



## 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-29-16 / Craig and Nancy Adams Subdivision

**General Location:** The site is located on the east side of Lassiter mill Road and West side of Chaucer Place, south of Marlowe Road, inside the city limits.

**CAC:** Midtown

**Nature of Case:** Subdivision of a 1.17 acre parcel into two lots zoned Residential-4 (R-4).

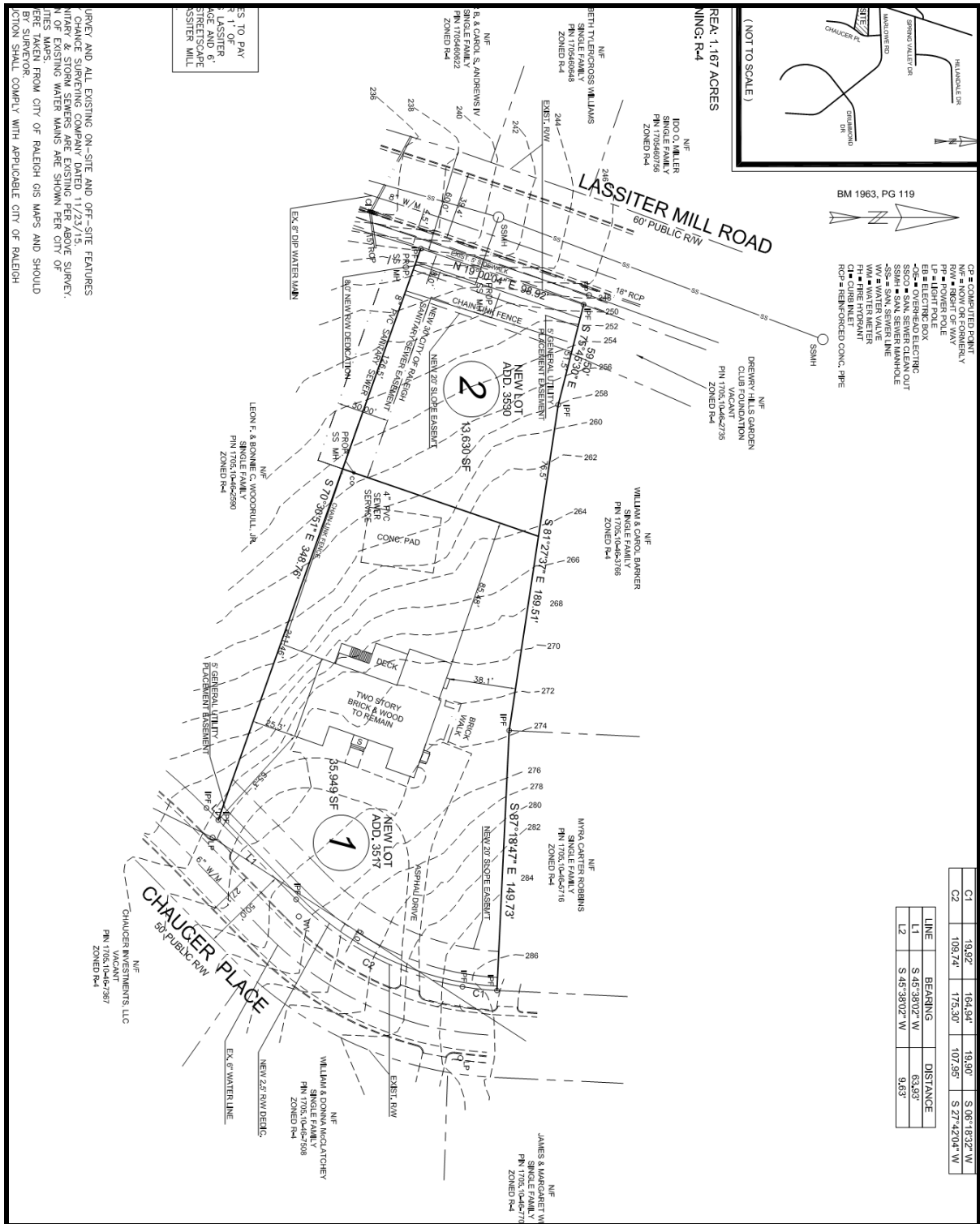
**Contact:** Stoney Chance

**Design Adjustment:** N/A

**Administrative  
Alternate:** NA



**S-29-16 Location Map**



S-29-16 Preliminary Subdivision Plan

---

**SUBJECT:** S-29-16 / Craig and Nancy Adams Subdivision

**CROSS-REFERENCE:** N/A

**LOCATION:** The site is located on the east side of Lassiter mill Road and West side of Chaucer Place, south of Marlowe Road, inside the city limits.

**PIN:** 1705463662

**REQUEST:** This request is to approve the subdivision of a 1.17 acre parcel into two lots zoned Residential-4 (R-4).

---

**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 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 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:***

- (3) That a fee-in-lieu of construction be paid for 1' of sidewalk and street trees along the Lassiter Mill Road frontage and 6' of sidewalk along the Chaucer Place frontage;
- (4) That a tree impact permit is obtained from the City of Raleigh;
- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank
- (6) That Infrastructure Construction Plans are approved by the City of Raleigh,
- (7) That the maximum impervious surface allowed per lot, approved by the City Stormwater Engineer and as shown on the preliminary plan, be shown on all maps for recording;
- (8) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Chaucer Place is paid to the Public Works Department;
- (9) That a sanitary sewer easement deed is approved by the Public Utilities Department and recorded by map for the City of Raleigh sewer extension from Lassiter Mill Road across New Lot 2 and the property to the south identified as PIN 1705462590, and that the deed and map are recorded with

the County Register of Deeds office. A recorded copy of these documents must be provided to the Planning Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided to the Planning Department within this 14 day period, further recordings and building permit issuance may be withheld;

**Prior to issuance of a certificate of occupancy for either lot:**

(10) That in accordance with Part 10A Section 9.2.2, an as-built impervious survey shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

---

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (J. Bowers) Date: 8-5-16

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 6/17/16 owned by Craig and Nancy Adams, submitted by Chance and Associates.

---

**ZONING:**

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

**TREE CONSERVATION:** This project is smaller than two acres 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 subdivision.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Lassiter Mill Road	Avenue, 2-Lane, divided	60'	½ 76'	39'	39'	20'
Chaucer Place	Neighborhood Yield	50'	½ 55'	27'	27'	20'

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

**COMPREHENSIVE PLAN:** This site is located in the Midtown CAC in an area designated for low density residential development.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in the R-4 zoning district is 10,000 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. 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. This project includes a sanitary sewer extension that will require infrastructure construction plan approval.

**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 residential. A fee-in-lieu for 1' of sidewalk and street trees is required for Lassiter Mill Road prior to lot recordation. A fee-in-lieu for 6' of sidewalk is required along Chaucer Place is required. Street trees will be planted in the Chaucer Place right-of-way.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 5' sidewalk exists along Lassiter Mill Road. A fee-in-lieu of construction is required for one additional foot to the meet the 6' residential streetscape requirements. No sidewalk exists along Chaucer Place. A fee-in-lieu will be paid for a 6' sidewalk. 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. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control

and Watercourse Buffer Manual. The project is claiming an exemption from stormwater quantity requirements by showing a less than 10% increase in runoff from the site. Impervious surfaces will be allocated as follows:  
Lot 1 – 9,647 square feet; Lot 2 – 2,575 square feet.  
A nitrogen buydown payment will be required to meet stormwater quality regulations prior to recordation of the plat.

**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:** 8/5/2019  
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.