



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-24-15, Haymarket Village Lot 42 Subdivision

General Location: The site is located on the north side of Hardwick Drive, east of the intersection of Hardwick Drive and Harps Mill Road.

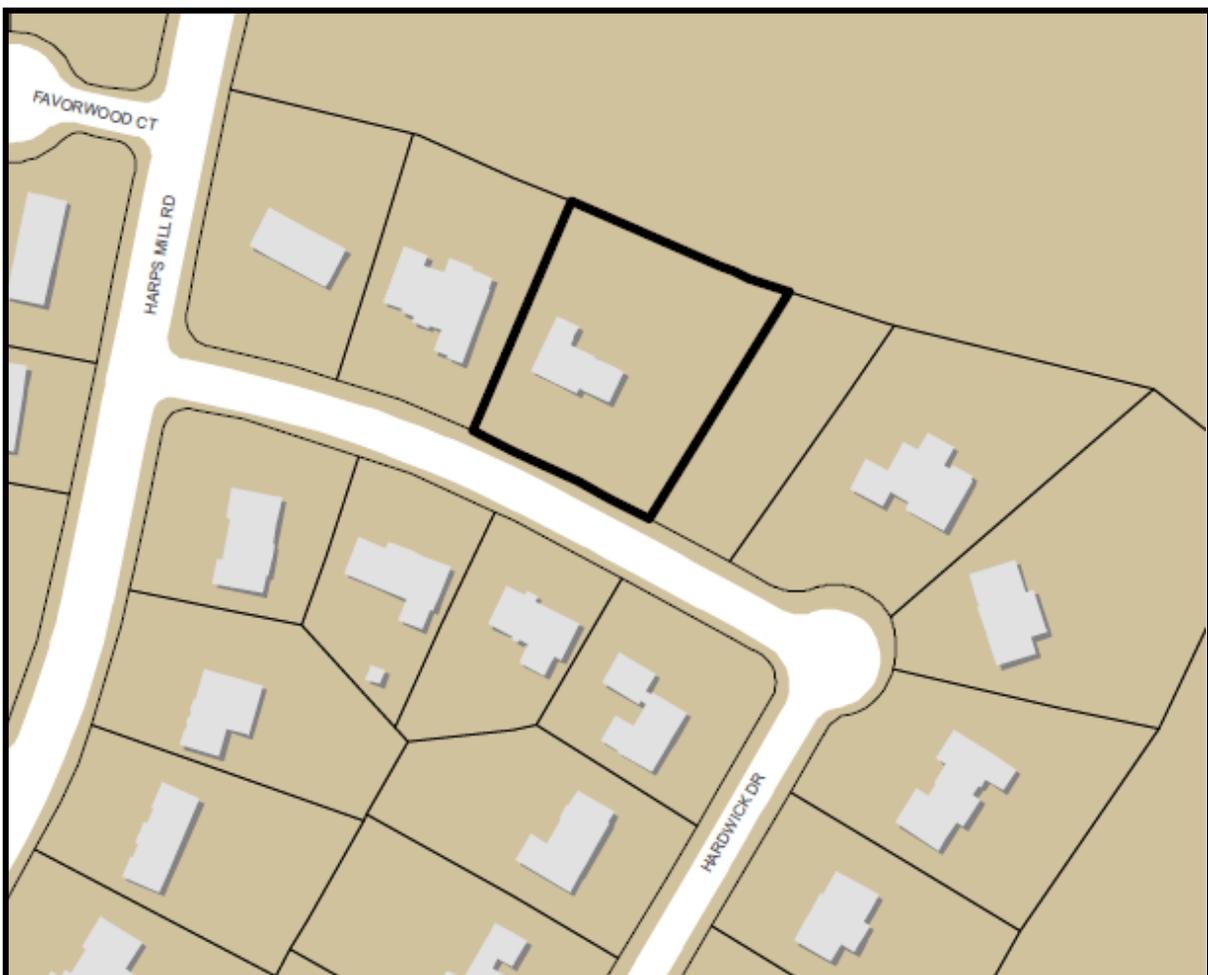
CAC: North

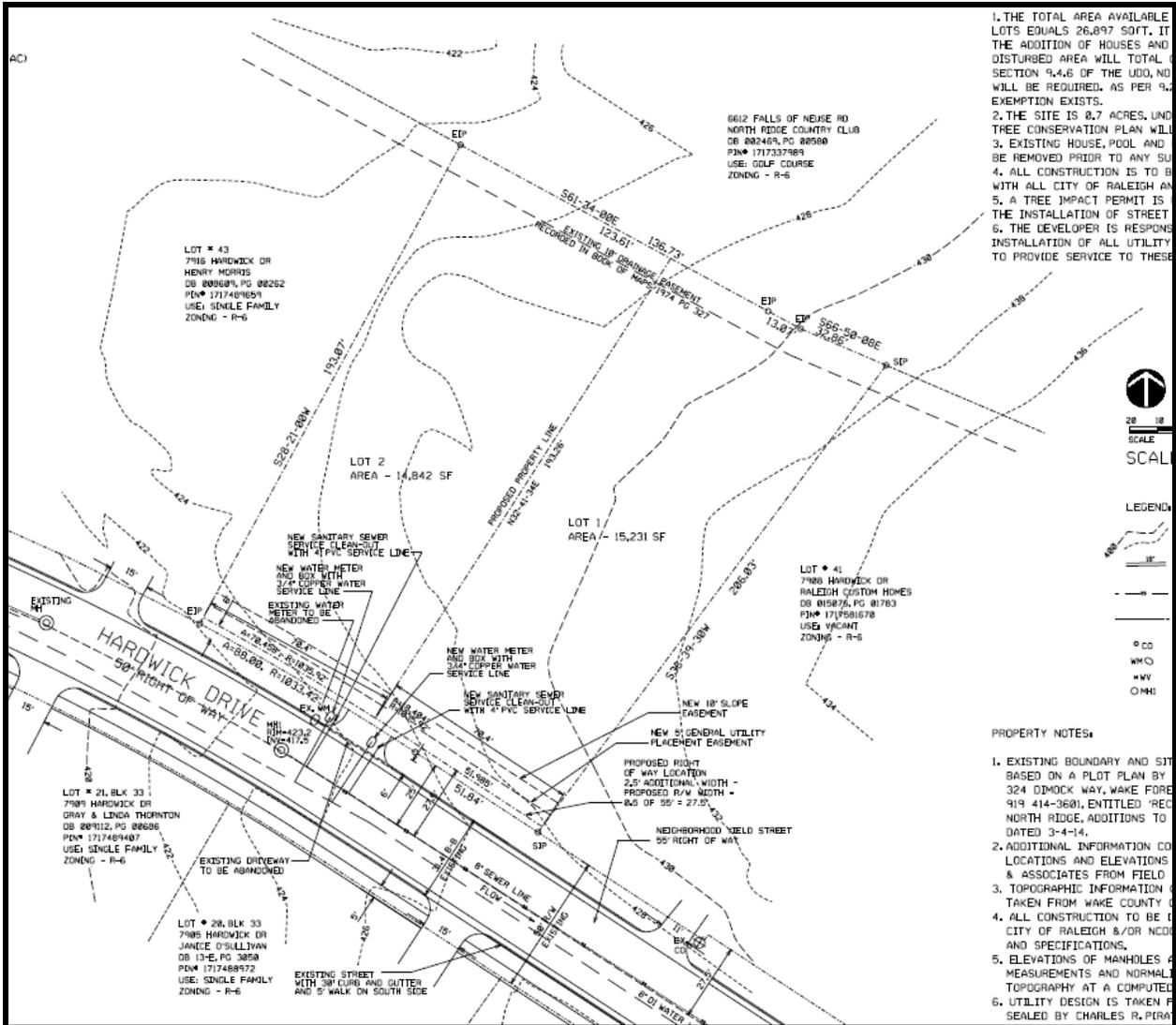
Nature of Case: Subdivision of one 0.70 acre parcel into two parcels, one being .35 acres, the other .341 acres. The proposed parcels are zoned Residential-6.

Contact: Alison Pockat, Alison A. Pockat, ASLA

Design Adjustment: NA

**Administrative
Alternate:** NA





Preliminary Subdivision Plan

SUBJECT: S-24-15, Haymarket Village Lot 42 Subdivision

**CROSS-
REFERENCE:** Transaction # 429080

LOCATION: The site is located on the north side of Hardwick Drive, east of the intersection of Hardwick Drive and Harps Mill Road, and is located inside of the city limits.

PIN: 1717580684

REQUEST: This request is to approve the subdivision of one 0.70 acre parcel into two parcels, one being .35 acres, the other .341 acres, zoned Residential 6 (R-6).

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 125% of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

- (2) That demolition permits be issued for the existing house on site to be removed from both parent tracts and that these building permit numbers be noted on all maps for recording with the Wake County Register of Deeds;
- (3) That a note is shown on the plat for recordation that states that water and sewer services cannot cross property lines and that unused water and services must be abandoned to City of Raleigh Public Utility Department standards;
- (4) That a 10' slope easement is to be shown on the plat and dedicated to the City of Raleigh prior to map recordation with the Wake County Register of Deeds;
- (5) That ½ - 55' Right of Way is to be shown on the plat and dedicated to the City of Raleigh prior to map recordation with the Wake County Register of Deeds;
- (6) That a fee in lieu shall be paid to the City of Raleigh for all frontage requirements along Hardwick Drive including a 6 foot wide concrete sidewalk and street trees 40 foot on center, along the street frontage of the proposed subdivision.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowers (S. Baulon) Date: 6-25-15

Staff Coordinator: Michael Walters

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 Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 5/7/15 owned by Tim Thompson, Raleigh Custom Homes, submitted by Alison Pockat, Alison A. Pockat, ASLA.

ZONING:

ZONING DISTRICTS: Residential 6, Unified Development Ordinance, Effective Sept. 1, 2013.

TREE CONSERVATION: This site is less than 2 acres and does not have to comply with UDO Article 9.1 Tree Conservation.

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 of the following street is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist. R/W	Prop. R/W	Slope Ease.	Util. Ease.
Hardwick Drive	Neighborhood Yield	50	55	10	5

Additional right-of-way to be dedicated is reimbursable under the facility fees program. Dedication of right-of-way is required. Hardwick Drive is classified as a Neighborhood Yield Street.

Street Name	Designation	Ex. side walk	Prop. sidewalk	Ex. street (boc -boc)	Prop. street (boc to boc)
Hardwick Drive	Neighborhood Yield	None	None	31	None

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

COMPREHENSIVE PLAN: This site is located in the North Citizens Advisory Council in an area designated as low-density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in R-6 zoning district is 6,000 sq. feet. The minimum lot depth in this zoning district is 80 feet. The minimum lot width of an interior lot in this zoning district is 50 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. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

PEDESTRIAN: A sidewalk is required along both sides of Hardwick Drive. A Fee-in-Lieu for sidewalk running the length of the proposed subdivision along the north side of Hardwick Drive is required prior to map recordation.

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

STORMWATER MANAGEMENT: This site is not subject to stormwater management controls. The stormwater exemption being claimed is in accordance with UDO 9.2.2.A.1.

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: 6/25/18
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.