



## 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-38-15 / Jade Park Subdivision

**General Location:** The site is located on the north side of East Aycock Street and east side of Bickett Boulevard, west of Sunrise Avenue.

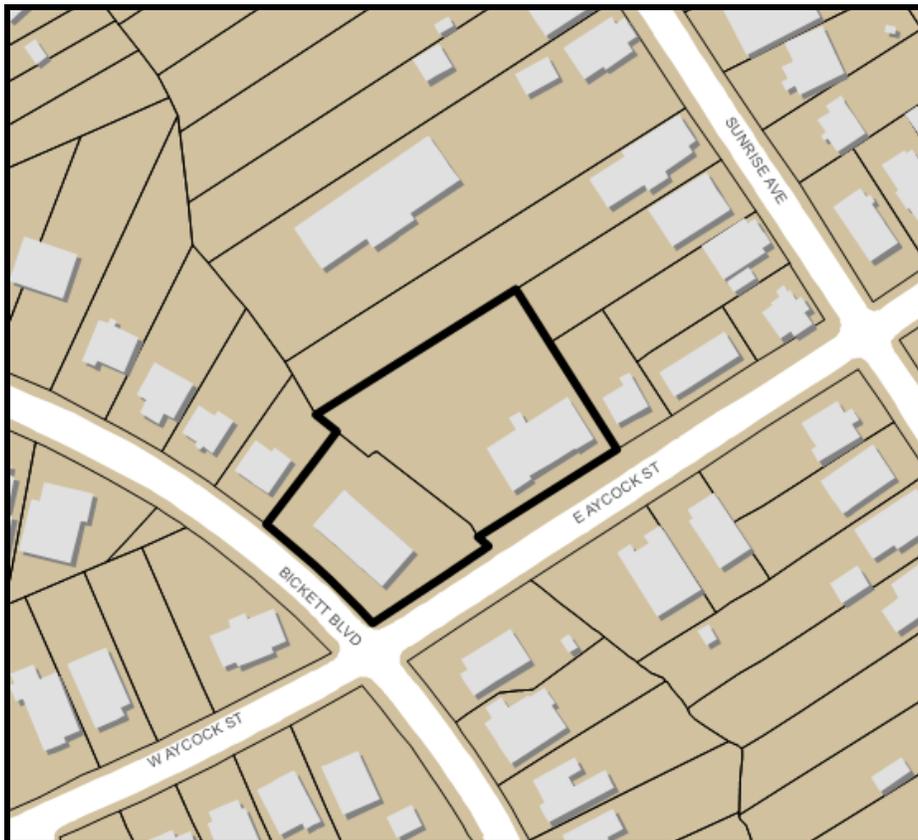
**CAC:** Five Points

**Nature of Case:** Subdivision of two parcels totaling .85 acres into five single family residential lots, zoned Residential-10 with Neighborhood Conservation Overlay District.

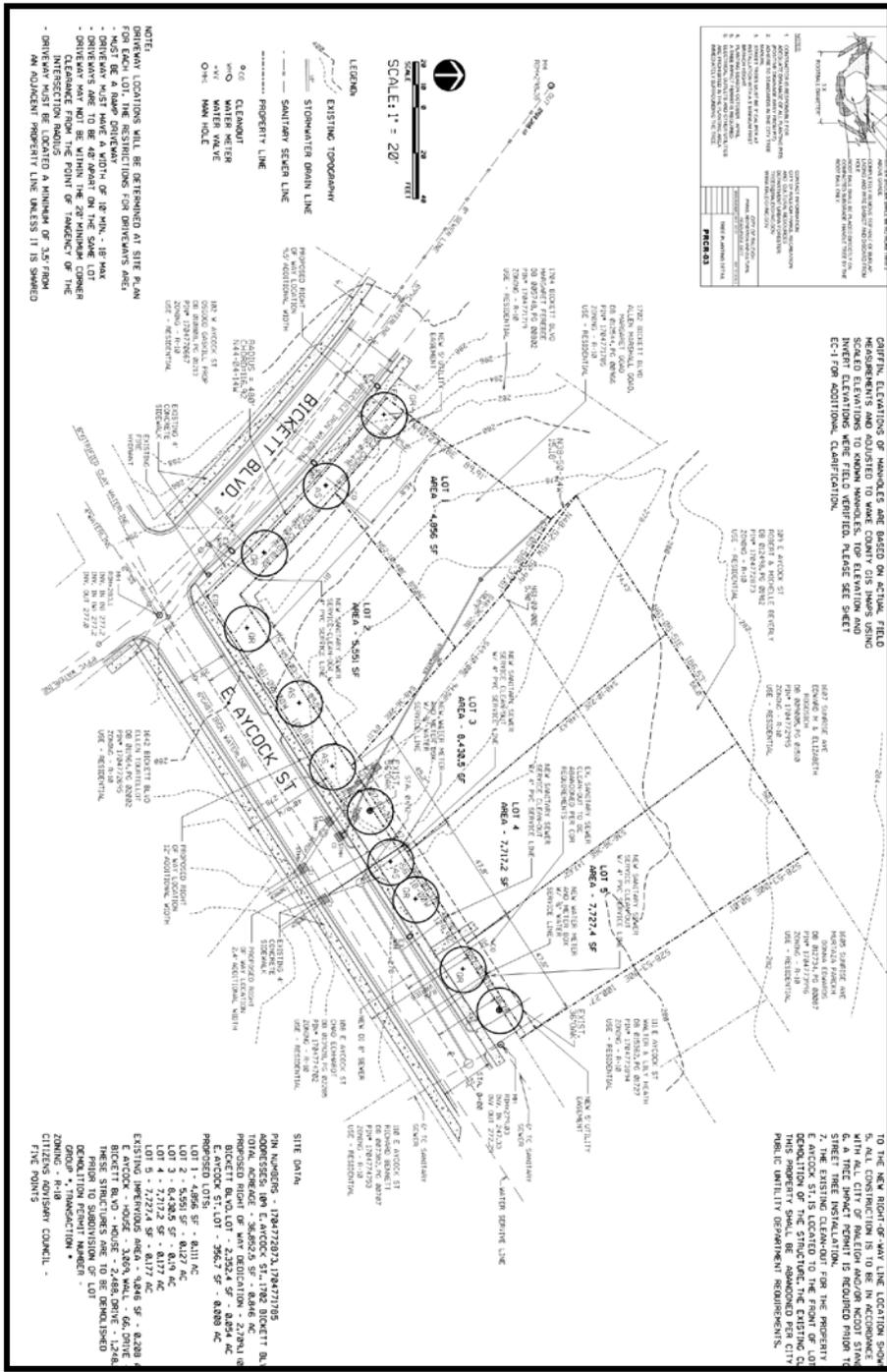
**Contact:** Alison Pockat

**Design Adjustment:** A Design Adjustment has been approved by the Public Works Director for this project to allow an alternate streetscape along East Aycock Street, allowing street trees to be placed behind the existing sidewalk.

**Administrative Alternate:** NA



S-38-15 Location Map



S-38-15 Jade Park Preliminary Subdivision Layout

---

**SUBJECT:** S-38-15

**CROSS-  
REFERENCE:** NA

**LOCATION:** The site is located north side of East Aycock Street and east side of Bickett Boulevard, inside the city limits.

**PIN:** 1704772873

**REQUEST:** This request is to approve the subdivision of a .85 acre tract into five single family lots, zoned Residential-10 with Neighborhood Conservation Overlay District (Five Points East Neighborhood).

---

**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 approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:***

- (2) That condition 1, above, be met;
- (3) That a tree protection plan for all existing trees within the right-of-way proposed to meet street tree requirements be approved by the Urban Forester;

***Prior to authorization to record lots:***

- (4) That demolition permits be issued for the existing structures and these building permit numbers be shown on all maps for recording;
- (5) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits and a tree impact permit;
- (6) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
- (7) That a fee-in-lieu of construction is paid to the Public Works Department for 2' of sidewalk along the property's frontage of both East Aycock Street and Bickett Boulevard;

- (8) That ½ the required right-of-way for Bickett Boulevard and East Aycock Street is dedicated to the City of Raleigh and shown on all maps for recording;

**Prior to issuance of building permits:**

- (9) That all proposed construction demonstrate compliance with standards of the Five Points East Neighborhood Conservation Overlay District.

---

I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kimth Jones (S. Barber) Date: 10-5-18

**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 Section 2.2.1, This approval is based on a preliminary plan dated 7/29/15 owned by Jade Park, LLC and Robert C III and Michelle S Beverly, submitted by Alison Pockat.

---

**ZONING:**

**ZONING DISTRICTS:** Residential-10 (R-10) with Five Points East Neighborhood Conservation Overlay District (NCOD).

Five Points East Neighborhood Conservation Overlay District, UDO Section 5.4.3 F 3

a. Core Area

i. Maximum lot size: 13,067 square feet.

ii. Front yard setback: Within 10% of the average front yard setback of houses on the same block face as the new construction.

iii. Maximum building height: 2 stories, 35 feet. Buildings may exceed 35 feet when the average height of houses on the same block face as the new construction exceeds 35 feet, and then the allowed height shall be within 10% of the average height of houses in the same block face as the new construction.

**TREE CONSERVATION:**

This site is less than two acres in size. Therefore, compliance with Article 9.1, Tree Conservation, is not required.

**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 for the existing streets is required by the Street Plan Map of the Comprehensive Plan as shown below. 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)
Bickett Blvd	Neighborhood Local	40'	1/2- 59'	24'	24'
E Aycock St.	Neighborhood Yield	40'-50'	1/2-55'	23'	23'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference

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

**COMPREHENSIVE  
PLAN:** This site is located in the Five Points CAC in an area designated for low density residential development on the Future Land Use Map.

**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in the 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 (60 feet for corner lots). Lots in this development conform to these minimum standards. Additionally all proposed lots conform to the maximum lot size limit of the Five Points East Neighborhood Conservation Overlay District (maximum size of 13,067 sq ft).

**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. This project involves a sanitary sewer extension.

**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. 4' sidewalks exist on both streets. A fee in lieu for 2' of sidewalk is required for the property's frontage on both E Aycock St. and Bickett Boulevard. A Design Adjustment has been approved by the Public Works Director that allows the use of two existing oak trees to meet

the street tree requirements, along with new trees to be planted behind the sidewalk.

**PEDESTRIAN:** Sidewalks exist on both streets in this development. A fee in lieu is required for 2' on each street to meet the minimum 6' sidewalk requirement. 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 or Article 9 chapter 2 of the Unified Development Ordinance. However, the site may claim exemption 9.2.2.A.(1), a subdivision of 1 acre or less 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.



## Public Works Design Adjustment – Staff Response

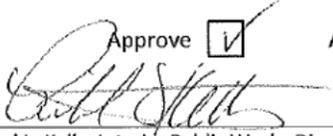
Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt 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	Jade Park Subdivision	Date Completed Application Received	8/21/15
	Case Number	S-38-2015	Transaction Number	437783

Staff Response/Recommendation	Staff supports the request for the alternate sidewalk and tree locations based on the surrounding development.		
	Staff Member	Daniel G. King, PE	Support Request <input checked="" type="checkbox"/>

### Public Works Director's Action:

Approve 
 Approval with Conditions 
 Deny

  
 Richard L. Kelly, Interim Public Works Director
 
 9/14/15  
 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

**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:** 10/5/2018

Record at least ½ of the land area approved.

**5-Year Sunset Date:** 10/5/2020

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.