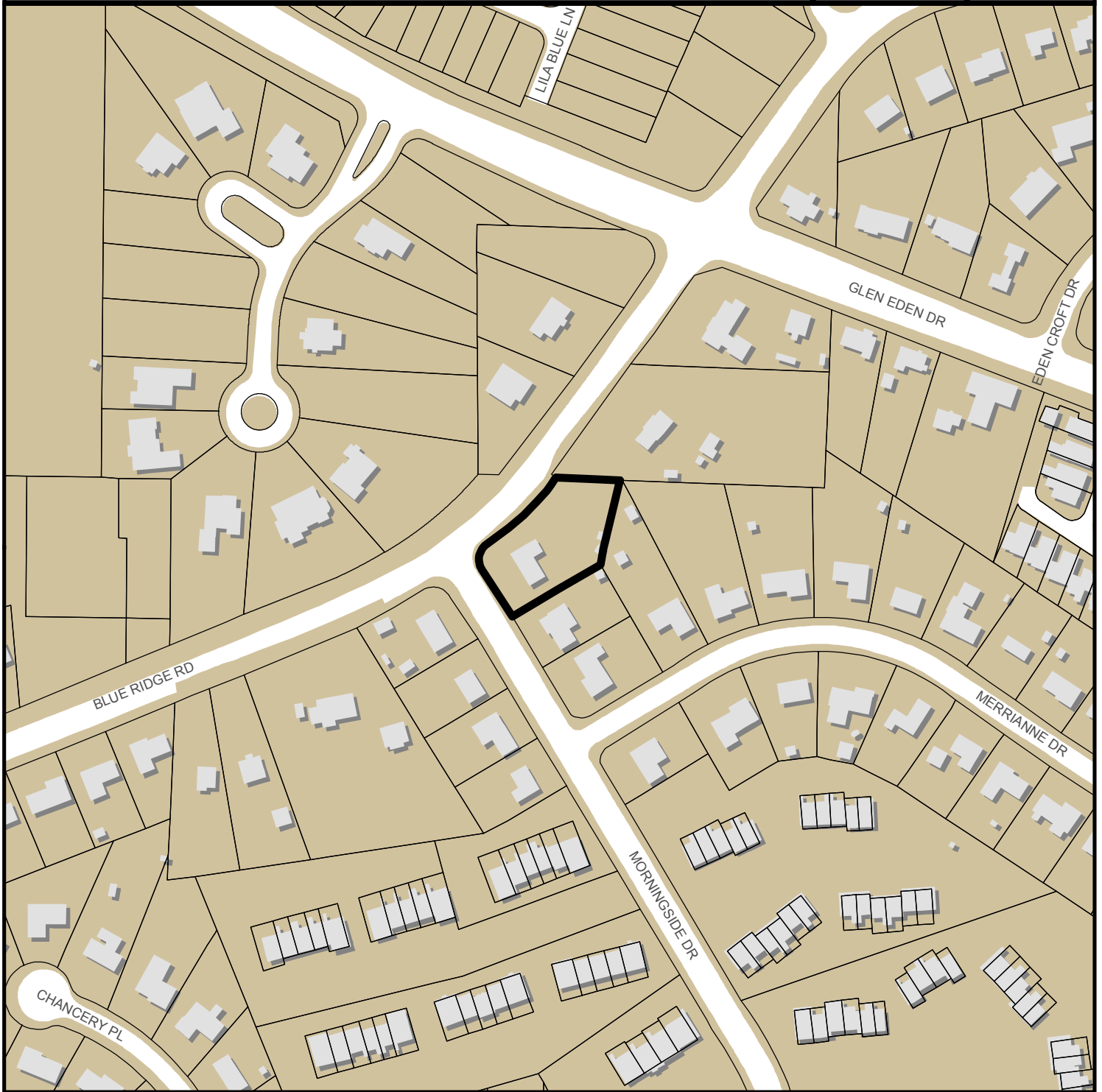


# MORNING RIDGE SUBDIVISION S-27-2016



0 300 600 Feet

Zoning: **R-4**  
CAC: **Northwest**  
Drainage Basin: **House**  
Acreage: **0.57**  
Number of Lots: **2**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Raleigh Custom  
Homes Inc**  
Phone: **919-395-1529**





# 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-27-16 / Morning Ridge Subdivision

**General Location:** The site is located at the southeast corner of the intersection of Blue Ridge Road and Morningside Drive, inside the city limits.

**CAC:** Northwest

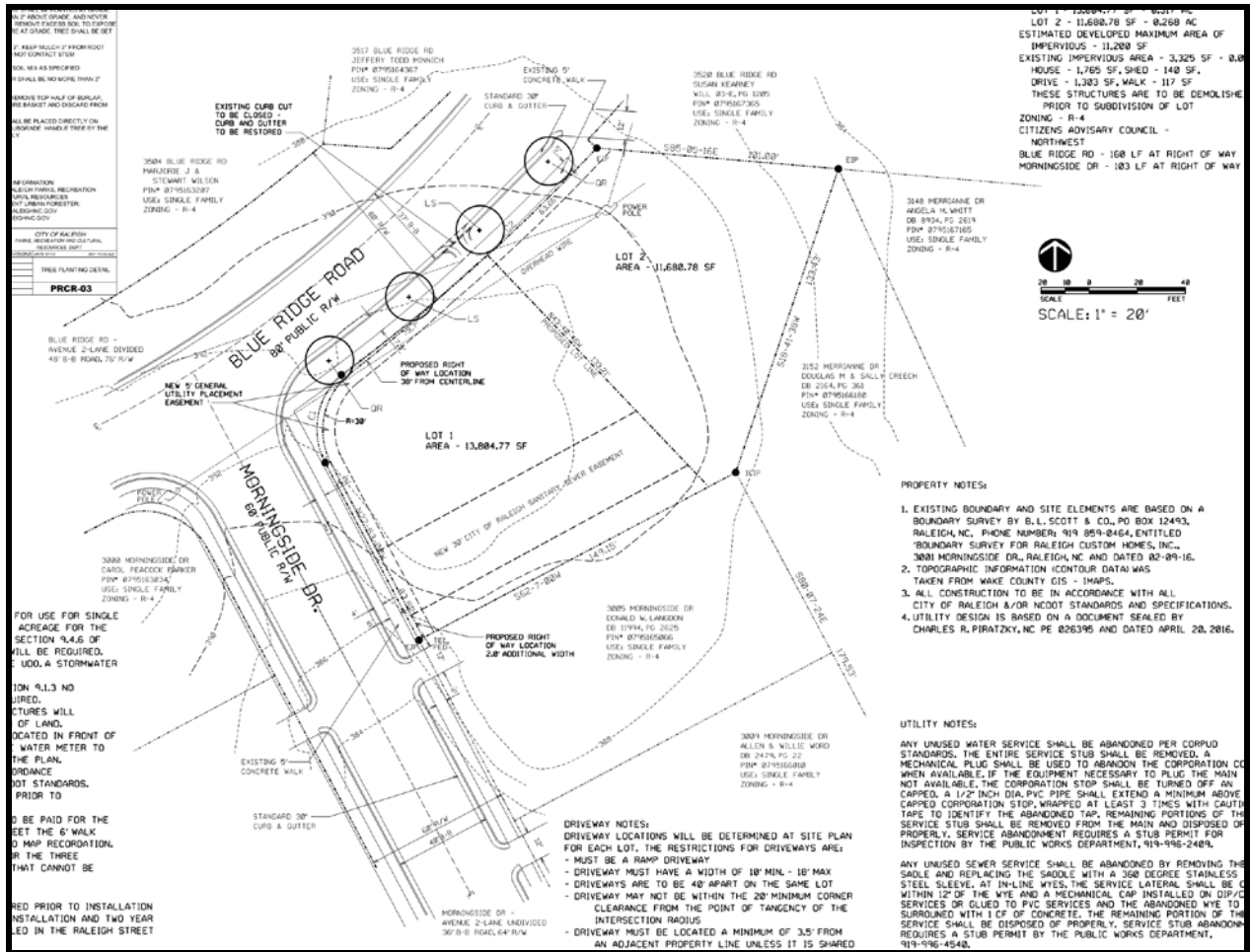
**Nature of Case:** Subdivision of a .57 acre parcel into two single family lots, zoned Residential-4.  
**Contact:**

**Design Adjustment:** N/A

**Administrative Alternate:** NA



**S-27-16 Location Map**



S-27-16 Preliminary Subdivision Plan

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**SUBJECT:** S-27-16 / Morning Ridge Subdivision

**CROSS-REFERENCE:** N/A

**LOCATION:** The site is located at the southeast corner of the intersection of Blue Ridge Road and Morningside Drive, inside the city limits.

**PIN:** 0795165137

**REQUEST:** This request is to approve the Subdivision of a .57 acre parcel into two single family lots of 13,085 square feet and 11,681 square feet, zoned Residential-4.

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**OFFICIAL ACTION:** **Approval with conditions**

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

- (2) That Infrastructure Construction Plans are approved by the City of Raleigh;
  - (3) That a demolition permit be issued and this building permit number be shown on all maps for recording;
  - (4) That in accordance with Section 8.1.3, a surety equal to 125% of the cost of the streetscape trees on Blue Ridge Road is paid to the Public Works Department;
  - (5) That a fee-in-lieu of construction be paid for 1' of sidewalk along the property's frontage on Blue Ridge Road and Morningside Drive;
  - (6) That a fee-in-lieu be paid for three street trees along Morningside Drive;
  - (7) That the final subdivision map show dedication of public street right-of-way, and general utility easement, and a sanitary sewer easement as shown on the preliminary plan;
  - (8) That a tree impact permit is obtained.
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I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (J. Barber) Date: 9-28-16

Staff Coordinator: Justin Rametta

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, Section 2.2.1. This approval is based on a preliminary plan dated 9/21/16 owned by Raleigh Custom Homes, Inc., submitted by Alison Pockat, ASLA.

**ZONING:**

**ZONING DISTRICTS:** Residential-4 (R-4).

**TREE CONSERVATION:** This site is less than two acres in size and therefore not subject to 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 for the following streets is required by the Street Plan Map of the Comprehensive Plan. No new streets are proposed with this development.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Blue Ridge Road	Avenue 2-Lane, Divided	80'	1/2 76'	37'	37'	N/A
Morningside Drive	Avenue 2-Lane, Undivided	60'	1/2 64'	40'	40'	N/A

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

**COMPREHENSIVE  
PLAN:**

This site is located in the Northwest CAC in an area designated for low density residential development.

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**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in the R-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet (80 feet for a corner lot). 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. No new streets are proposed with this development.

**STREETSCAPE  
TYPE:** The applicable streetscape is residential. A fee in lieu for 1' of sidewalk is required for the property's frontage on both Blue Ridge Road and Morningside Drive. Street trees will be planted in the Blue Ridge Road right-of-way and a fee-in-lieu will be paid for three street trees along Morningside Drive.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 5' sidewalk currently exists along both streets. A fee-in-lieu for an additional foot of sidewalk is required to meet the minimum 6' requirement. 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 not subject to stormwater management regulations per Section 9.2.2.A.3 and TC-6-15 as it is a subdivision for single family homes less than one acre in size.

**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:** 9/28/2019  
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.