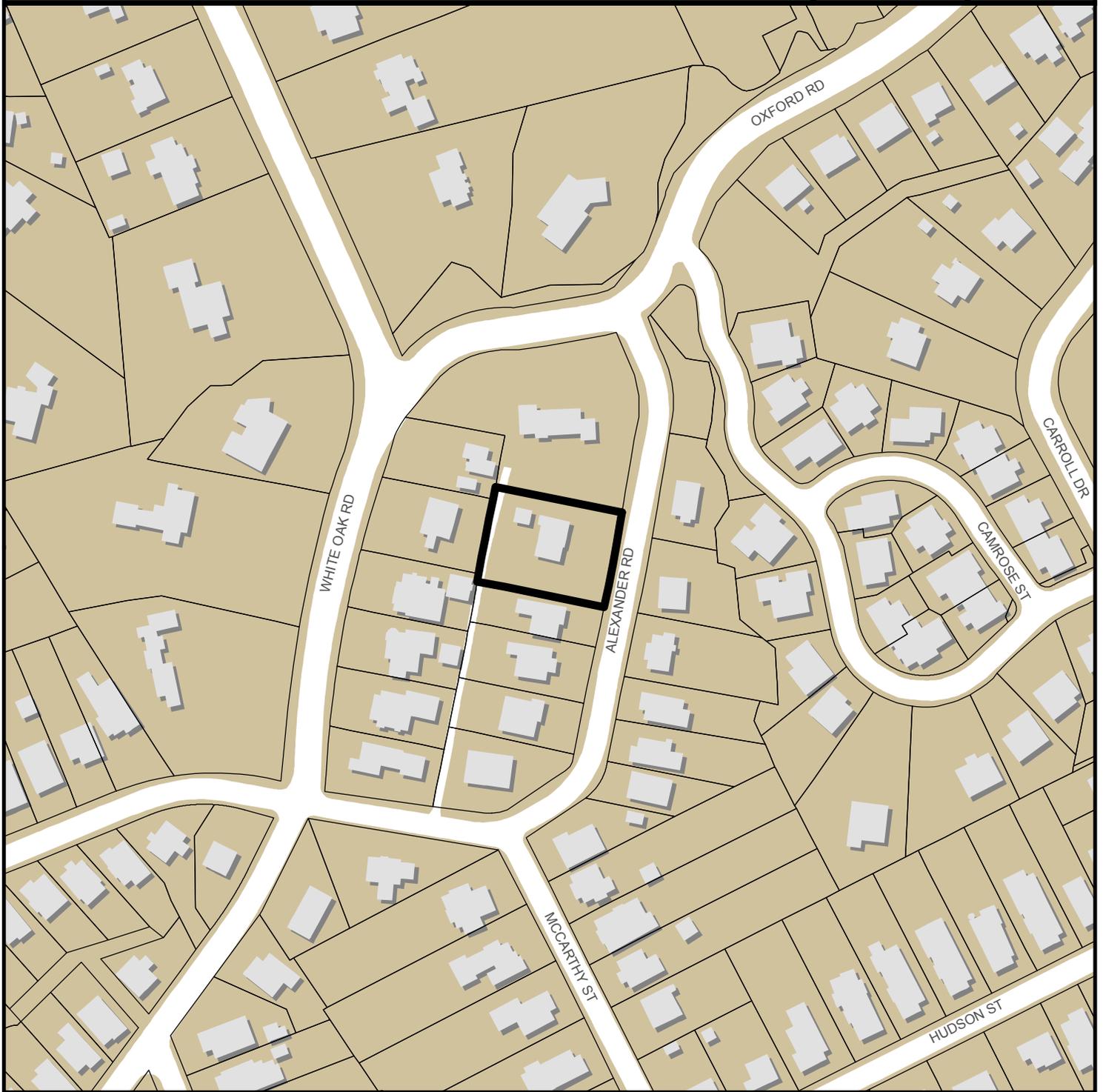


# 2213 ALEXANDER ROAD SUBDIVISION S-35-2016



0 245 490 Feet

Zoning: **R-10**  
CAC: **Five Points**  
Drainage Basin: **Crabtree basin**  
Acreage: **0.39**  
Number of Lots: **2**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **Holden Barnett**  
**Properties**  
Phone: **919-747-2346**





# 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-35-16 / 2213 Alexander Road

**General Location:** The site is located on the north side of Alexander Road, east of the intersection of Glenwood Avenue, inside the city limits.

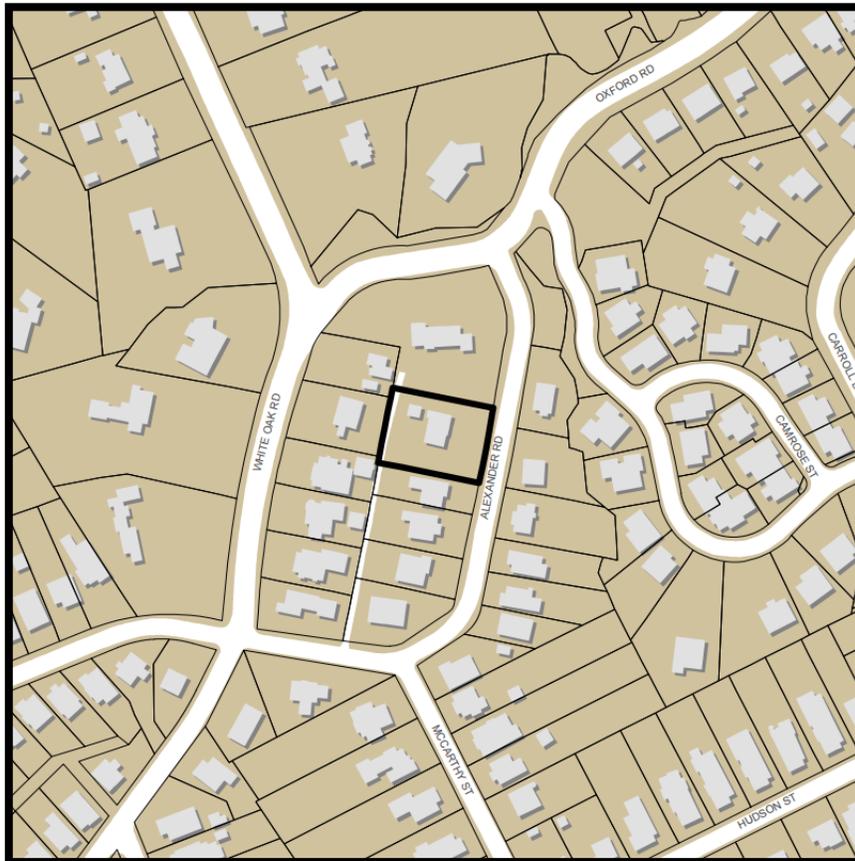
**CAC:** Five points

**Nature of Case:** Subdivision of a 0.39 acre parcel into 2 lots zoned Residential-10. The lots will be accessed by an existing alley on the western side of the lots.

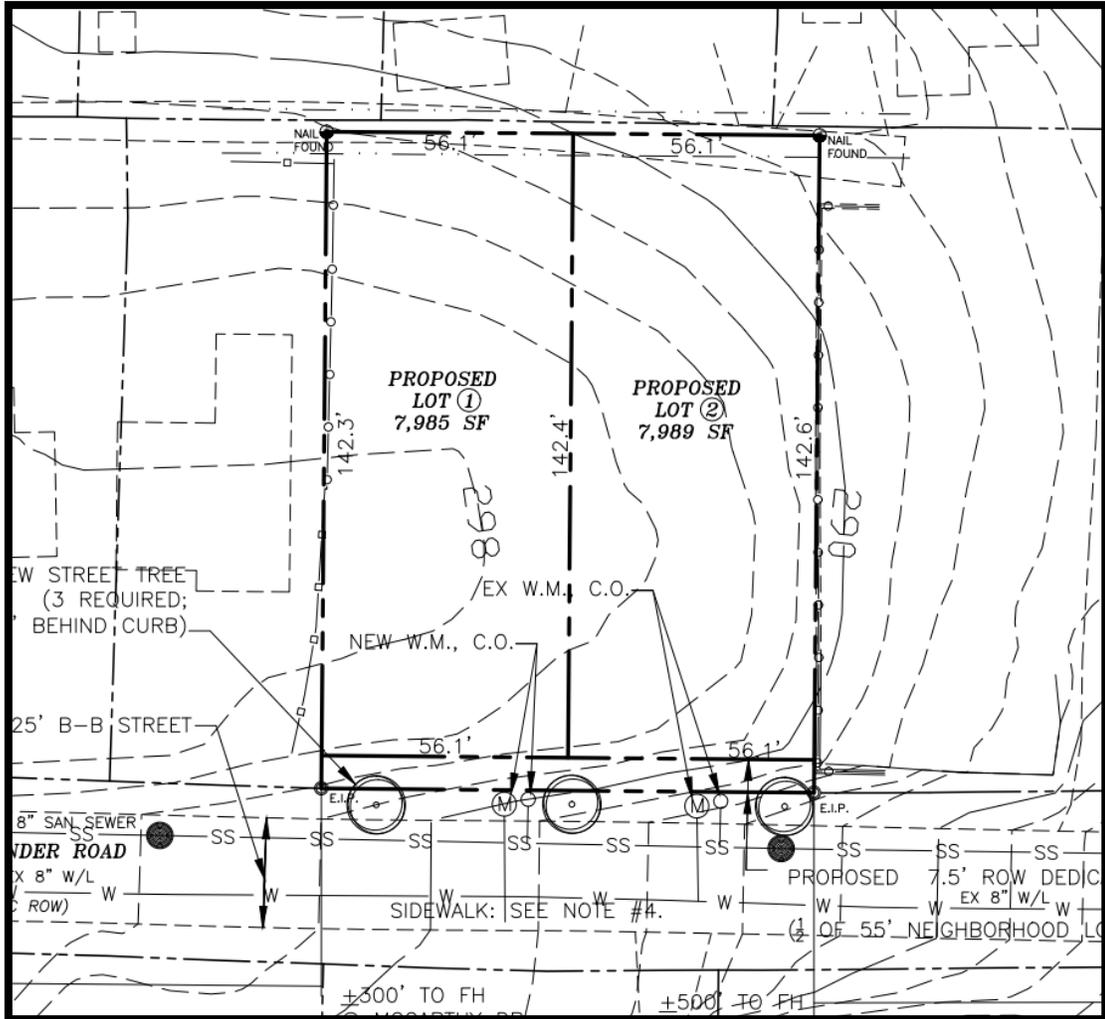
**Contact:** Ed Sconfienza, The Site Group

**Design Adjustment:** N/A

**Administrative Alternate:** NA



**Location Map**



**Subdivision Layout**

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**SUBJECT:** S-35-16 / 2213 Alexander Road

**CROSS-REFERENCE:** N/A

**LOCATION:** The site is located on the north side of Alexander Road, east of the intersection of Glenwood Avenue, inside the city limits.

**PIN:** 1704599356

**REQUEST:** This request is to approve the subdivision of a 0.39 acre parcel into 2 lots zoned Residential-10. The lots will be accessed by an existing alley on the western side of the lots.

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**OFFICIAL ACTION:** Approval with conditions

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**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 demolition permit be issued and this building permit number be shown on all maps for recording;
- (3) That a fee-in-lieu be paid for 6' of sidewalk along Alexander Road;
- (4) That a 5' General Utility Placement Easement is dedicated on Alexander Road and 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, including streetscape trees on Alexander Road is paid to the Development Services Department;
- (6) That stub permits and a tree impact permit are obtained from the City of Raleigh.

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) *Kenneth Bowen (S. Bowen)*  
Date: 8-1-16

**Staff Coordinator:** Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**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 6/28/16 owned by Tony Sigmon, submitted by The Site Group.

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**ZONING:**

**ZONING DISTRICTS:** Residential-10

**TREE CONSERVATION:** Site is exempt from tree conservation per UDO Section 9.1.2.

**PHASING:** There is one phase in this development.

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**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
Alexander Road	Neighborhood Yield	40'	½-55'	25' 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 Five Points Citizen Advisory Council in an area designated as Low Density Residential.

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**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:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.
- STREETSCAPE  
TYPE:** The applicable streetscape is a residential. Street trees will be planted in the right-of-way. A fee-in-lieu for a 6' sidewalk is required prior to lot recordation.
- PEDESTRIAN:** A fee-in-lieu for 6' of sidewalk will be paid prior to lot recordation.
- 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 Chapter 9 of the Unified Development Ordinance. The proposed subdivision is exempt from active stormwater controls per UDO Section 9.2.2.A.3.
- 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:** 8-1-2019  
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.