



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-36-14 / Ebenezer Park Lots 11 & 12

General Location: The site is located on the east side of Jessamine Way, west of the intersection of Scotch Castle Drive and Ebenezer Church Road.

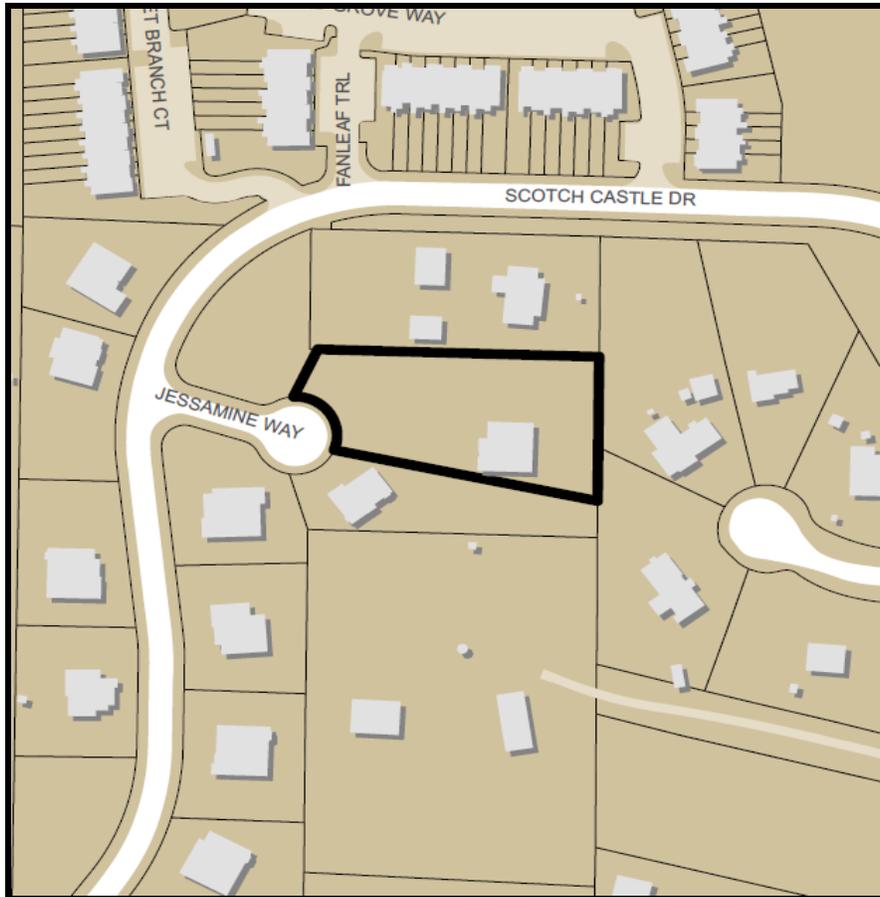
CAC: Northwest

Nature of Case: Subdivision of .98 acres into two single-family lots, zoned Residential-2.

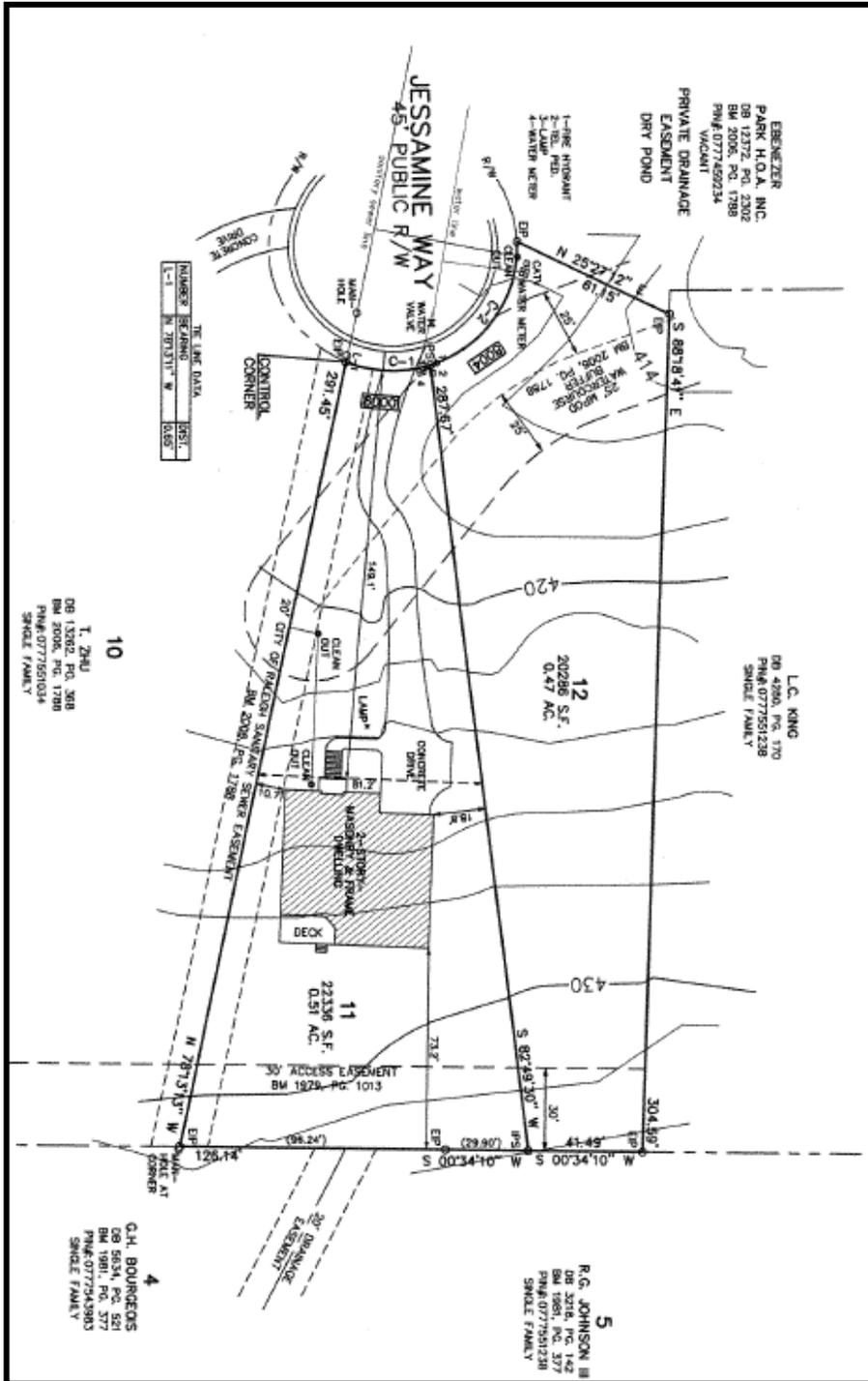
Contact: Barry Scott

Design Adjustment: A design adjustment has been granted by the Public Works Director to not require right-of-way dedication along this property's frontage on Jessamine Way.

Administrative Alternate: NA



S-36-14 Location Map



S-36-14 Preliminary Subdivision Layout

SUBJECT: S-36-14

CROSS-REFERENCE: R-130-13, S-68-04

LOCATION: The site is located at 8000 Jessamine Way, inside the city limits.

PIN: 0777551164

REQUEST: This request is to approve the subdivision of a .98 acre tract into two single-family lots, zoned Residential-2.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That annual Inspections for the existing stormwater management ponds must be up to date and compliant as verified by the Public Works Department;
- (2) That a fee in lieu for 6' of sidewalks and street trees based on frontage length at the City's current rates be paid to the Public Works Department.

I hereby certify this administrative decision.

Signed:(Planning Dir.)

Kenneth Bowen (S. Bowen)

Date: 12/2/14

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 Part 10 A, Unified Development Ordinance, including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 10/28/14 owned by Kenneth J and Patricia P. Aanderud, submitted by B.L. Scott Land Surveying.

ZONING:

ZONING DISTRICTS: Residential-2

TREE CONSERVATION: The subject parcel is smaller than two acres. Compliance with UDO Article 9.1, Tree Conservation, is therefore not required.

PHASING: This is a one-phase development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: No Dedication of right-of-way or construction of new streets is required by the Street Typology Map of the Comprehensive Plan as a Design Adjustment has been issued by the Public Works Director. Jessamine Way is an existing Neighborhood Yield street with the lot to be subdivided fronting on the cul-de-sac.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Jessamine Way	Neighborhood Yield	45'	1/2- 55'	27'	27''

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

COMPREHENSIVE PLAN: This site is located in the Northwest Citizen's Advisory Council in an area designated Low Density Residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the Residential-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 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 residential. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

PEDESTRIAN: Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO. A fee in lieu shall be paid for 6' sidewalks along the frontage of the site.

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. The proposed lots will be covered under existing Ebenezer Park Subdivision stormwater management plan and covenants utilizing two existing shared ponds approved under previous Ebenezer Park Subdivision.

**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: 12/8/2017
Record entire subdivision

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE 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 Engineering Department for street construction; by the first working day in November and May each year.