



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-37-14 / 3405 Ocotea Street Subdivision

General Location: The site is located on the south side of Ocotea Street, west of its intersection with Ridge Road.

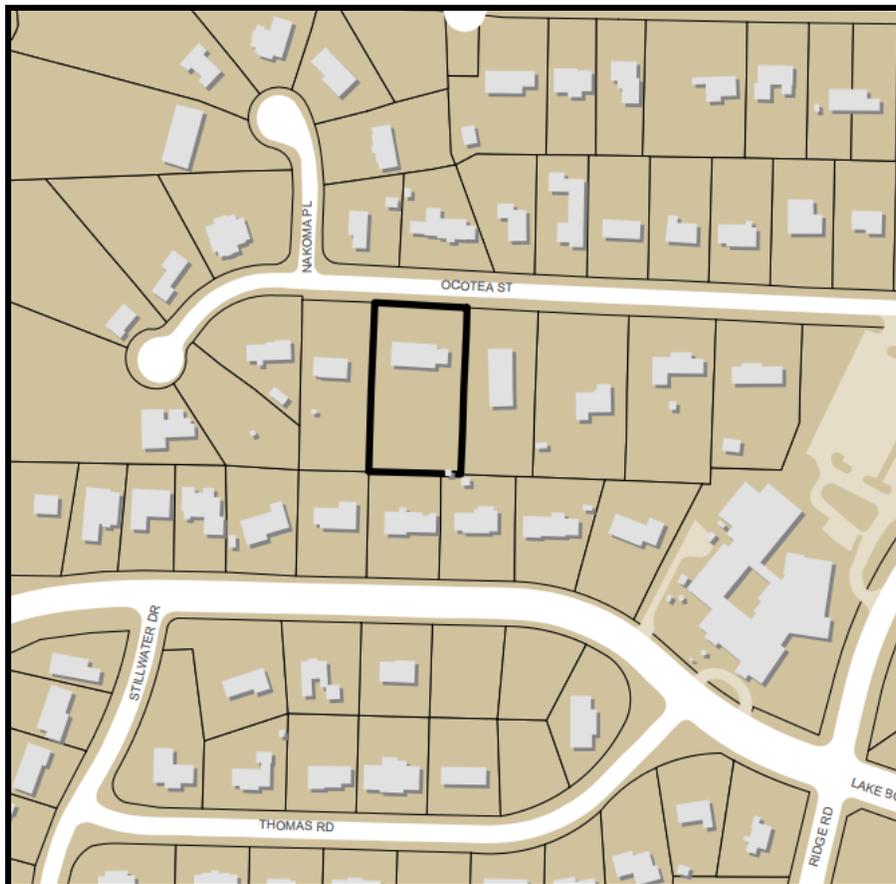
CAC: Glenwood

Nature of Case: Subdivision of a .94 acre tract into two single-family lots, zoned Residential-4.

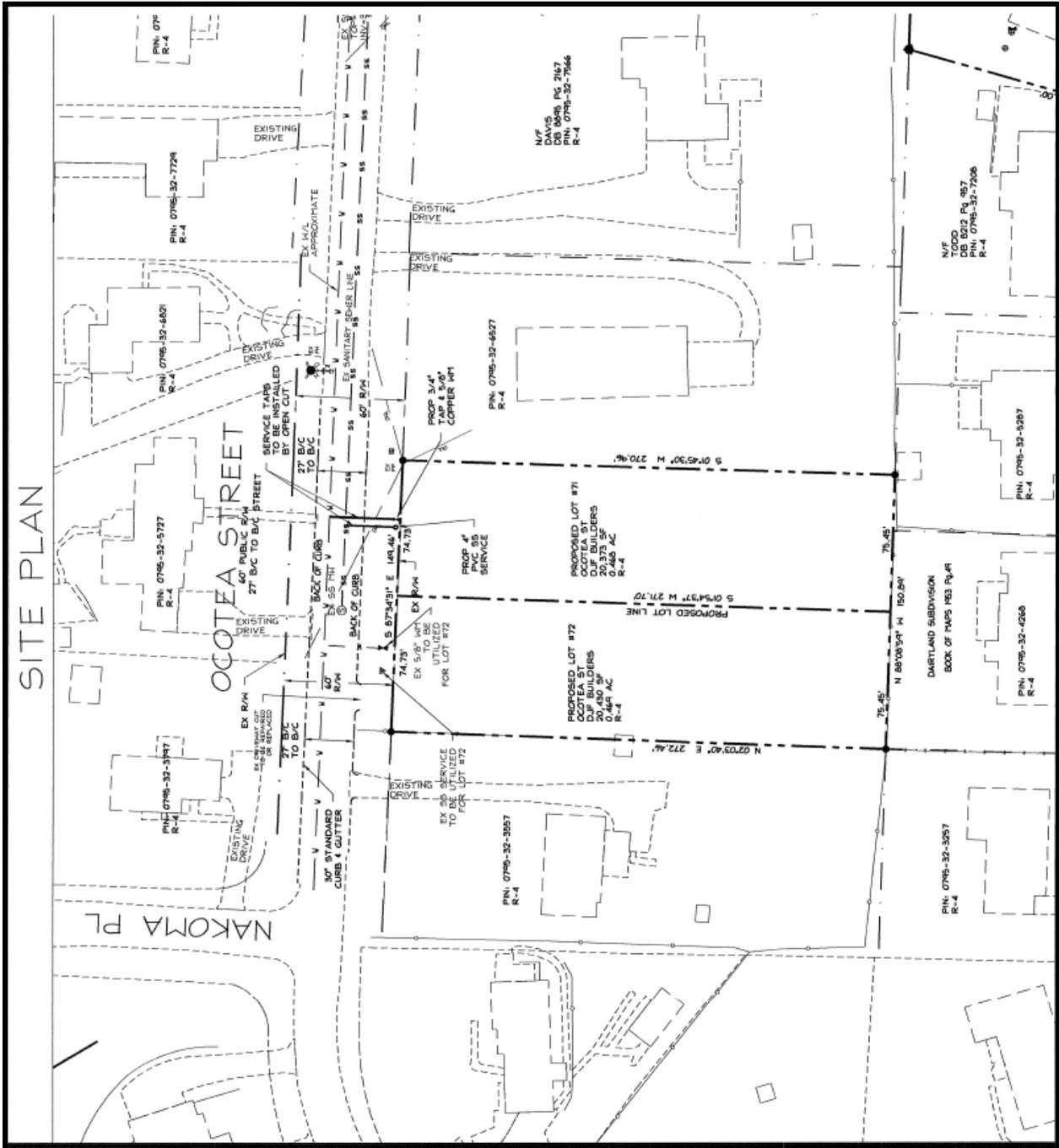
Contact: Chad Blackmon, Blackmon Development Associates, PLLC

Design Adjustment: NA

**Administrative
Alternate:** NA



S-37-14 / Location Map



S-37-14 / Preliminary Subdivision Layout

SUBJECT: S-37-14 / 3405 Ocotea Street Subdivision

**CROSS-
REFERENCE:** NA

LOCATION: The site is located at 3704 Ocotea Street, inside the city limits.

PIN: 0795324596

REQUEST: This request is to approve the subdivision of a .94 acre tract into two single-family lots, zoned Residential-4.

OFFICIAL ACTION: **Approval with conditions**

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (2) That payment of a fee-in-lieu for a 6' concrete sidewalk, based on frontage length and the City's current rates be made.

I hereby certify this administrative decision.

Signed: (Planning Dir.) *Kenneth Bourne / S. Balm* Date: 11-12-14

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 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 10/7/2014 owned by Susan Jones Hemphill, submitted by Blackmon Development Associates, PLLC.

ZONING:

ZONING DISTRICTS: Residential-4

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

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: Ocotea Street is an existing Neighborhood Yield Street that meets or exceeds the required right-of-way and street width of Section 8.4 as shown below. No right-of-way dedication or street construction is required. No new streets are proposed with this development.

| Street Name | Designation | Exist R/W | Required R/W | Existing street (b to b) | Proposed street (b to b) |
|---------------|--------------------|-----------|--------------|--------------------------|--------------------------|
| Ocotea Street | Neighborhood Yield | 60' | 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 Glenwood 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. No new streets are proposed with this development.

STREETSCAPE

TYPE: The applicable streetscape is residential. A fee in lieu for a 6' sidewalk is required prior to lot recordation. Street trees will be installed in the 6' planting strip.

PEDESTRIAN:

A fee in lieu for a 6' sidewalk is required prior to lot recordation. Proposed sidewalk locations conform to City regulations. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

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, but may claim an exemption to runoff and water quality control regulations under Section 9.2.2.2.A.1 because each single family lot will be part of a subdivision less than 1 acre in aggregate size. No BMP device or buydown will be required.

**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: 11/12/17

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 Public Works Department for street construction; by the first working day in November and May each year.