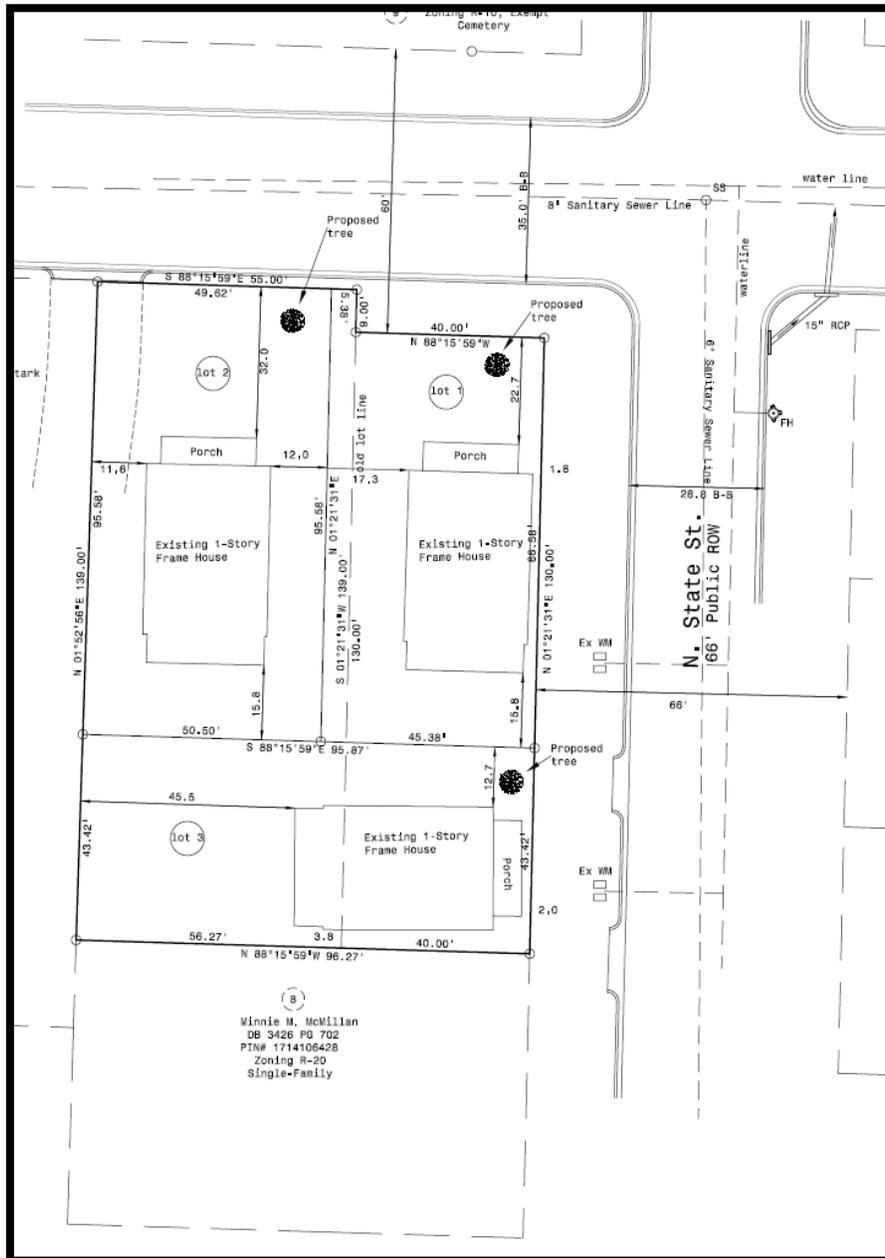
Nature of Case: The subdivision of two lots (0.1775 acres and 0.1199 acres) into three lots. This subdivision is not infill as no new vacant lots are being created. This subdivision was submitted for review prior to September 1, 2013.

Lot 1 - 0.09 acres
Lot 2 - 0.1 acres
Lot 3 - 0.1 acres

Contact: Donnie Stallings



S-22-13 Oakwood / North State Street Subdivision



S-22-13 Oakwood / North State Street

SUBJECT: S-22-13 Oakwood / North State Street Subdivision

CROSS-REFERENCE: On January 7, 2014 City Council granted a 14.62' variance for Lot 1 from providing a 60' corner lot width. Lot 3 was granted a 1.58' variance from providing a 45' lot width.

LOCATION: Located on the southwest quadrant of Oakwood Avenue and North State Street, inside the City Limits.

PIN: 1714106518 & 1714106557

REQUEST: The subdivision of two lots (0.1775 acres and 0.1199 acres) into three lots. The existing conditions of this site have three houses on two lots. This subdivision would eliminate the nonconformity, putting the three houses on their own lot.

Lot 1 - 0.09 acres
Lot 2 - 0.1 acres
Lot 3 - 0.1 acres

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That ½-60' right-of-way for lot 2 fronting on Oakwood Avenue is dedicated to the City of Raleigh;
- (2) That a fee in fee-in-lieu of construction for ½-5' sidewalk along Oakwood Avenue and North State Street in an amount determined by the City Engineer, is paid in the Public Works Department;
- (3) That a shared driveway agreement between Lot 1 and Lot 2 is noted on the preliminary plat and also created by deed and recorded at the Wake County Register of Deeds. Copies of the recorded deed shall be provided to the Planning Department within 14 days of recordation;
- (4) That the approved impervious surface limitations are noted on the preliminary plat;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silve (C. Hayes) Date: 2-19-14

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 10-2103, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 9/13/12, owned by Tony Patterson, submitted by Donald Stallings.

ZONING:

ZONING DISTRICTS: Residential-10.

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

TREE CONSERVATION: The site is exempt from Code section 10-2082.14. The site is less than two acres and in a residential zoning district.

UNITY OF DEVELOPMENT: n/a

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.
Oakwood Avenue	½ - 60'	n/a	n/a

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

URBAN FORM: The site is located within the North Central CAC, and is designated as Medium Density Residential on the Future Land Use Map. The Medium Density Residential category applies to garden apartments, townhomes, condominiums, and suburban style apartment complexes. It would also apply to older neighborhoods with a mix of single-family and multi-family housing with gross densities in the 14 to 28 unit per acre range.

Staff has reviewed the site plan and finds this plan in compliance with the Comprehensive Plan and the following policies:

- LU 2.2 – Compact Development
- LU 5.1 – Reinforcing the Urban Pattern
- LU 8.5 – Conservation of Single-Family Neighborhoods
- LU 8.12 – Infill Compatibility
- UD 1.4 – Maintaining Façade Lines

UD 5.1 – Contextual Design

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in this zoning district is 5,000 square feet. The minimum lot depth in this zoning district is 70'. The minimum lot width in this zoning district is 45'. The minimum corner lot width in this zoning district is 60'. The proposed lots do not conform to these standards. On January 7, 2014 City Council granted a 14.62' variance for Lot 1 from providing a 60' corner lot width. Lot 3 was granted a 1.58' variance from providing a 45' lot width.
- 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:** Existing street improvements shall conform to normal City construction standards. Lot 1 and Lot 2 will have a shared driveway agreement. A shared driveway agreement will be recorded by deed and also referenced on the plat.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A fee-in-lieu for ½-5' sidewalk along North State Street and Oakwood Avenue is required.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Each lot is restricted to the existing imperious area with the development. The impervious surface restrictions are listed below:
- Lot 1 - 1,218 sq. ft.
Lot 2 – 1,215 sq. ft.
Lot 3 – 1,214 sq. ft.
- 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 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: 2/19/17
Record entirety of the land area approved.

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.