



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-39-15 / Lot 31 North Ridge Newmarket Way Subdivision

General Location: The site is located at the northeast corner of the intersection of Hedgelawn Way, and Pony Run Road.

CAC: North

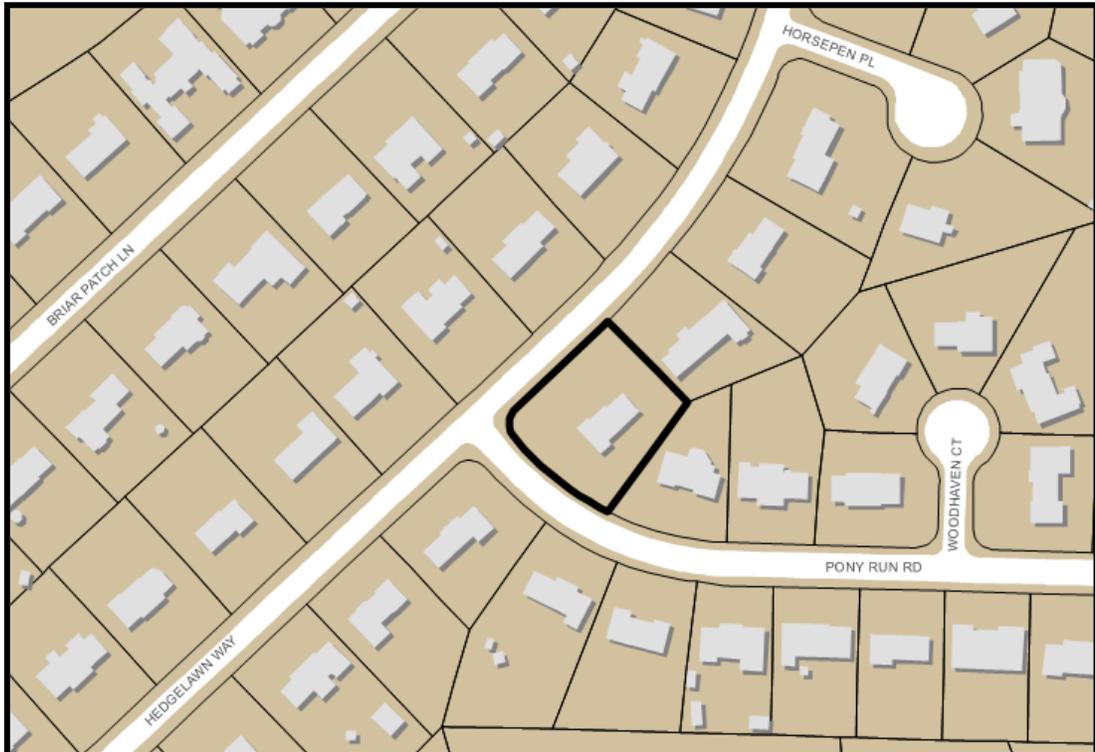
Nature of Case: Subdivision of one parcel of .58 acres into two parcels each zoned Residential-6, (R-6). Proposed lot 1 is 14,452 sq ft and proposed lot 2 is 10,045 sq ft. with an overall density of 3.44 units per acre.

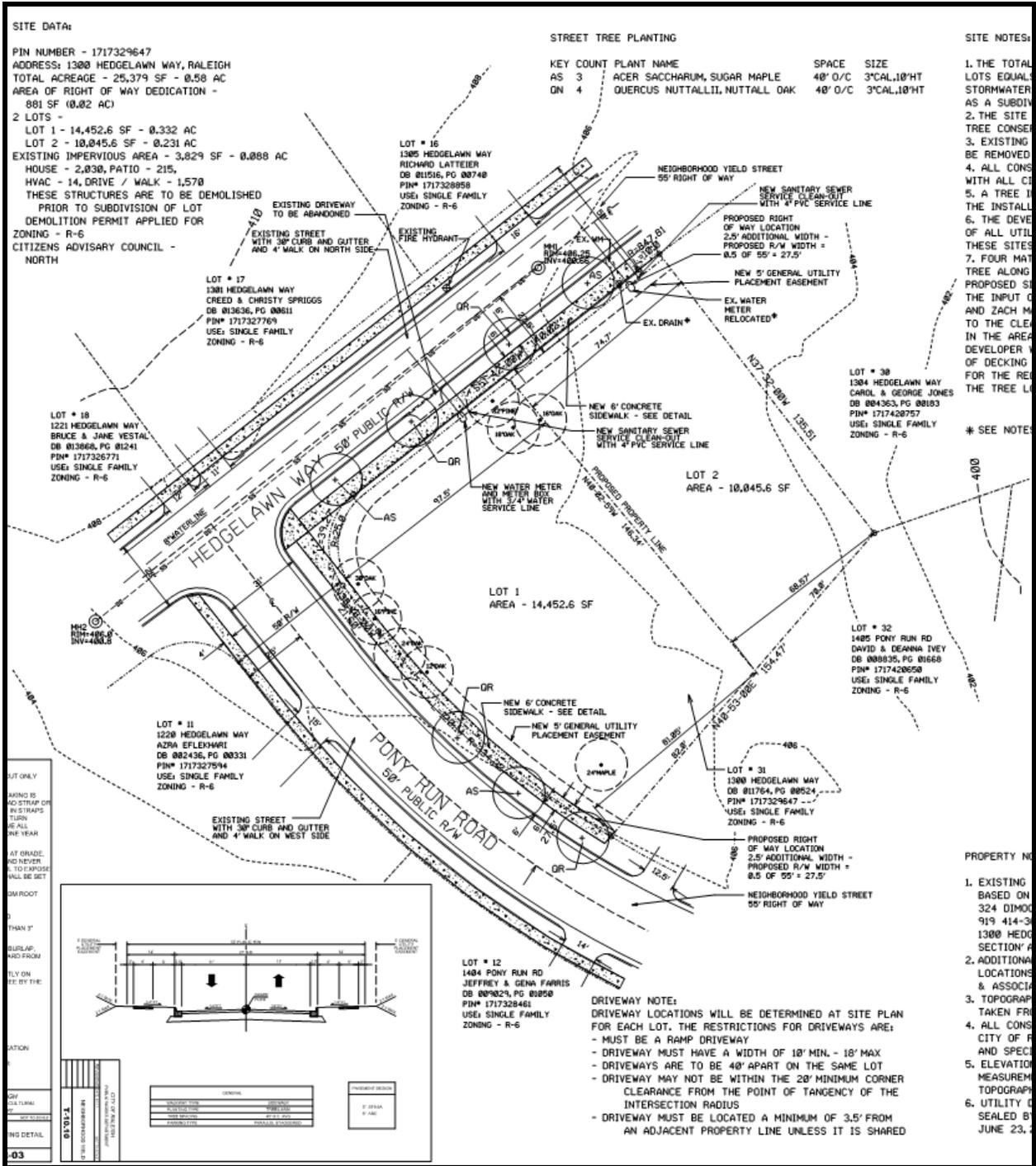
Contact: Alison A. Pockat, Alison A. Pockat, A.S.L.A.

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

1. A Design Adjustment such that the project would (1) not be required to extend a public street to meet the block perimeter requirement due to the presence of residential lots. The extension would provide no benefit to the roadway system in place, and (2.) the allowance of field adjustments and type of proposed sidewalks in order to retain existing tree(s) in place to meet the street tree requirement;

Administrative Alternate: NA





S-39-15 / Lot 31 North Ridge, Newmarket Way Subdivision

Public Works Design Adjustment – Staff Response



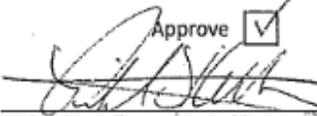
Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt 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	Subdivision of North Ridge Lot 31	Date Completed Application Received	August 25, 2015
	Case Number	S-39-2015	Transaction Number	437782

Staff Response/Recommendation	Staff supports this design adjustment request (1) to not be required to extend a public street due to the presence of residential lots and would provide no benefit to the roadway system in place and (2) to allow field adjustment of sidewalk and type of sidewalk to retain existing tree(s) in place as part of the street tree requirement.		
	Staff Member	Kathryn Beard	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve
 Approval with Conditions
 Deny


8/5/15

Richard L. Kelly, Interim Public Works Director 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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SUBJECT: S-39-15 / Lot 31 North Ridge Newmarket Way Subdivision

**CROSS-
REFERENCE:** # 437782

LOCATION: The site is located at 1300 Hedgelawn Way, at the northeast corner of the intersection of Hedgelawn Way, and Pony Run Road. The site is located within the city limits.

PIN: 1717329647

REQUEST: This request is to approve the subdivision of a .58 acre tract into 2 lots, zoned Residential-6.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That demolition permits be issued for the existing house on site and that this building permit number be noted on all maps for recording with the Wake County Register of Deeds;
- (2) That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for the 6' sidewalk and streetscape trees installed on both Hedgelawn Way, and Pony Run Road, is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (3) That ½ - 55' Right of Way, or an additional 2.5 feet of Right of Way is to be shown on the plat for the project side of both Pony Run Trail and Hedgelawn Way, and dedicated to the City of Raleigh prior to map recordation with the Wake County Register of Deeds;

Prior to issuance of land disturbance permits on the site:

- (4) 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.

I hereby certify this administrative decision.

Signed:(Planning Dir.) *Kenneth Bowen (S. Basler)* Date: 9-11-15

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, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 9/9/15 owned by Midtown Custom Homes, LLC, submitted by Alison Pockat, ASLA.

ZONING:

ZONING DISTRICTS: Residential 6 (R-6), Unified Development Ordinance, Effective Sept. 1, 2013.

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 is required by the Street Plan Map of the Comprehensive Plan. Dedication of right-of-way 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)
Hedgelawn Way	Neighborhood Yield Street	50'	1/2- 55'	31'	None
Pony Run Road	Neighborhood Yield Street	50'	1/2- 55'	31'	None

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

Existing streets on the site are classified as Neighborhood Yield Streets.

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

COMPREHENSIVE PLAN: This site is located in the North Advisory Council in an area designated as low density residential.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in Residential-6 zoning district is 6,000 square feet. The minimum lot depth in this zoning district is 80 feet. The minimum lot width of an interior lot in this zoning district is 50 feet, a corner lot, 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:** Lot arrangement and access conform to Chapter 8 of the UDO. A Design Adjustment waving the block perimeter requirement has been approved by the Public Works Director. Meeting the block perimeter requirement would require the extension of a public street and due to existing residential lots and the fact that the extension would provide no benefit to the roadway system in place, this requirement has been waved.

**STREETSCAPE
TYPE:** The applicable streetscape is a Residential Streetscape type. The construction of a sidewalk, 6' in width, along both Hedgelawn Way and Pony Run Road, is being proposed. Street Trees 40' on center are being proposed along both streets, as well as the use of existing trees (along a portion of Pony Run Road) are being used to meet the Street Tree Requirements. The use of existing trees has been approved by the Public Works Director as part of the associated Design Adjustment.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk 6' in width is proposed along the project sides of both Hedgelawn Way and Pony Run Road. In consideration of the health and well-being of the aforementioned existing trees along Pony Run Road, a design adjustment has been granted by the Public Works Director allowing the field adjustment of the proposed sidewalk location, and/or the construction material to be used.

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 the exemption in Sec. 9. 2.2 A (1) of the Unified Development Ordinance. (subdivision 1 acre or less for SFD).

**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: 9/11/2018

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.