



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-30-15 / Edwards Subdivision

General Location: The site is located on the west side of Heather Drive, between Carolina Avenue and Western Boulevard.

CAC: West

Nature of Case: Subdivision of two tracts totaling .6 acres into four single family lots, zoned Residential-10 (R-10) with Special Residential Parking Overlay District (SPROD).

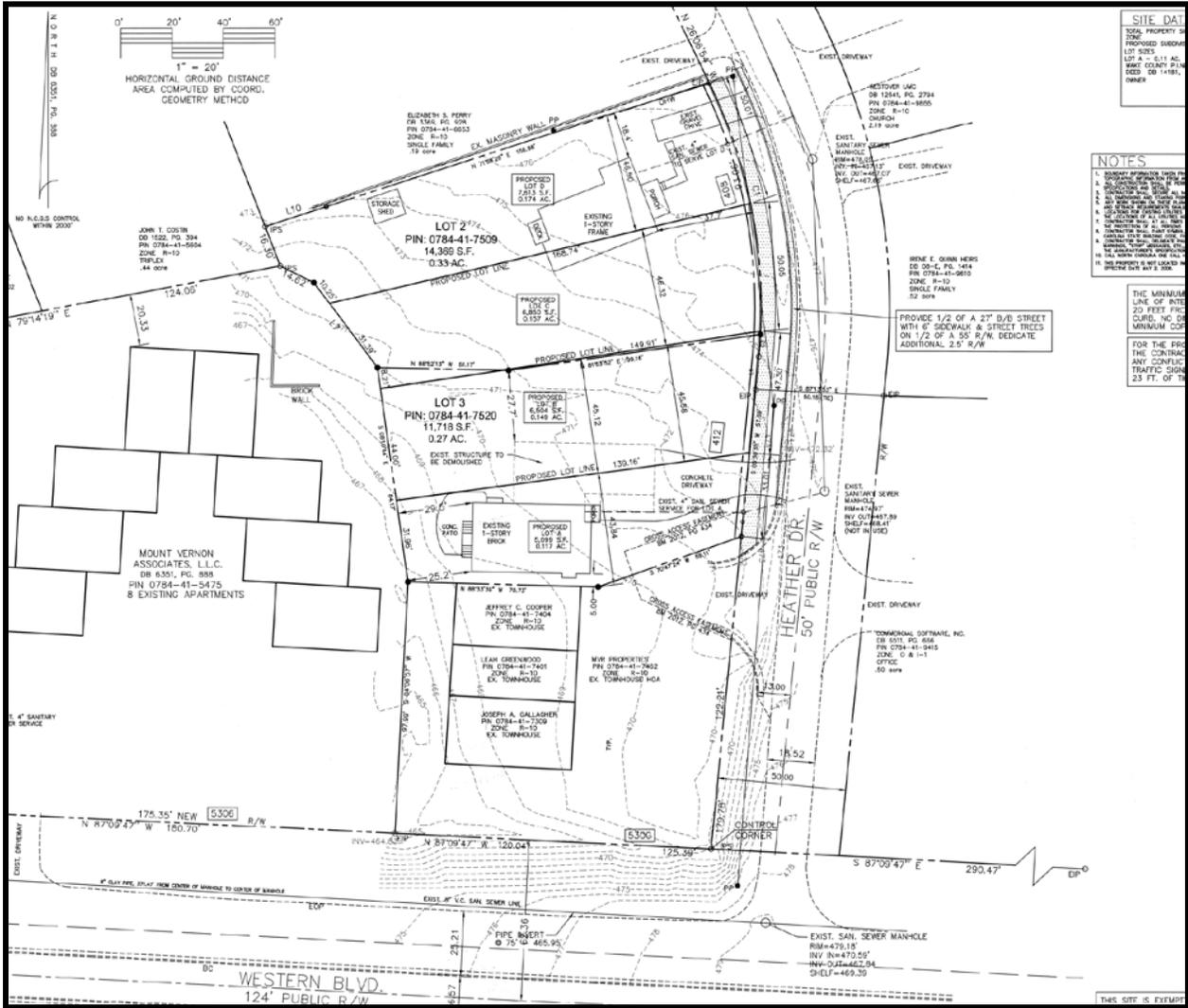
Contact: Taylor Blakeley

Design Adjustment: NA

Administrative Alternate: NA



S-30-15 Location Map



S-30-15 Preliminary Subdivision Plan

SUBJECT: S-30-15

**CROSS-
REFERENCE:** A-70-14

LOCATION: The site is located on the west side of Heather Drive, between Carolina Avenue and Western Boulevard, inside the city limits.

PIN: 0784417509; 0784417520

REQUEST: This request is to approve the subdivision of two tracts totaling .6 acres into four single family lots, zoned Residential-10 (R-10) with Special Residential Parking Overlay District (SPROD).

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That Infrastructure Construction Plans are approved by the City of Raleigh;
- (2) That stub permits are obtained from the City of Raleigh;
- (3) That a tree impact permit is obtained ;
- (4) That a demolition permit be issued for the existing house on proposed lots C and D 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 equal to 125% of the cost of development related improvements is paid to the Public Works Department;
- (6) That ½ of the required right of way Heather Drive is dedicated to the City of Raleigh and shown on all maps for recording.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Barton) Date: 8-27-15

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, Sections 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 7/21/15 owned by Kent Edwards, submitted by Blakeley Design Company.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10) with Special Residential Parking Overlay District (SPROD).

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. Existing street(s) are classified as shown below. No new streets are proposed with this development

Street Name	Designation	Exist R/W	Required R/W	Existing street (eop to eop)	Proposed street (eop to boc)
Heather Drive	Neighborhood Yield	50'	½- 55'	18.5'	23.5'

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 West Citizens Advisory Council in an area designated for Moderate Density Residential development.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the R-10 zoning district is 4,000 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. Proposed lot A was granted a variance by the

Board of Adjustment with case A-70-14 for a lot width less than 45 feet. The three remaining lots all meet minimum dimensional standards of Section 2.2.1.

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. Construction of a 6' tree lawn with a 6' wide sidewalk is proposed along the western side of Heather Drive.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along the western side of Heather Drive. 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: 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: 8/27/2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 8/27/2020
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.