



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

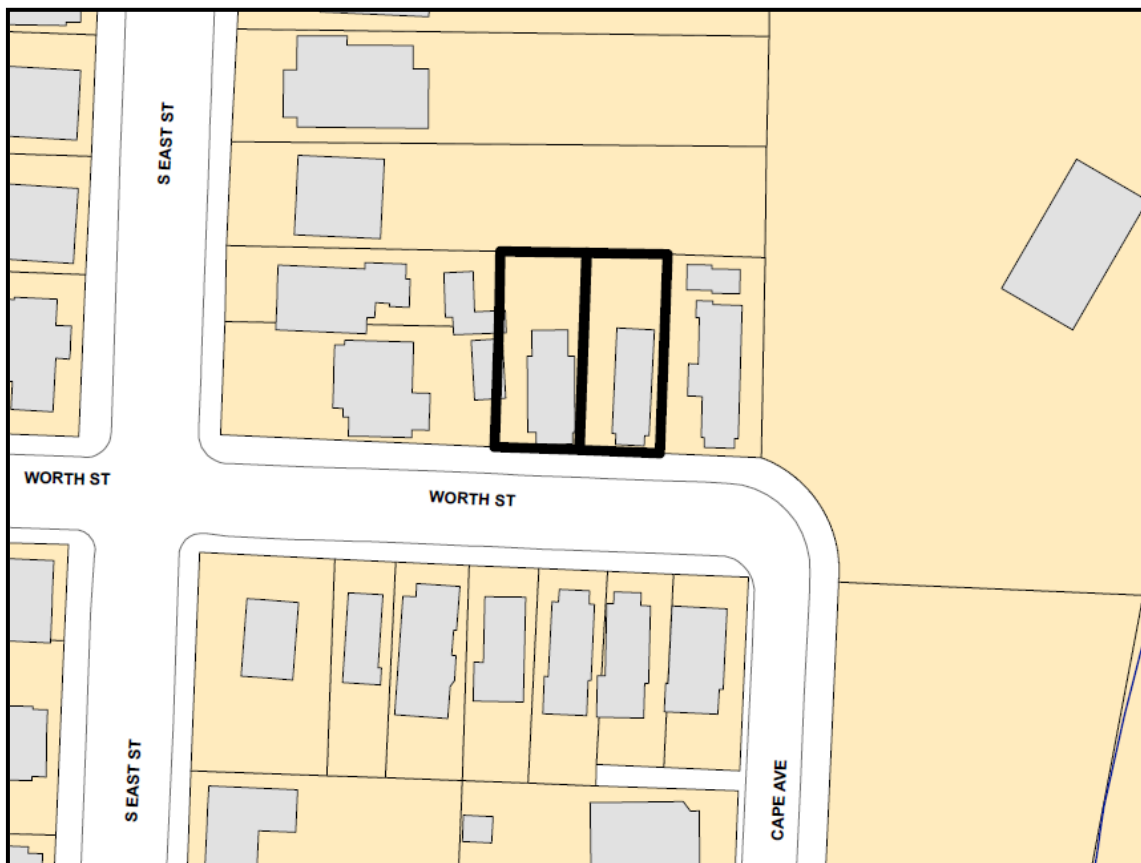
Case File / Name: S-24-13 Worth Street Subdivision

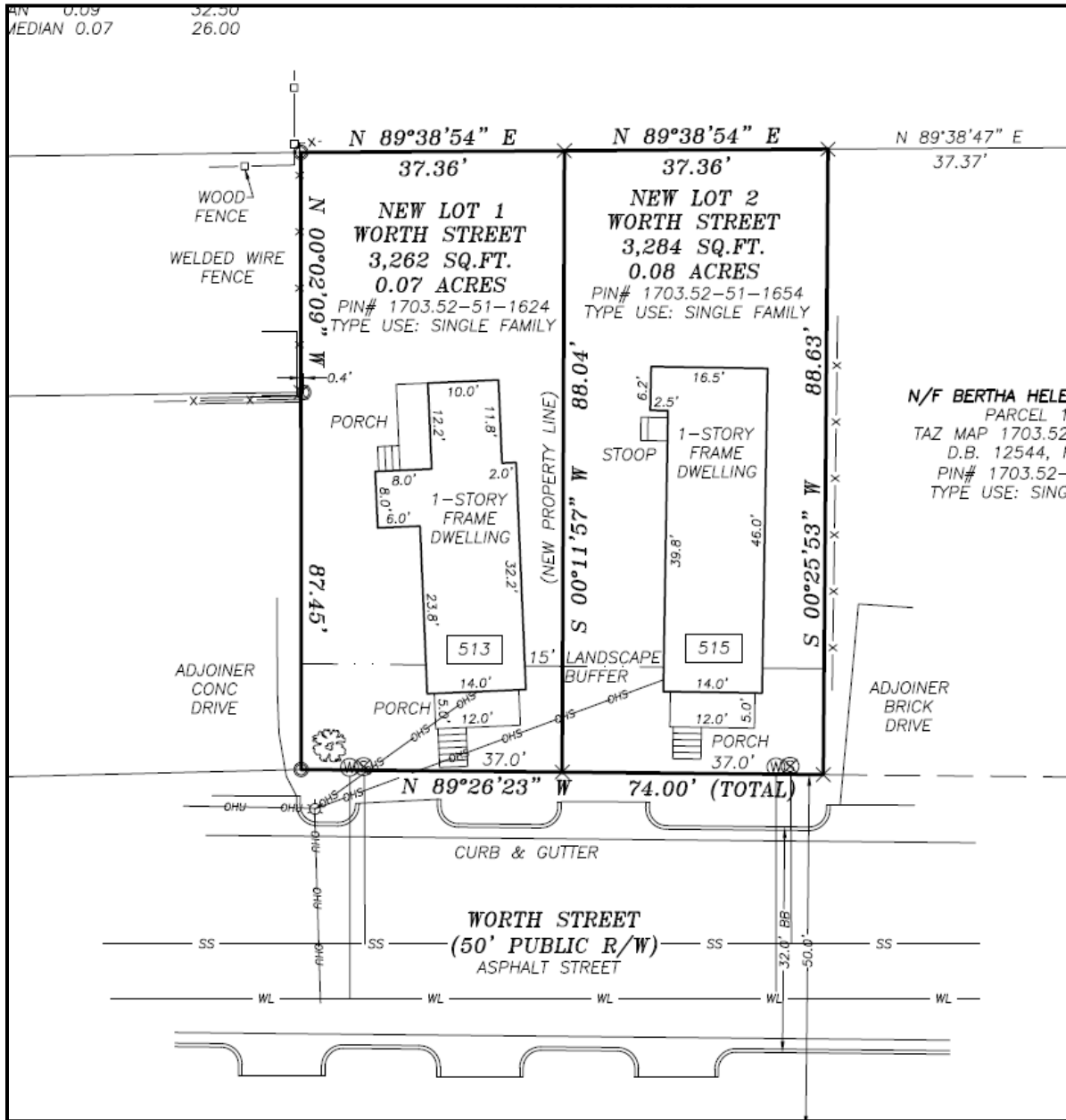
General Location: This site is located on the north side of Worth Street; east of its intersection with East Street.

CAC: Central

Nature of Case: Subdivision of one single family residential lot into two single family lots currently zoned Residential-20 with Neighborhood Conservation Overlay District. All proposed lots would front on Worth Street and would not qualify as an infill subdivision. The purpose of this subdivision is legalize two existing lots recognized on Wake County property maps that are not supported by any recorded deed or recorded plat. Each lot contains an existing single family dwelling.

Contact: Jeff Davis – (919)781-0234





Subdivision Layout

SUBJECT: S-24-13 / Worth Street Subdivision

CROSS-REFERENCE: A-77-13

LOCATION: This site is located on the north side of Worth Street; east of its intersection with East Street.

REQUEST: This request is to approve the subdivision of a 0.15 acre tract into two lots, zoned Residential-20 With Neighborhood Conservation Overlay. Proposed Lot 1 will be 3,262 square feet in size and Lot 2 will be 3,284 square feet in size. This request does not qualify as an infill subdivision. Surrounding periphery lots are developed as single family, however proposed lot sizes and lot frontages are above the 80% median threshold for infill.

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 Works Department;
- (2) That a fee in lieu for ½ of a 5' sidewalk is paid to the Public Works Department for the frontage along Worth Street;

Prior to issuance of building permits:

- (3) That all conditions of the NCOD are adhered to;
- (4) That the driveway on lot 2 conform to the standards of the City of Raleigh for curb cuts. Curb and gutter will need to be restored upon redesign of the driveway.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Lids (C. Way)

Date: 10-25-13

Staff Coordinator: Stan Wingo

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 10-2023 and 10-2054, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated

6/17/13, owned by WPG Properties, LLC, submitted by Jeff Davis, Turning Point Surveying.

ZONING:

**ZONING
DISTRICTS:**

Residential-20 and Neighborhood Conservation Overlay District (Z-30-2007)

Z-30-07 – Neighborhood Conservation Overlay District – South Park, south of Cabarrus Street, west of Little Rock Creek, Chavis Park, Holmes Street and Carnage Drive, north of Peterson Street and Hoke Street, west of Garner Road and east of Wilmington Street. Approximately 84.47 acres from Neighborhood Conservation Overlay District (NCOD) to a revised Neighborhood Conservation Overlay District (NCOD).

Protection of Neighborhood Character
The following development regulations apply:

Lot Size : minimum = 3000 square feet; maximum = 8000 square feet

Lot Width: minimum = 40 feet; maximum = 80 feet

Front Yard Setback: within 10 percent of the average front yard setback established by buildings on the same side of the block face of the proposed building, but not less than 8 feet or greater than 30 feet.

Building Height: maximum = 25 feet

Building Entrance: The main building entrance shall face the street from which the building is addressed. No upper story entrance shall be visible from an adjacent street right-of-way.

Off-Street Parking: Parking shall be located to the side and/ or rear of the building. With the exception of single-family detached homes, no parking areas are to be located in front of any primary building. Single-family detached home parking shall be regulated according to the City of Raleigh Code.

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

**TREE
CONSERVATION:** Parcel is residential and less than 2 acres. Tree conservation is not required.

**UNITY OF
DEVELOPMENT:** N/A

PHASING: This is a one phase development.

**COMPREHENSIVE
PLAN:**

- GREENWAY:** There is no greenway on this site.
- THOROUGHFARE / COLLECTOR PLAN:** Dedication of right-of-way is not required in this location.
- TRANSIT:** This site is presently not served by the existing transit system.
- URBAN FORM:** This site is located in the Central Citizen Advisory Council, in an area designated a residential area.

SUBDIVISION STANDARDS:

- LOT LAYOUT:** The minimum lot size in the Neighborhood Conservation Overlay District is 3,0000 square feet. The minimum lot depth in this zoning district is 70 feet. The minimum lot width in the Neighborhood Conservation Overlay District is 40 feet. Applicant applied for and was approved for a variance by the Board of Adjustment for lot width. Plans show lot widths of 37', which were approved by the Board of Adjustment with A-77-2013 on September 9th, 2013. With the lot width variance approved, lots in this development conform to these minimum standards.
- BLOCK LAYOUT:** No new streets are required or proposed with this subdivision.
- 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:** Lots will gain access from Worth Street.
- PEDESTRIAN:** A fee in lieu for ½ 5' sidewalk shall be paid prior to lot recordation.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** Site is exempt from Part 10, Chapter 9 Stormwater Regulations per code section 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 being proposed with 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: 10/23/2016
Record at least ½ 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.