



# 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-28-15 / New Road Subdivision

**General Location:** The site is located on the north side of New Road, west of its intersection with Pershing Road.

**CAC:** Five Points

**Nature of Case:** Recombination and subdivision of two existing parcels totaling .34 acres into three single family lots, zoned Residential-10.

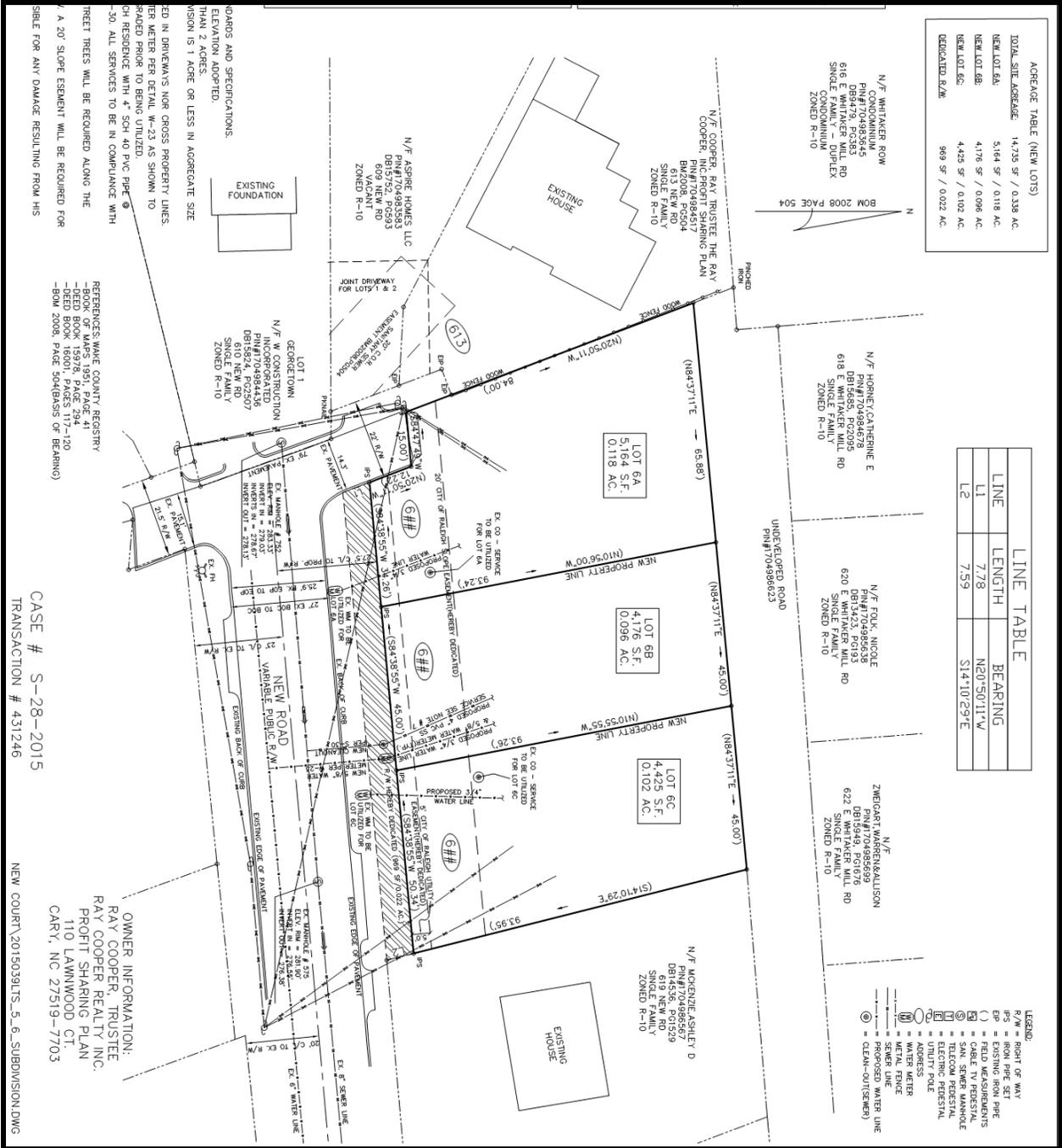
**Contact:** Sonya Ward

**Design Adjustment:** NA

**Administrative Alternate:** NA



S-28-15 Location Map



S-28-15 Preliminary Subdivision Layout

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**SUBJECT:** S-28-15

**CROSS-REFERENCE:** NA

**LOCATION:** The site is located on the north side of New Road, west of its intersection with Pershing Road, inside the city limits.

**PIN:** 1704985516, 1704985586

**REQUEST:** This request is to approve the recombination and subdivision of two existing parcels totaling .34 acres into three single family lots, zoned Residential-10.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

***Prior to issuance of a mass 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, or whichever is applicable:***

- (2) That condition 1, above, be met;

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

- (3) That a fee in lieu be paid for six feet of sidewalk and street trees along New Road;
  - (4) That demolition permits be issued for the existing structures and these building permit numbers be shown on all maps for recording;
  - (5) That dedication of ½ of the required right of way for New Road be shown on all maps for recording;
  - (6) That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.
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I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bourn (S. Bourn) Date: 6-26-15

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 5/25/15 owned by Ray Cooper, Trustee, Ray Cooper Realty Inc. Profit Sharing Plan, submitted by Ward Surveying Services.

**ZONING:**

**ZONING DISTRICTS:** Residential-10 (R-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 for the following streets is required by the Street Plan Map of the Comprehensive Plan. New Road is an existing street classified as a Neighborhood Yield street. A 20' slope easement is required for future construction and installation of sidewalk and street trees.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
New Road	Neighborhood Yield	Variable	½- 55'	27'	27'

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

**COMPREHENSIVE  
PLAN:**

This site is located in the Five Points Citizens Advisory Council in an area designated for low density residential development

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**SUBDIVISION  
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in the R-10 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. 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 a 6' sidewalk and street trees is required prior to lot recordation.
- PEDESTRIAN:** Sidewalks do not currently exist on New Road. A fee in lieu is required for 6' sidewalks prior to lot recordation.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER  
MANAGEMENT:** This site is subject to Article 9 chapter 2 of the Unified Development Ordinance. Proposed stormwater control measures are not required. The project is claiming an exemption from 9.2.2.A.1 of the Unified Development Ordinance.
- 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:** 6/26/2018  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 6/26/2020  
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.