

Administrative Approval Action

S-39-18 Pine Drive Subdivision Transaction#565734 AA#3884

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south of Anderson Drive, at the northwest corner of

Pine Drive and Medway Drive, at 2126 Pine Drive.

REQUEST: Development of a 0.46 acre tract zoned R-6 into a two lot 0.44 acre subdivision

totaling 19.310 square feet with 727 square feet of right-of-way (0.0167 acres).

DESIGN ADJUSTMENT(S)/

ALTERNATES, ETC: A Design Adjustment related to block perimeter requirements (UDO 8.3) has

been submitted for approval under case number DA-110-2018.

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 9/21/2018 by *Blackburn Consulting*

Engineering.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

□ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further
development that includes land disturbance of 12,000 square feet or greater, public or private
infrastructure, shared stormwater devices, etc. will require concurrent site review.

☑ <u>CONCURRENT SITE REVIEW</u> - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. .A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☑ <u>LEGAL DOCUMENTS</u> - Email to <u>legaldocumentreview@raleighnc.gov</u>. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

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	City Code Covenant	Slope Easement
	Stormwater Maintenance	Transit Easement
	Covenant	
\boxtimes	Utility Placement Easement	Cross Access Easement
	Sidewalk Easement	Public Access Easement
		Other:

⊠ <u>RECORDED MAP(S)</u> - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A demolition permit shall be issued, and this building permit number shown on all maps for recording.

Engineering

- 2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
- 3. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
- 4. A fee-in-lieu for 1' of sidewalk for frontage along Pine Drive is paid to the City of Raleigh (UDO 8.1.10).
- 5. A public infrastructure surety is provided to the City of Raleigh Development Services Development Engineering program (UDO 8.1.3).

Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

The following items must be approved prior to the issuance of building permits:

Public Utilities

 A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

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Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes five street trees along Pine Drive and Medway Drive.

EXPIRATION 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: 11-13-2021 Record the entire subdivision

Signed:(Planning Dir./Designee)

Date: 11/13//8

Design Adjustment Staff Response



Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall 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.

	Pro	ject Name	Pine Dr Sul	od		
153	Dev	velopment Case Number	S-39-2018			
PROJECT	Tra	nsaction Number	565734			
	Des	ign Adjustment Number	DA - 110	201	8	
	Sta	ff recommendation based upon t	he findings i	n the	applicable code(s):	e de la companie de l
	1	UDO Art. 8.3 Blocks, Lots, Acce	<u> </u>		UDO Art. 8.5 Existing Str	<u>eets</u>
		UDO Art. 8.4 New Streets			Raleigh Street Design M	anual
	Staf	ff SUPPORTS 🗹 DOES NOT SUPI	PORT [th	e des	ign adjustment request.	
			DEPART	MEN	TS	
		Dev. Services Planner			City Planning	
	1	Development Engineering			Transportation	
		Engineering Services			Parks & Recreation and	Cult. Res.
ISE SE	Midstern Horman	Public Utilities			7000000	
<u>S</u>	COL	IDITIONS:				
STAFF RESPONSE		•				
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Dev	elop	ment Services Director or Desig	nee Action:	☑Á	PPROVE APPROVE WITH CO	ONDITIONS DENY
				., .,		
The state of the s		E NAMESTI U		E.M	<u> </u>	113/2018
Auth	orize	d Signature GROWGER A		ENA	E MALASEKE Date	, /

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Staff Response Article 8.3 Blocks Lots, Access



The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

Α.	The requested design adjustment meets the intent of this Article; YES V NO
B.	The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
C.	YES NO The requested design adjustment does not increase congestion or compromise
	Safety; YES ✓ NO
D.	The requested design adjustment does not create any lots without direct street Frontage;
E.	YES NO The requested design adjustment is deemed reasonable due to one or more of the
	following: 1. Topographic changes are too steep;
	 The presence of existing buildings, stream and other natural features; Site layout of developed properties;
	4. Adjoining uses or their vehicles are incompatible;5. Strict compliance would pose a safety hazard; or
	6. Does not conflict with an approved or built roadway construction project7. adjacent to or in the vicinity of the site.
	YES NO NO
ST/	AFF FINDINGS
subo prec oppo	f supports the request for a Design Adjustment as it relates to block perimeter. The proposed division is located on an existing block that has been fully developed with single family homes that dates block perimeter standards. Any future street connections will need to occur mid-block as osed to at the intersection where this subdivision is being proposed. Any proposed stubbed streets ld create irregular blocks and would not improve connectivity within this neighborhood.

Design Adjustment Application

Project Name Pine Drive Subdivision



The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions.

This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.6 and Sec. 8.5.1 G of the UDO or the Raleigh Street Design Manual.

PROJE	Case Num	ber S-38-18		····	····	<u> </u>
ir.	Transactio	on Number 565734				
D2:	.5 -	Davin A. Organon				*
OWNER	Address :	2126 Pine Drive			City Raleig	h
C	State NC		Zip Code 27608		Phone	
Ę		niel W. Blackburn		Firm Blac	kourn Const	lting Engineering
CONTACT	Address 3	05 East Main Street			City Claylo	
8	State NC		Zlp Code 27520		Phone 919	-553-2800
	l im seekin	g a Design Adjustmen	t from the requirem	ents set forti	ı in the follov	ving
		8.3 Blocks, Lots, Acce	35	- See pagé 2	for findings	
		8.4 Naw Streats		- See page 3	for findings	
		B.5 Existing Streets		- Šee page 4	for findings	* 1
EST		treet Design Manual		- See page 5	for findings	· · · · · · · · · · · · · · · · · · ·
REQUEST	Provide det	alls about the request	; (please attach a m	emorandum	if additional :	space is needed): /m is 5000 feet for R-8 with
By sig	e responsibilit ant must be th ming this doc	y of the applicant to provide Property Owner. Liment 1 hereby, acknowled the Comment of the Com	wledge the informat			to my lynowlędge, accurate,
Owne	r/Owner's Re	presentative Signatur	8	-		09 21 2018 Bate
61157	CKLIST					
		ustment Application				
Pagel	nizzanhha (2	required findings				Included Included
		rt documentation		· · · · · · · · · · · · · · · · · · ·		✓ Included
		6) filled out; Must b	e signed by proper	tv owner		✓ Included ✓ Included
First (Jass stampe	d and addressed envi	elopes with comple	ted notificat	on letter	Z locluded
Submi	t all docume	ntation, with the exce	ption of the require	d addressed	envelopes a	nd letters to
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One E	change Plaza	ے Suite 500	meenng			
	NC, 27601					
	Office Use O	nly R	ECEIVED DATE:		DA -	-
PAGE I	OF 6	www	RALEIGHNO	.GOV	Pr	EVISION 1/30/2019

Article 8.3, Blocks, Lots, Access Administrative Design Adjustment Findings



The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

- A. The requested design adjustment meets the intent of this Article; The lot being subdivided is an existing corner lot with access from three directions meeting the intent of block length criteria of connectivity.
- B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;

The proposed design conforms with the Comprehensive Plan and adopted City plans.

C. The requested design adjustment does not increase congestion or compromise Safety;

This proposed division of one lot into two lots does not increase congestion or compromise safety. Both new lots front on Medway Drive with a street loop length of 4050 feet through Medway, Lowden, Yancey, Wayne and Pine Drives.

D. The requested design adjustment does not create any lots without direct street Frontage;

Both new lots have direct public street frontage onto Medway Drive.

- E. The requested design adjustment is deemed reasonable due to one or more of the following:
 - 1. Topographic changes are too steep;
 - 2. The presence of existing buildings, stream and other natural features;
 - 3. Site layout of developed properties;
 - 4. Adjoining uses or their vehicles are incompatible;
 - Strict compliance would pose a safety hazard; or
 - 6. Does not conflict with an approved or built roadway construction project
 - adjacent to or in the vicinity of the site.

The request is reasonable because the adjustment is very minor equivalent to a 6% overage. The entire block was constructed as a single residential development (Oxford Park) and there are no locations for additional roadways without demolition of existing homes. There are no other known roadway projects in the area.

EZOF6	WWW RALEBERY CA

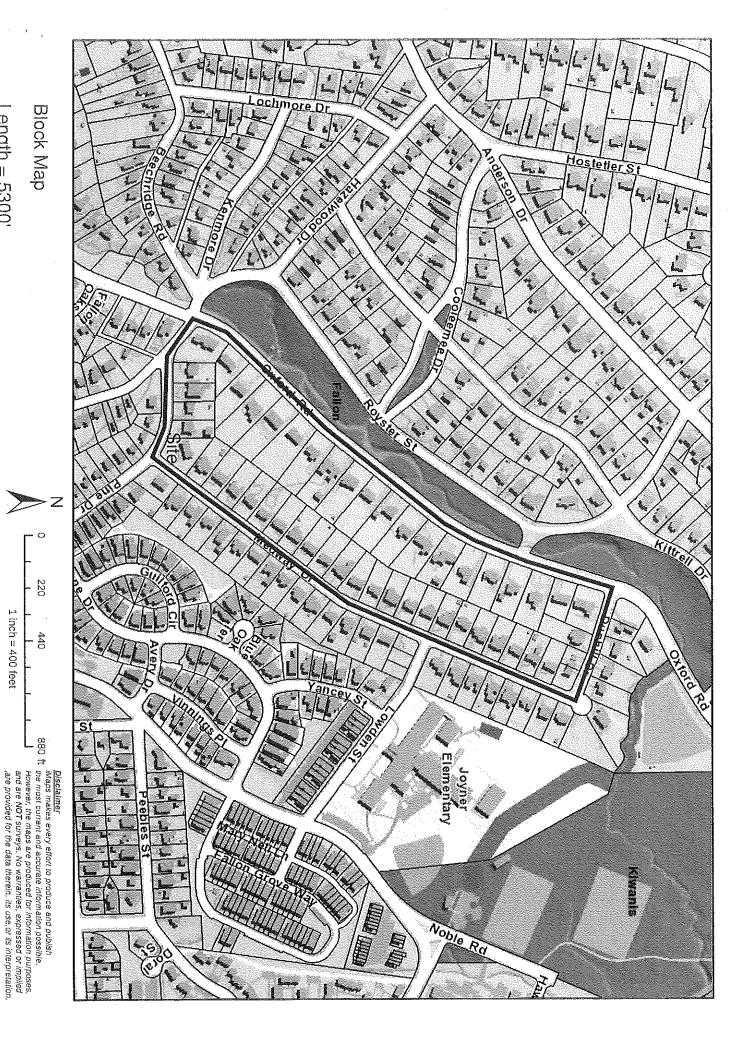
Individual Acknowledgement

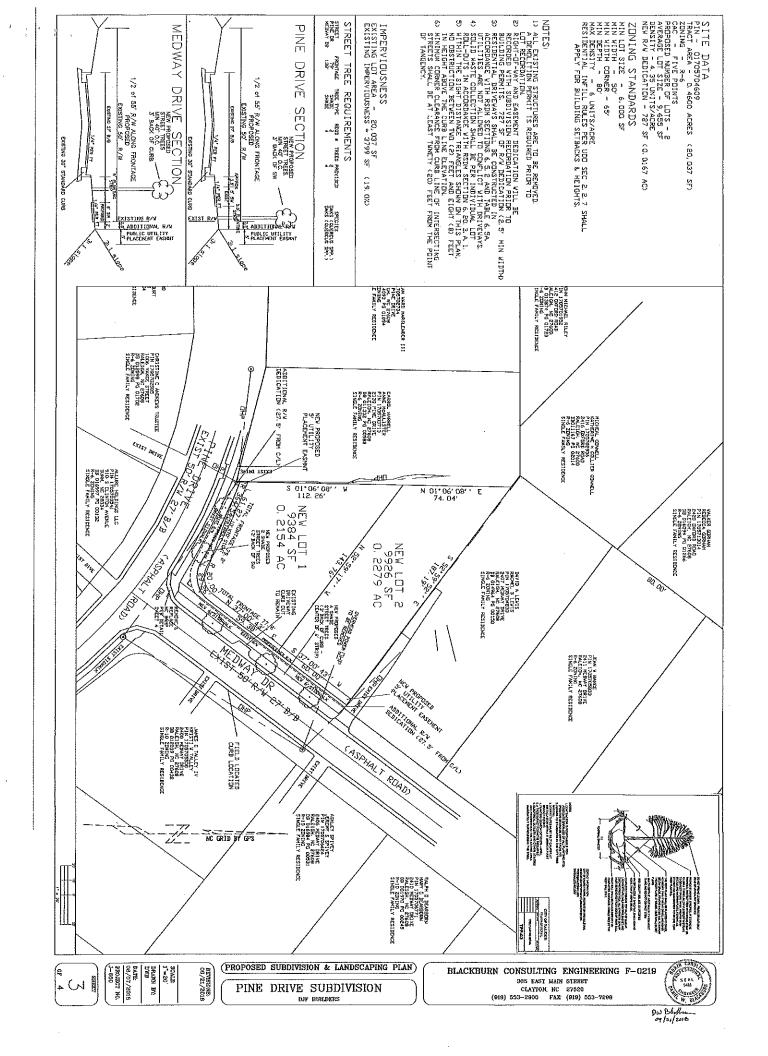


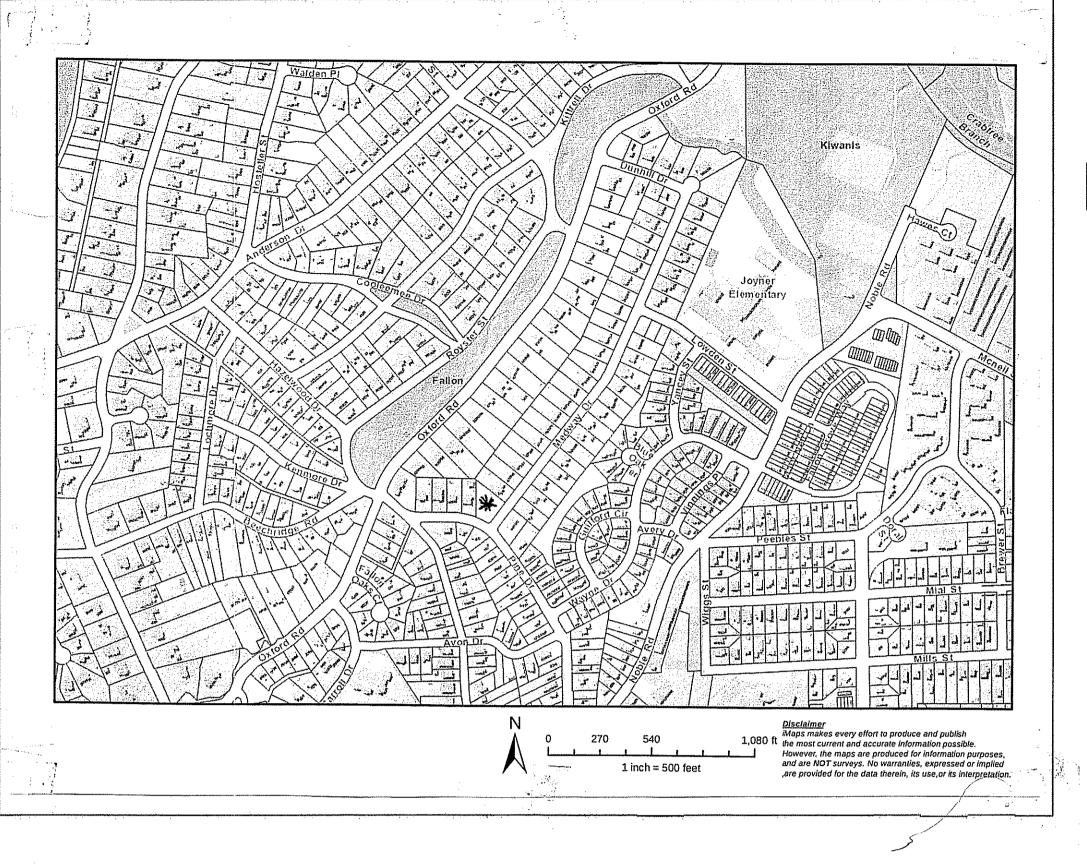
STATE OF NORTH CAROLINA COUNTY OF <u>Wake</u>	INDIVIDUAL
Linday Walton Devin Cruezon (Constitution of the	a Notary Public do hereby certify that personally appeared before me this day and forgoing instrument.
This the <u>JY</u> day of Septe	ember 2018.
(SEAL)	Notary Public
My Commission Expires: 2/18/20	COMUSSION ECONES 2/18/20 2-PUBLIC SC

Length = 5300'

1 inch = 400 feet







PINE DRIVE SUBDIVISION S-39-18

TRANSACTION # 565734

SITE PIN - 1705704609

ADDRESS - 2126 PINE DRIVE

RALEIGH, NC 27608 DEED REF - BK 015182 PG 00185

MAP REFERENCE - LOT 45 OXFORD PARK SUBD

BOM 1956 PG 116

ZONING -

TOWNSHIP - RALEIGH

CAC - FIVE POINTS

OWNER - DEVIN A OF

- DEVIN A ORGERON 2126 PINE DRIVE

RALEIGH, NC 27608

DEVELOPER - DJF BUILDERS, INC.

3716 NATIONAL DRIVE, SUITE 122

RALEIGH, NC 27612 919-363-1700

DESIGNER - BLACKBURN CONSULTING ENGINEERING

305 EAST MAIN STREET CLAYTON, NC 27520 919-553-2900

dblackburn@mindspring.com

GENERAL NOTES

1) ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH APPLICABLE OF THE RALFIGH STANDARDS AND SPECIFICATIONS.

2) PER SECTION 9, 2, 2, A, 2, b, I SUBJECT TO 4, a OF THE PART 10A RALEIGH UNIFIED DEVELOPMENT ORDINANCE, THESE LOTS ARE EXEMPT FROM ACTIVE STORMWATER MEASURES AND SUBJECT TO FURTHER REVIEW UPON PLACEMENT OF IMPERVIOUS SURFACE AREAS.

3) PROJECT IS EXEMPT FROM TREE CONSERVATION PER UDO SECTION 9, 1, 2
EXEMPTIONS - SUBDIVISION IS LESS THAN 2 ACRES IN AGGREGATE SIZE,

SOLID WASTE COMPLIANCE STATEMENT DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.



PIN - 01705704609 TRACT AREA - 0,4600 ACRES (20,037 SF) ZONING - R-6 CAC - FIVE POINTS PROPOSED NUMBER OF LOTS - 2 AVERAGE LOT SIZE - 9,655 SF DENSITY - 4.35 UNITS/ACRE NEW R/W DEDICATION - 727 SF (0.0167 AC) ZONING STANDARDS MIN LOT SIZE - 6,000 SF MIN WIDTH - 50' MIN WIDTH CORNER - 65' MIN DEPTH - 80' MAX DENSITY - 6 UNITS/ACRE RESIDENTIAL INFILL RULES PER UDO SEC 2, 2, 7 SHALL APPLY FOR BUILDING SETBACKS & HEIGHTS.

SITE DATA

SHEET INDEX

1) COVER SHEET

2) EXISTING CONDITIONS PLAN

3) PROPOSED SUBDIVISION & LANDSCAPING PLAN

4) PROPOSED UTILITY & STORMWATER PLAN

Preliminary Subdivision Plan Application



REVISION 03.11.16

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-183

When submitting plans, please check the appropriate review type and include the Plan Checklist document.

Subdivision *	Conventional Subdivision	Compact Development	Conservative Subdivision
*/	Nay require City Council approval if in	a Metro Park Overlay or Historic O	verlay District
If your project has been	hrough the Due Diligence process, pr	ovide the transaction #:	
	GENERA	L INFORMATION	
Development Name P	ne Drive Subdivision		
Proposed Use 2	lot residential subdivision	1	
Property Address(es) 2	26 Pine Drive, Raleigh, NC	27608	
Wake County Property Id	entification Number(s) for each parce	el to which these guidelines will app	ply:
PIN Recorded Deed 1705704609	PIN Recorded Deed Bk 015182 Pg 00185	PIN Recorded Deed	PIN Recorded Deed
Single familyOther (describe):	☐ Townhouse ☐ Subdivis	ion in a non-residential zoning distr	rict
	OWNER/DEVE	LOPER INFORMATION	
Company Name DJF E	Builders, Inc.	Owner/Developer Name D	ennis Fitzgerald, Pres.
Address 3716 Nat	ional Drive, Suite 122, Ra	leigh, NC 27612	
Phone 919-363-1	700 Email Dennis	@djfbuilders.com Fax 91	19-363-4005
	CONSULTANT/CON	ITACT PERSON FOR PLANS	
Company Name Blacki	ourn Consulting Engineeri	ng Contact Name Daniel E	Blackburn
	Main Street Clayton, NC		***************************************
Phone 919-553-2		rn@mindspring.com Fax	

DocuSign Envelope ID: 66A9BA97-6F15-4537-80F9-D005DCF3F9F0

PAGE 1 OF 3

		ZONING	INFORMATION		
Zoning District(s)	R-6				
If more than one distri	ct, provide the acreage	of each:			
Overlay District?	Yes 🖪 No			***************************************	
Inside City Limits?	Yes No				
CUD (Conditional Use I	District) Case # Z-				
COA (Certificate of App	propriateness) Case #				
BOA (Board of Adjustr	ment) Case # A-			· · · · · · · · · · · · · · · · · · ·	
		STORMWAT	ER INFORMATION		
Existing Impervious 5u	rface 3799 sf	acres/sf	Flood Hazard Area	Yes	■ No
Proposed Impervious S	Surface 9,655	acres/sf	Neuse River Buffer	Yes	■ No
	51% for R-6		Wetlands	Yes	■ No
If in a Flood Hazard Are	ea, provide the followin	g:			
Alluvial Soils	Flood S	tudy	FEMA Map	Panel #	
		NUMBER OF	LOTS AND DENSITY		
Total # of Townhouse I	.ots: Detached	motoricans de la contraction	Attached	ustorat. Augustus lainta.	
Total # of Single Family	Lots 2		Total # of All Lots	2	
Overall Unit(s)/Acre De	ensities Per Zoning Distr	icts 4.35	units/ac		
Total # of Open Space a	and/or Common Area L	ots ()			
	SIGNATU	RE BLOCK (Ap)	olicable to all developn	tents)	
successors and assigns subdivision plan as app	jointly and severally to roved by the City. iniel W. Blackburn	construct all impo to serve as	e and firmly bind ourselves, rovements and make all ded my agent regarding this app	lications as show lication, to recei	on this proposed
administrative commer	nts, to resubmit plans o	n my behalf, and	to represent me in any publ forming to all application re	ic meeting regar	ding this application.
development use.				.,	
Vevin Orgeron			8/8/2018	16:17 PM E	т
Signature			Date		
Signature	And the second s		Date		_

ACKBURN CONSULTING ENGINEERING F-305 EAST MAIN STREET

SUBDIVISION BUILDERS

PINE DR

REVISIONS: 09/21/2018

SCALE:

DRAWN BY: DWB

DATE: 08/07/2018 PROJECT NO

PROJECT NO. J-660

1

SHEET

OF

