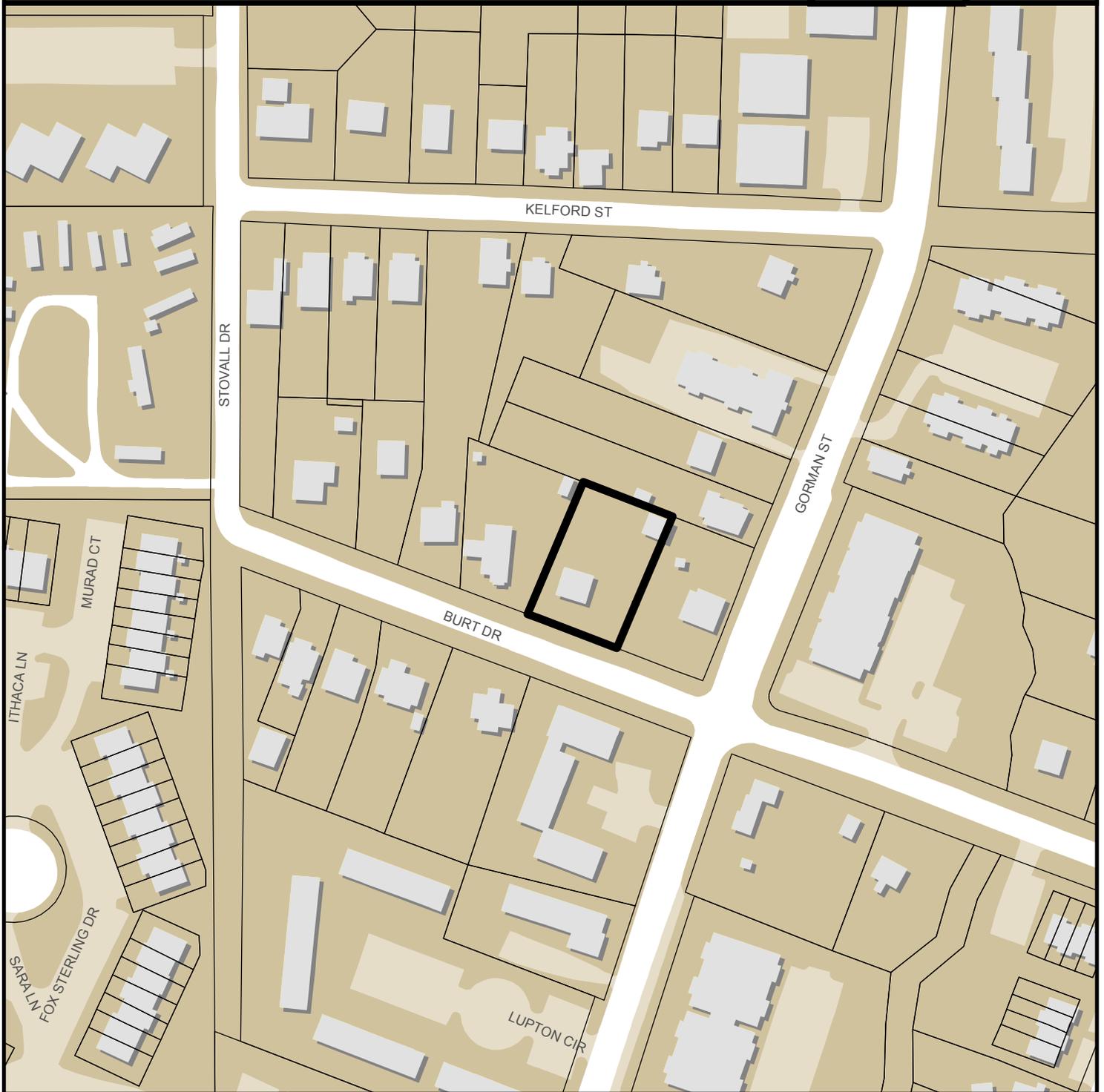


# BURT DRIVE SUBDIVISION S-22-2017



Zoning: **R-10 w/SRPOD**  
CAC: **West**  
Drainage Basin: **Bushy Branch**  
Acreage: **0.35**  
Number of Lots: **2**

Planner: **Martha Lobo**  
Phone: **(919) 996-2664**  
Applicant: **A Squared LLC**  
Phone: **(919) 623-7719**





# 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-22-17 / Burt Drive Subdivision

**General Location:** The site is located north side of Burt Drive, between Stovall Drive and Gorman Street, inside the city limits.

**CAC:** SouthWest

**Nature of Case:** Subdivision of a .35 acre parcel into 2 lots zoned Residential-10 (R-10)/Special Residential Parking Overlay District (SRPOD)

**Contact:** Amber Farrelly, PE, B&F Consulting, Inc.

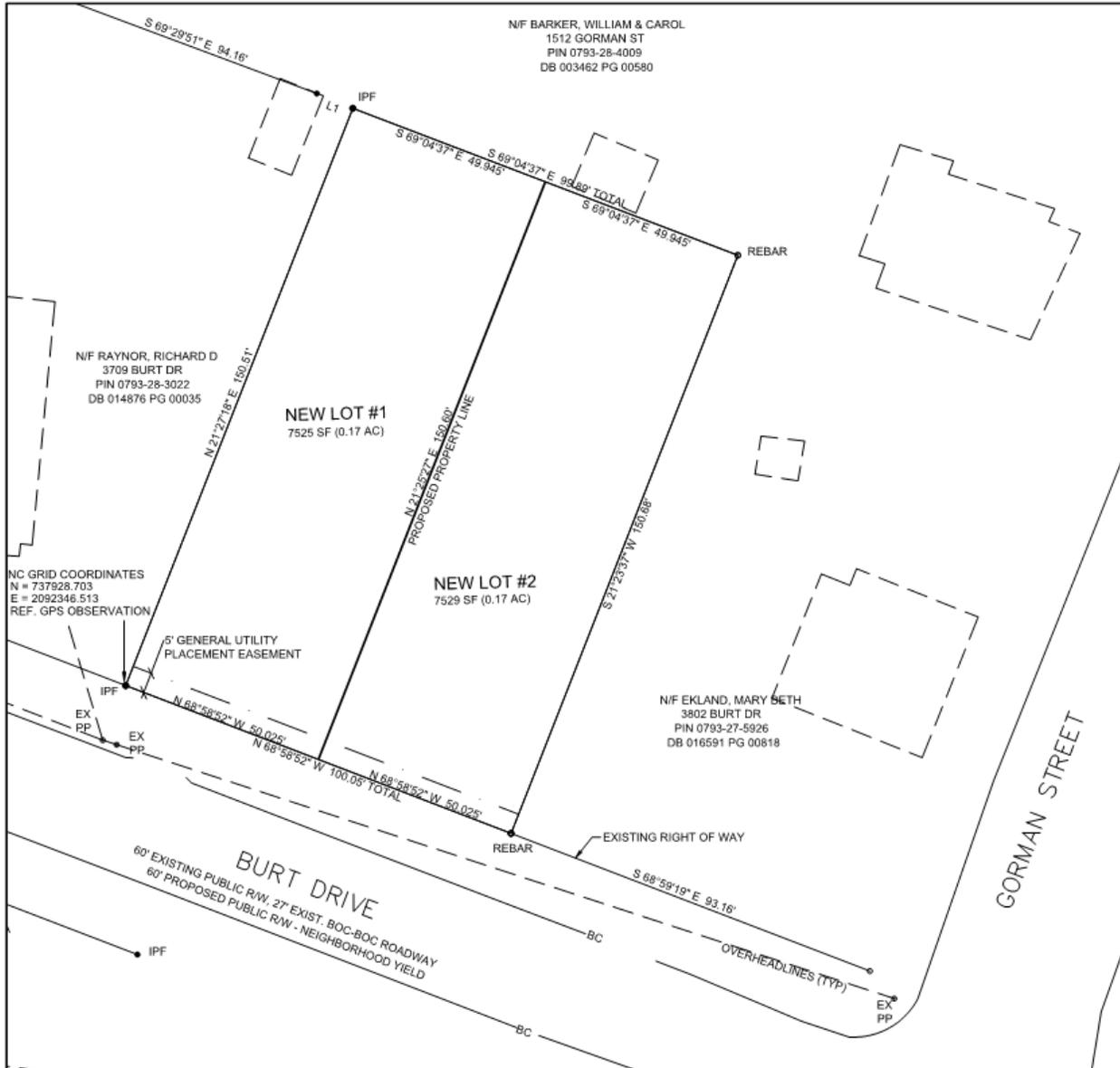
**Design Adjustment:** N/A

**Administrative  
Alternate:** N/A

## Burt Drive Subdivision Location Map S-22-17



### Burt Drive Subdivision S-22-17



---

**SUBJECT:** S-22-17 / Burt Drive Subdivision

**CROSS-REFERENCE:** Transaction # 511792

**LOCATION:** The site is located north side of Burt Drive, between Stovall Drive and Gorman Street, inside the city limits.

**PIN(S):** 0793-27-4928

**REQUEST:** This request is to approve the subdivision of a .35 acre parcel into 2 lots, zoned Residential-10 (R-10)/Special Residential Parking Overlay District (SRPOD). Overall residential density units per acre in Residential-10 are 5.71, based on a maximum of 10 units per acre.

---

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

***Prior to Planning Department authorization to record lots:***

2. That a tree impact permit is obtained from the Urban Forester in the Parks and Recreation Department for landscaping in the public right-of-way, prior to subdivision or issuance of building permit, whichever occurs first;
3. That a demolition permit be issued and this building permit number be shown on all maps for recording;
4. That the necessary approval from Wake County for the removal of existing well be obtained and permit shall be shown on the map for recordation;
5. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
6. That a fee-in-lieu for 100 linear feet of a 6' sidewalk be paid to Development Services;
7. That the 5' general utility placement easement for the proposed private utilities is shown on the final subdivision plat;

**Prior to issuance of building permits:**

8. That a tree impact permit is obtained from the Urban Forester in the Parks and Recreation Department for landscaping in the public right-of-way, prior to subdivision or issuance of building permit, whichever occurs first;

**Prior to issuance of a certificate of occupancy for either lot:**

9. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

---

I hereby certify this administrative decision.

**Signed:**(Planning Director) Kenneth Bonner (BT) Date: 7/14/2017

**Staff Coordinator:** Martha Y. Lobo

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 UDO Sec 2.2.1. This approval is based on a preliminary plan dated 6/9/17 owned by A Squared, LLC. submitted by B&F Consulting, Inc..

---

**ZONING:**

**ZONING DISTRICTS:** Residential-10 (R-10)/Special Residential Parking Overlay District (SRPOD)

**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:** N/A

**STREET  
PLAN MAP:** Existing street is classified as a Neighborhood Yield Street. Dedication of right-of-way is not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (boc to boc)	Proposed street (b to b)	Slope Easement
Burt Drive	Neighborhood Yield Street	60'	½ of 55'	27'		N/A

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

**COMPREHENSIVE  
PLAN:** This site is located in the SouthWest CAC in an area designated for Moderate Density Residential development.

**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Residential-10 (R-10)/Special Residential Parking Overlay District (SRPOD) zoning district is 4,000 square 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 45 feet and the minimum lot width of a corner lot is 60 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 Neighborhood Yield Street. The street tree installation will be within the 6' planting area, which is at the back-of-curb. The 6' sidewalk, when constructed in the future, will be at the back of the planting area. A fee-in-lieu for 100 linear feet shall be paid for a 6' sidewalk, along the property frontage.

**PEDESTRIAN:** Proposed 6' sidewalk location conforms to City regulations. A fee-in-lieu for 100 linear feet shall be paid for a 6' sidewalk, along the property frontage. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

**FLOOD HAZARD:** There are no flood hazard areas on this site.

**STORMWATER MANAGEMENT:** Proposed subdivision will comply with Stormwater regulations under article 9.2 of the UDO as amended by TC-2-16 as it is a residential subdivision less than 1 acre in size zoned R-10.

**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:** 7-14-2020  
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.*







