



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-31-15 / Mills Street Subdivision

General Location: The site is located on the north side of Mills Street, east of the intersection of Mills and Brewer Street(s).

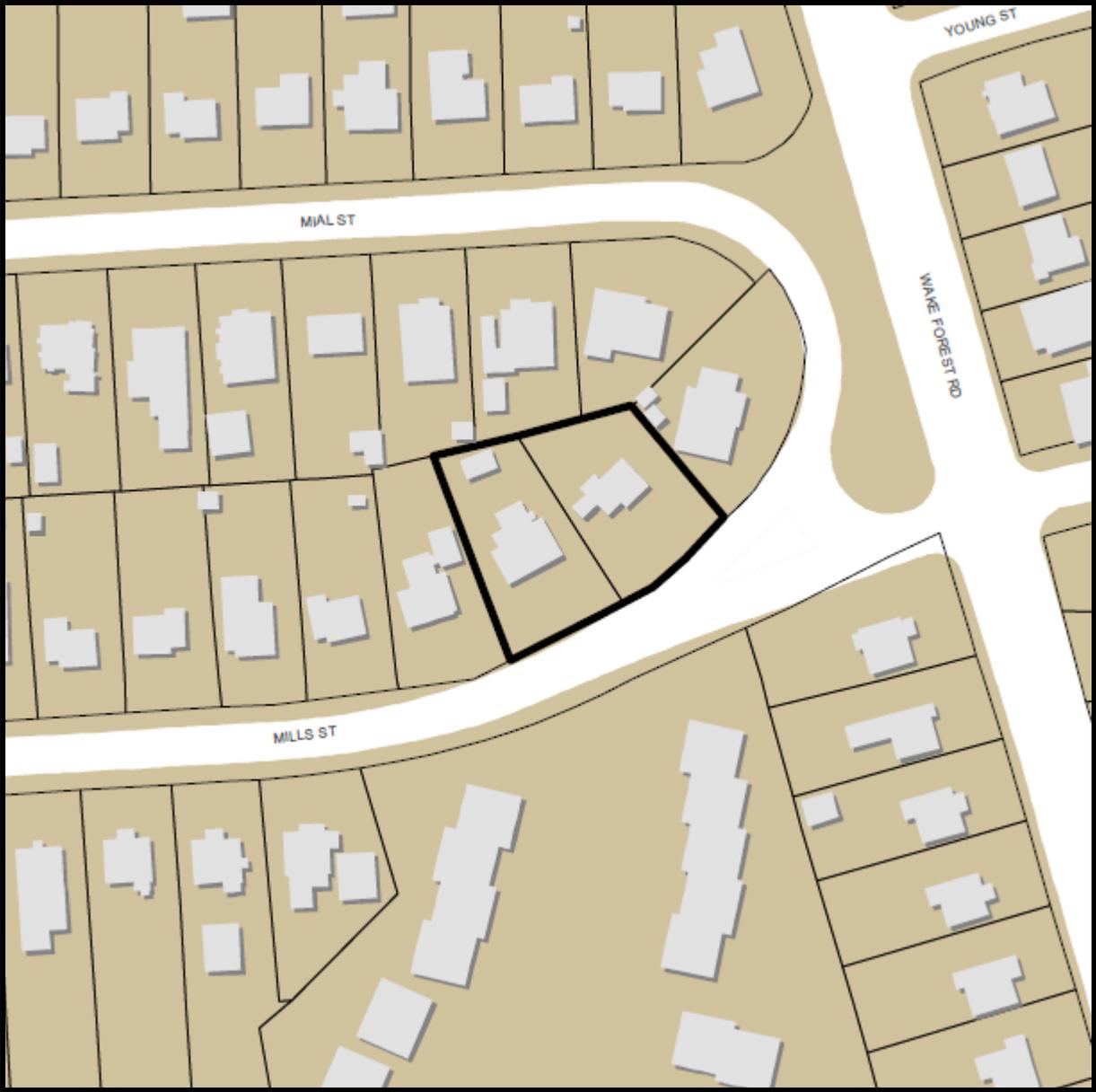
CAC: Five Points

Nature of Case: Subdivision of two lots, one being 8712 square feet, the other, 9147 square feet, into three lots, of 8015 square feet, 5137 square feet, and 4229 square feet, zoned Residential-10 (R-10).

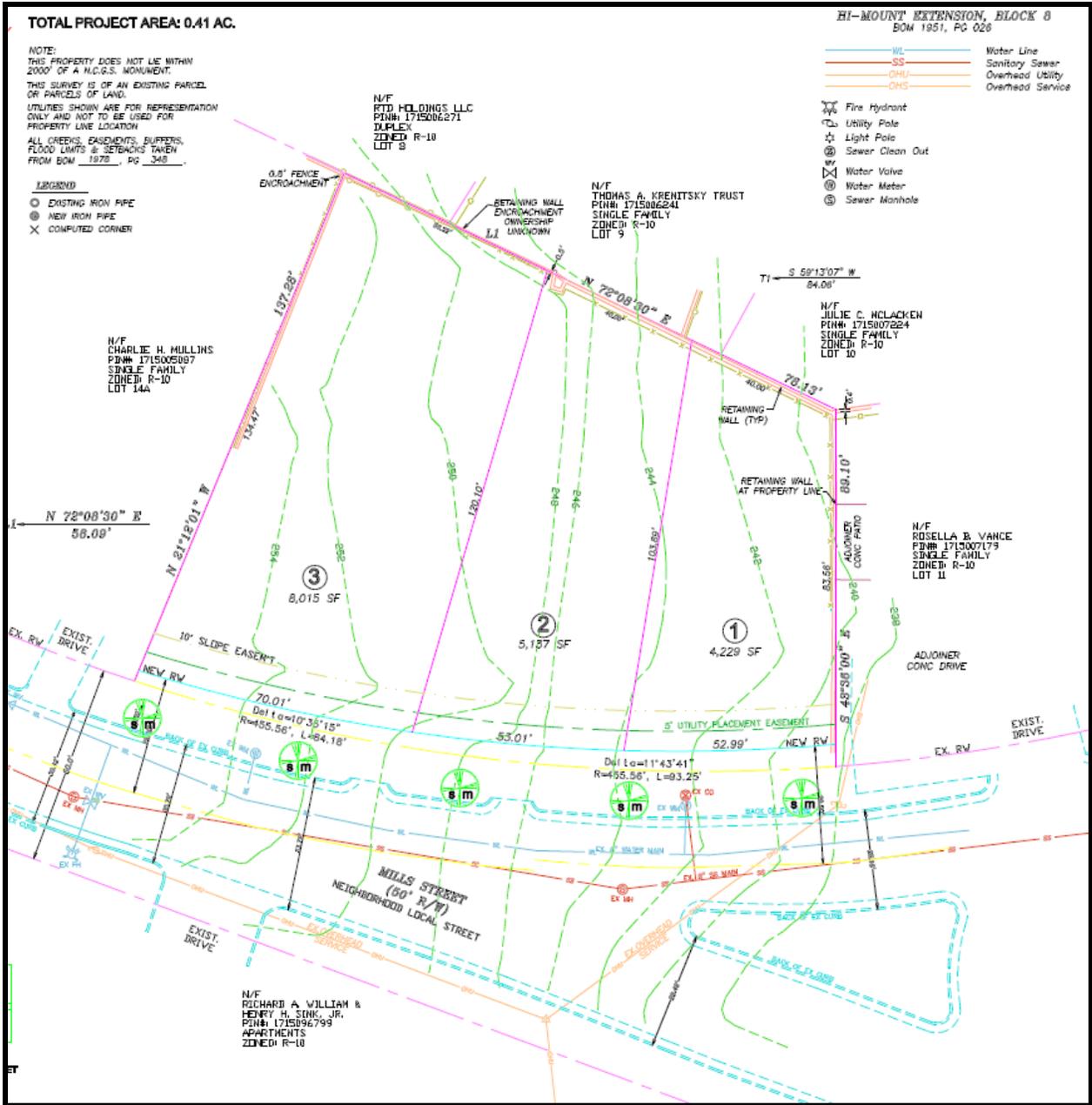
Contact: Stoney Chance, Chance and Associates

Design Adjustment: NA

**Administrative
Alternate:** NA



Location Map – 733 and 737 Mills Street



Preliminary Site Plan S-31-15

SUBJECT: S-31-15 / Mills Street Subdivision

CROSS-REFERENCE: Transaction # 432697

LOCATION: The site is located at 733 and 737 Mills Street, both of which are on the north side of Mills Street and to the east of the intersection of Brewer and Mills Street(s). The site is inside the city limits.

PIN: 1715006049, and 1715007112

REQUEST: This request is to approve the subdivision of two lots, one being .21 acres, the other .20 acres tracts, into three lots, zoned Residential-10 (R-10).

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That demolition permits are to be issued and the permit numbers be shown on all maps for recording;
- (2) That ½ - 59' required right-of-way width is shown on the plat prior to recordation in the Wake County Register of Deeds and is dedicated to the City of Raleigh;
- (3) That the 10' Slope Easement is shown on the plat prior to recordation in the Wake County Register of Deeds;
- (4) That the 5' General Utility Placement Easement is shown on the plat prior to recordation in the Wake County Register of Deeds;
- (5) That a surety for the tree installation has been posted for 125% of the standard amount;
- (6) That a fee-in-lieu for a sidewalk 6' in width be paid to the City of Raleigh;
- (7) That a note shall be included on the plat prior to recordation in the Wake County Register of Deeds stating that water and sewer services cannot cross property lines and that unused water and sewer services must be abandoned per City of Raleigh Public Utility Department standards;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Ken Bower (C. Weyer) Date: 8-10-15

Staff Coordinator: Michael Walters

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 6/16/15 owned by Justin R. Huntley, submitted by Chance and Associates, Stoney Chance.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10) Unified Development Ordinance, Effective Sept. 1, 2013.

TREE CONSERVATION: NA

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 is required by the Street Plan Map of the Comprehensive Plan. Proposed street(s) are classified as Neighborhood Local.

Street Name	Designation	Exist. R/W	Prop. R/W	Slope Ease.	Util. Ease.
Mills Street	Neighborhood Local	50'	½ - 59' RW	10'	5'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between the required Neighborhood Yield Street with curb, gutter and sidewalk and the proposed construction of a Neighborhood Yield Street is reimbursable.

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Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc -boc)	Prop. street (boc to boc)
Mills Street	Neighborhood Local	No	None	Variable	none

CIRCULATION: The Block perimeter is met.

A surety for the required improvements, those being the installation of five street trees inside of the Right of Way, 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 a low density residential area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-10 zoning district is 4,000 sq. 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.

STREETSCAPE TYPE: The applicable streetscape is a Neighborhood Local. A fee in lieu for a 6' sidewalk is required prior to lot recordation. Street trees will be installed in the ultimate location within 6 feet of the existing back of curb as per a Neighborhood Local street type and a Residential streetscape.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Mills Street. A fee in lieu for 6' of sidewalk width, the length of the parent, tract will be assessed.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is not subject to stormwater management controls in accordance with or Article 9 chapter 2 (9.2.2. a1) of the Unified Development Ordinance. 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 any land disturbance.

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: 8/10/2017

Record at least ½ of the land area approved.
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.