



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-34-15 / Huband Subdivision

General Location: The site is located on the southwest corner of the intersection of Plainview Avenue and Baggett Avenue.

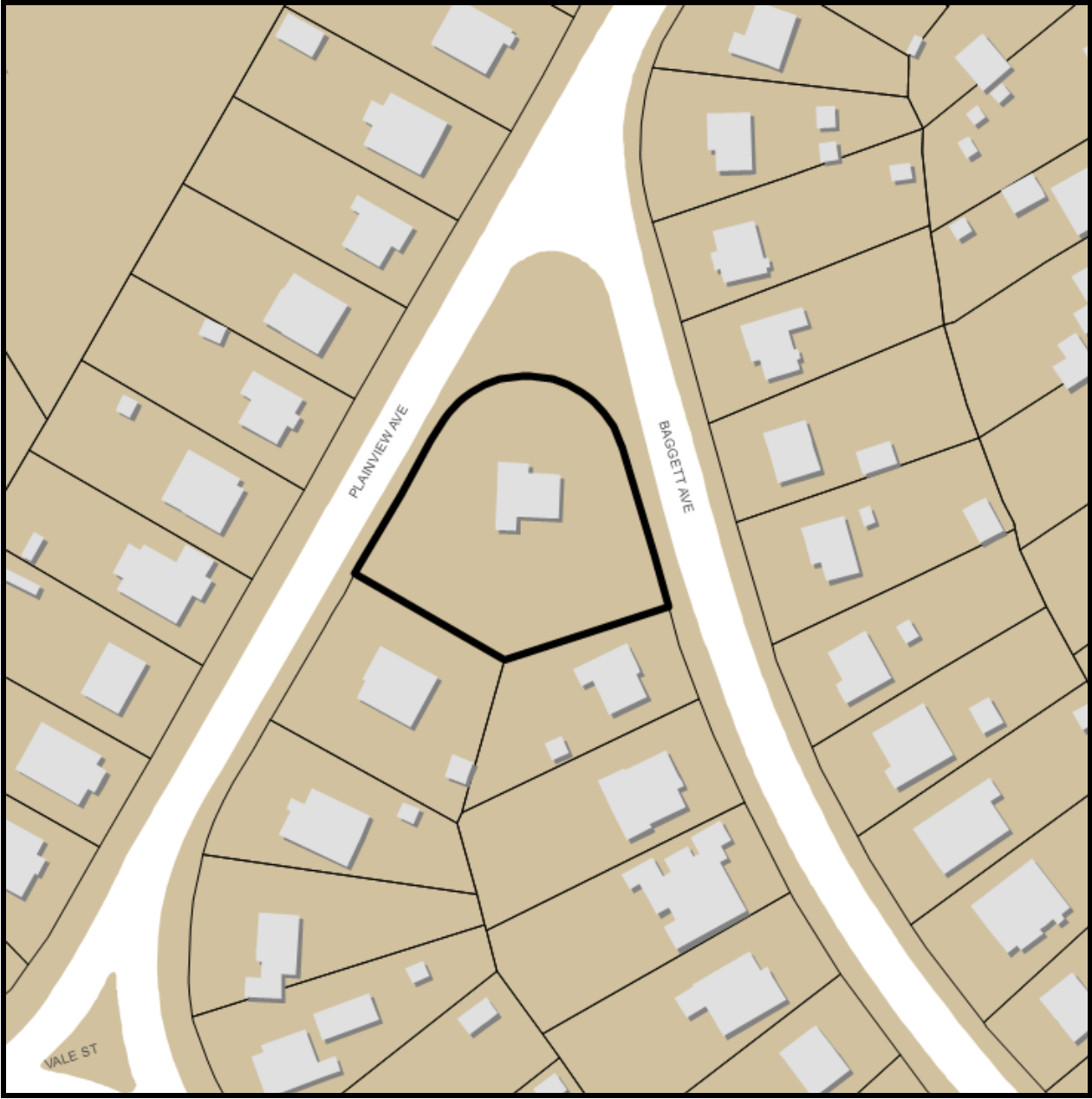
CAC: East

Nature of Case: Subdivision of a 0.454 acre parcel into three lots zoned Residentail-10.
Contact:

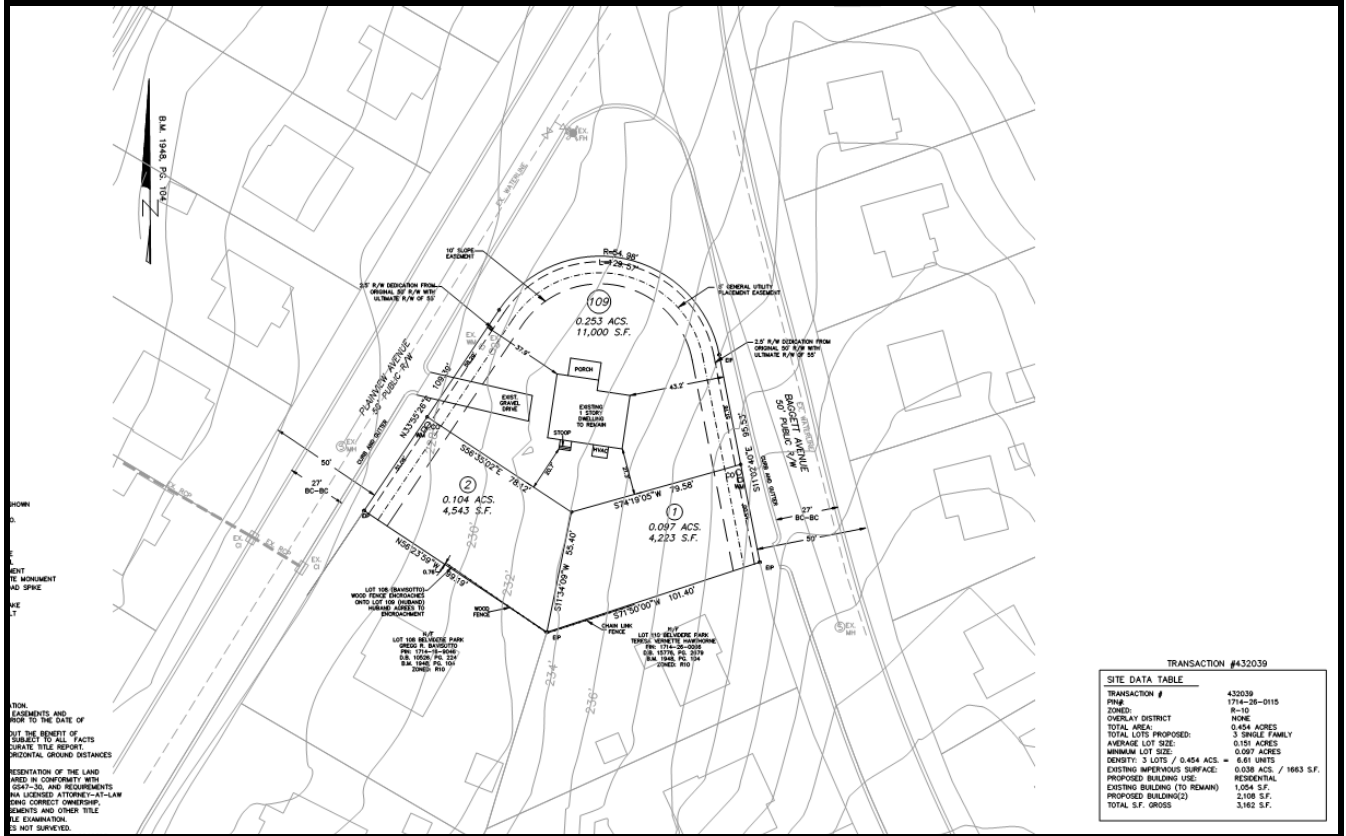
Design Adjustment: One Design Adjustment has have been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment for frontage along both Plainview Avenue and Baggett Avenue has been granted allowing the existing and proposed trees located both inside and outside of the Right of Way to be used to meet the street tree requirement.

Administrative Alternate: NA



Location Map – 111 Plainview Avenue



Preliminary Subdivision Plan

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	Huband SD	Date Completed Application Received	6-14-2016
	Case Number	S-34-2015	Transaction Number	432039

Staff Response/Recommendation	Staff recommends approval. If sidewalk will be installed in the future, an adjustment to the placement can be made to save the existing trees. The client will plant trees on his property, which must be depicted on the plot plan for a single family home to ensure that the trees will be placed.
	Staff Member Rene Hsagen

Support Request Does Not Support

Public Works Director's Action:

Approve Approval with Conditions Deny

[Signature] Richard L. Kelly, Interim Public Works Director

6/28/16 Date

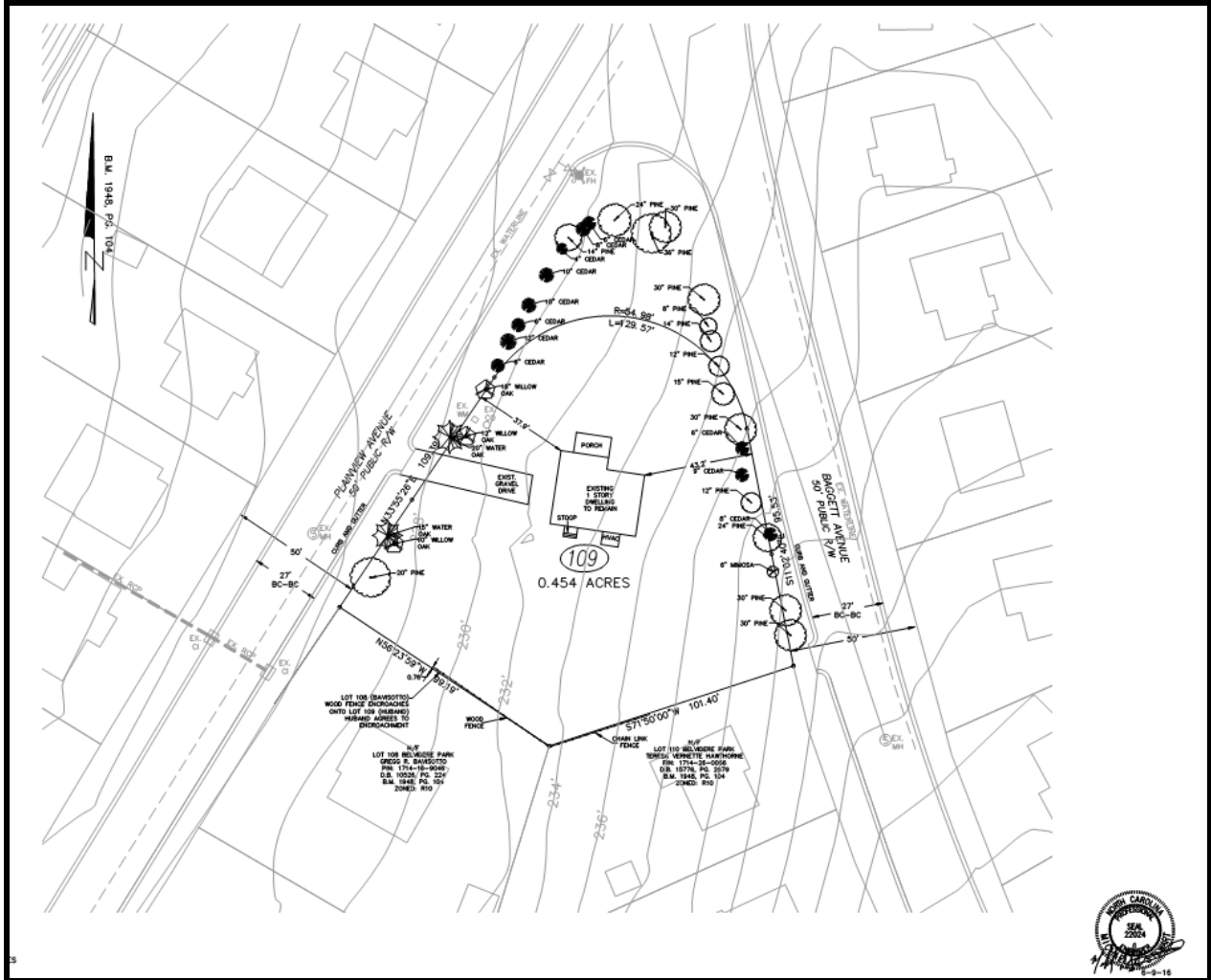
*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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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).

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Phone: 919-996-3030
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Existing trees both inside and outside of Right of Way

SUBJECT: S-34-15 / Huband Subdivision

CROSS-REFERENCE: Transaction # 432039

LOCATION: The site is located on the southwest corner of the intersection of Plainview Avenue and Baggett Avenue and is inside the city limits.

PIN: 1714260115

REQUEST: This request is to approve the Subdivision of a 0.454 acre parcel into three lots, all zoned Residentail-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 a fee in lieu for 6' of sidewalk width for the frontage along Plainview Avenue and Baggett Avenue shall be paid to the City of Raleigh prior to recordation in the Wake County Register of Deeds;
- (3) That the 1/2 – 55' Right-of-way, 10' slope easement, and a 5' General Utility Placement easement be recorded along both Plainview Avenue, and Baggett Avenue.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowser (As Barber) Date: 7-14-16

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. This approval is based on a preliminary plan dated 06/09/16 owned by Robert K. Huband, submitted by Michael Stewart, Stewart-Proctor, PLLC.

ZONING:

ZONING DISTRICTS: R-10 (Residential-10)

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

Street Name	Designation	Exist. R/W	Prop. R/W	Slope Ease.	Util. Ease.
Plainview Avenue	Neighborhood Yield	½ - 50'	½ - 55'	10'	5'
Baggett Avenue	Neighborhood Yield	½ - 50'	½ - 55'	10'	5'

Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc -boc)	Prop. street (boc to boc)
Plainview Avenue	Neighborhood Yield	No	No	27'	27'
Baggett Avenue	Neighborhood Yield	No	No	27'	27'

Existing streets on the site are classified as Neighborhood Yield. No street improvements or street scape construction will be required with this development. The street tree requirements are being met via an approved design adjustment. The sidewalk requirement is being met via a fee in lieu.

Proposed is a 5' general utility easement and a 10' slope easement outside of the Right of Way.

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

COMPREHENSIVE PLAN: This site is located in the East Citizen's Advisory Council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in 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, a corner lot, 60 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 Residential streetscape. A Design Adjustment has been granted allowing the existing and proposed trees located both inside and outside of the Right of Way to be used to meet the street tree requirement.

Trees shall be placed/replaced outside of the right of Way should future installation of sidewalk impact any existing trees.

A fee in lieu for a 6' sidewalk along both Plainview Avenue, and Baggett Avenue is required.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. The sidewalk requirement along both sides of Plainview and Baggett Avenue(s) is being met via a fee in lieu.

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 of the Unified Development Ordinance. The project is claiming an exemption to active stormwater controls per UDO 9.2.2.A, as amended by TC-6-15. The exemption being claimed is exemption number 3, "Any detached house used for single-unit living or any attached house used for two-unit living, including their accessory uses, placed within any subdivision of one acre or less in aggregate size approved after May 1, 2001."

**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: 7-14-2019

Record at least ½ of the land area approved.

5-Year Sunset Date: 7-14-2021

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.