



Administrative Approval Action

S-39-17 / Kent Subdivision
Transaction# 520156, AA#3685

City of Raleigh
Development Services
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

REQUEST: Subdivision of a total of 0.38 acres zoned Residential-10 with a Special Residential Parking Overlay District into 3 lots proposed for single family residential use.

LOCATION: 1328 and 1330 Kent Road / PIN 0793087308. The site is located on the west side of Kent Road and northwest of the intersection of Cyanne Circle and Kent Road.

**DESIGN
ADJUSTMENTS/
ALTERNATES,
ETC:**

One Design Adjustment has been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director Designee due to existing residential development.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated September 25, 2017 and submitted by Stoney Chance of Chance & Associates.

CONDITIONS OF APPROVAL AND NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

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 the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to authorization to record lots:

2. That demolition permits for the existing structures be issued and this building permit number be shown on all maps for recording;
3. That a general utility placement easement and ½ of the required right of way for Kent Road is dedicated to the City of Raleigh and are shown on the final subdivision map for recording;
4. That a tree impact permit is obtained;
5. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development-related public improvements, including streetscape trees on Kent Road, is paid to the Development Services Department.



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EXPIRATION DATES: The expiration provisions of UDO Section 10.2.5 E, including the ability to request extensions in the expiration date, apply to this site plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Sunset Date: 9-27-2020
Record at least ½ of the land area approved

5-Year Sunset Date: 9-27-2022
Record entire subdivision

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bonner (RT) Date: 9/27/2017

Staff Coordinator: Daniel L. Stegall