



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-25-15 / 2322 Wade

General Location: The site is located on the north side of Wade Avenue, west of the intersection of Oberlin Road.

CAC: Wade

Nature of Case: Subdivision of a 1 acre parcel into 6 single-family lots and 1 open space lot, zoned Residential-10

Contact: Jennifer Leonard, Tony Tate Landscape Architecture

Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment was approved by the Interim Public Works Director approving sidewalk along one side of the street, decreased right-of-way width, and street trees located in a 6' landscape easement.

Administrative Alternate: NA



Location Map

SUBJECT: S-25-15 / 2322 Wade

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on north side of Wade Avenue, inside the city limits.

PIN: 1704063625

REQUEST: Subdivision of a 1 acre parcel into 6 single-family lots and 1 open space lot, zoned Residential-10

OFFICIAL ACTION: **Approval with conditions**

**CONDITIONS OF
APPROVAL:**

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

(1) That a building permit be approved for the retaining wall shown within the common open space lot adjacent the proposed street construction;

Prior to Planning Department authorization to record lots:

(2) That the final subdivision map show dedication of a 38.5' right-of-way with a 5' general utility placement easement and permanent slope easement as shown on the preliminary plan;

(3) That a street name for this development be approved by the Raleigh GIS Division and by Wake County;

(4) That a demolition permit be issued and this building permit number be shown on all maps for recording;

(5) That in accordance with Part 10A Section 8.1.3, a surety be paid equal to 125% of the cost of development related improvements which remain incomplete;

(6) That infrastructure Construction Plans are approved by the City of Raleigh;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Burns (C. Day) Date: 7-24-15

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 the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2, and Article 8. This approval is based on a preliminary plan dated 5/14/15 owned by Mangrum Building LLC, submitted by Tony Tate Landscape Architects.

ZONING:

ZONING DISTRICTS: Residential-10

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: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Dedication of right-of-way not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Street A	Neighborhood Yield	N/A	38.5'	N/A	27'

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

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

COMPREHENSIVE PLAN: This site is located in the Wade Citizen Advisory Council in an area designated as moderate density residential.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Residential-10 zoning district is 10,000 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. 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:** Lots will be accessed from Street A. No access to any lot besides Street A will be from the Wade Avenue access ramp. A Design Adjustment from Chapter 8 Block Perimeter was approved by the Interim Public Works Director.
- STREETSCAPE
TYPE:** The applicable streetscape is residential. A Design Adjustment was approved by the Interim Public Works Director approving sidewalk along one side of the street, decreased right-of-way, and landscape plantings in an easement. Construction of a 6' sidewalk is proposed along the west side of Street A. A 6' landscape easement and 5' utility easement is shown along the west side of Street A.
- PEDESTRIAN:** A Design Adjustment was approved by the Interim Public Works Director to provide a 6' sidewalk along only one side of Street A. 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:** This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. However, the site may claim an exemption under 9.2.2.A.1 of the UDO as it is a single family subdivision less than 1 acre in cumulative size.
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** One new street is being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- 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.



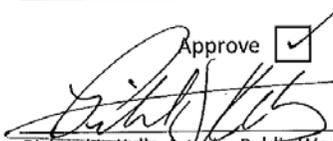
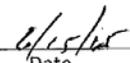
Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	2322 Wade Ave.	Date Completed Application Received	6/11/15
	Case Number	S-25-2015	Transaction Number	427146
Staff Response/Recommendation	Based on the significant dimensional constraints of this site, topography, and existing surrounding development staff supports this request for an alternate street cross section and location of street trees in an easement on private property.			
	Staff Member	Daniel G. King, PE	Support Request	<input checked="" type="checkbox"/> Does Not Support <input type="checkbox"/>

Public Works Director's Action:

Approve
 Approval with Conditions
 Deny

Richard L. Kelly, Interim Public Works Director
 Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

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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: 7-24-2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 7-24-2020
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.