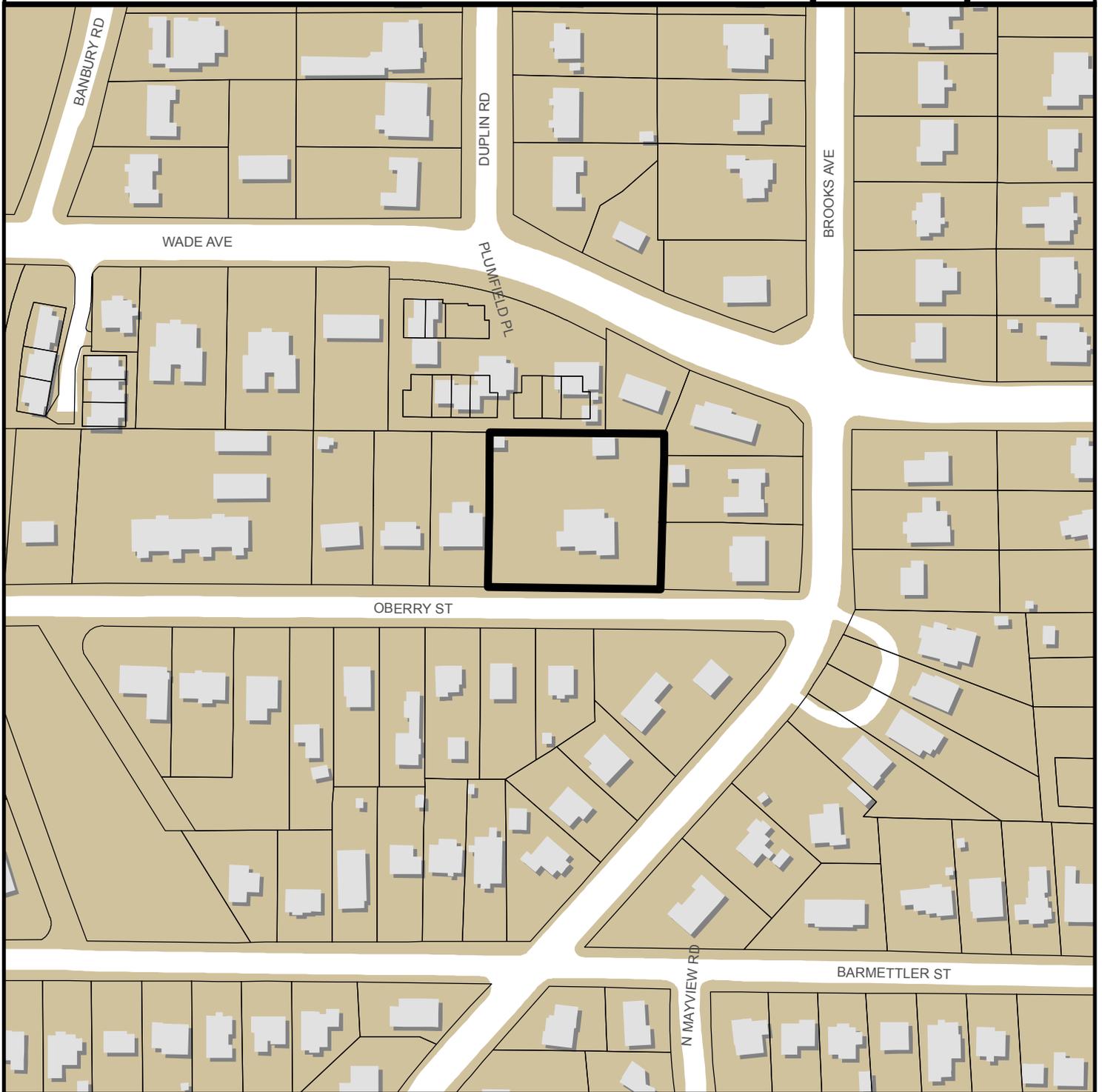


OBERRY SUBDIVISION S-31-2016



Zoning: **R-10**

CAC: **Wade**

Drainage Basin: **Beaver**

Acreage: **0.91**

Number of Lots: **3**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **John Dougher**





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-31-16 / Oberry Subdivision

General Location: The site is located on the north side of Oberry Street, west of the intersection of Brooks Avenue, inside the city limits.

CAC: Wade

Nature of Case: Subdivision of a 0.9 acre parcel into three lots, zoned Residential-10.

Contact:

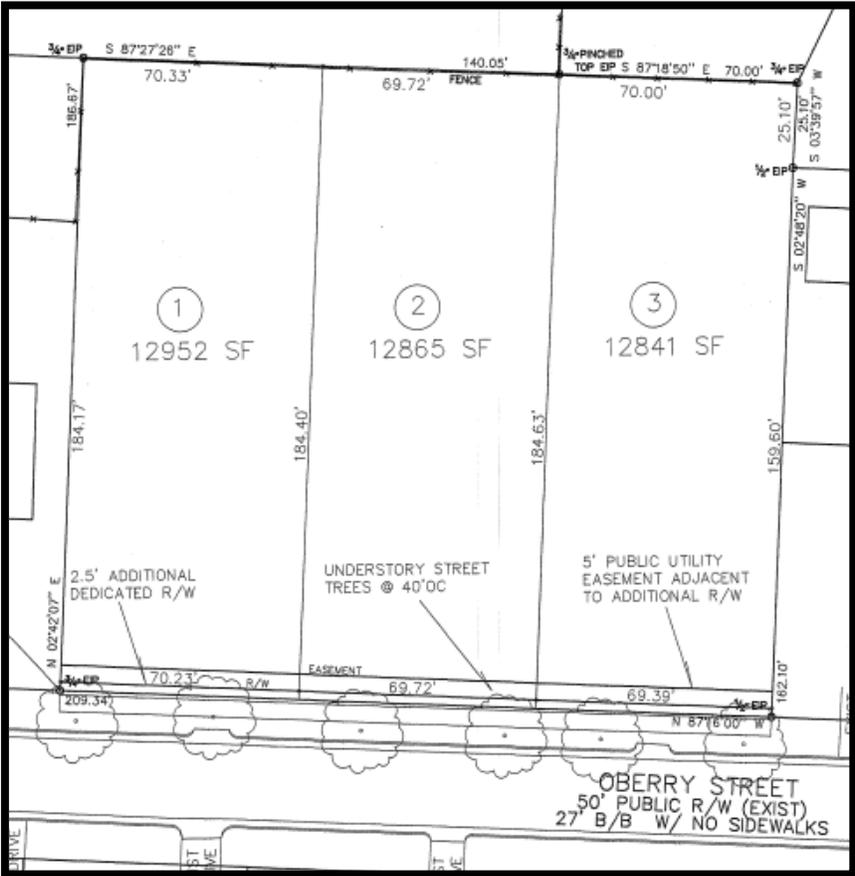
Design Adjustment: A Design Adjustment was approved by the Interim Public Works Director from not meeting 8.5.1.G – Street Design

A Design Adjustment was approved by the Interim Public Works Director from not meeting 8.3.2.A – Block Perimeters

Administrative Alternate: NA



Location Map



Subdivision Layout

SUBJECT: S-31-16 / Oberry Subdivision

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the north side of Oberry Street, west of the intersection of Brooks Avenue, inside the city limits.

PIN: 0794762350

REQUEST: Subdivision of a 0.9 acre parcel into three lots, zoned Residential-10.

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 Planning Department authorization to record lots:

- (2) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits and a tree impact permit;
- (3) 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 Oberry Street is paid to the Public Works Department;
- (4) That demolition permits be issued for the existing structure and that demolition permit numbers be noted on all maps for recording with the Wake County Register of Deeds;
- (5) 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 Oberry Street is paid; and
- (6) That a fee-in-lieu be paid for 1' sidewalk width not being constructed along Oberry Street to meet the 6' sidewalk width required in the UDO.
-

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Kenneth Bowen / S. Barber
Date: 7-12-16

Staff Coordinator: Meade Bradshaw

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. This approval is based on a preliminary plan dated 5/10/16 owned by John Dougher, submitted by Blackburn Consulting Engineering .

ZONING:

ZONING DISTRICTS: Residential-10

TREE CONSERVATION: Exempt form tree conservation per UDO 9.1.2.

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 and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Oberry Street	Neighborhood Yield	50'	½-55'	27' B-B	N/A	N/A

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 Wade Citizen Advisory Council in an area designated as Low Density Residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-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: All three lots have frontage and access to Oberry Street. A Design Adjustment was approved by the Interim Public Works Director from meeting the block perimeter requirement.

Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.



Project	Project Name Oberry Subdivision	Date Completed Application Received 6/17/2016
	Case Number S-31-16	Transaction Number 470282

Staff Response/Recommendation

Staff supports this request for a design adjustment for exceeding the maximum block perimeter of 2500 linear feet based on the current block perimeter of 3895 linear feet. To provide a public street connection through this site would not result in a direct connection due to the existing townhome subdivision recently constructed along Wade Avenue adjacent north of this site.

Staff Member **Kathryn Beard** Support Request Does Not Support

Public Works Director's Action:

Approve Approval with Conditions Deny


Richard L. Kelly, Interim Public Works Director


Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval

Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov

STREETSCAPE TYPE: The applicable streetscape is a residential. The construction of a 5' sidewalk and 5.5' planting strip is proposed. A Design Adjustment was approved by the Interim Public Works Director.

PEDESTRIAN: A 5' sidewalk exists along the site's frontage of Oberry Street. A fee-in-lieu for 1' of sidewalk will be required.

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

STORMWATER MANAGEMENT: The project is claiming an exemption to active stormwater controls per 9.2.2.A.3, as a subdivision less than one acre in aggregate 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**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: 7-12-2019

Record at least ½ of the land area approved.

5-Year Sunset Date: 7-12-2021

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.