Zoning: R-10
CAC: South Central
Drainage Basin: Walnut Creek
Acreage: 0.63
Number of Lots: 2

Planner: Daniel Stegall
Phone: (919) 996-2712

Applicant: Ashkan Hosseini
Phone: (919) 413-1005
LOCATION: The site is located on the west side of South State Street, southwest of the intersection of South State Street and Martin Luther King Jr. Boulevard, inside the city limits. The address is 1108 South State Street and the PIN number is 1713141344.

REQUEST: Subdivision of a 0.63 acre parcel into 2 lots zoned Residential-10 (R-10). Lot 1 is 13,760 square feet and Lot 37 is 13,543 square feet. Overall density is 3.17 units per acre, based on a maximum of 10 units per acre.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Design Adjustments have 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 the development exceeding the maximum block perimeter allowed in R10 zoning.

2. Street trees have been shown on the approved plans as being placed behind the proposed sidewalk, but still within the public right of way due to the alternate street scape designed to maintain conformity with the existing infrastructure.

3. A Design Adjustment has been approved for a 4' planting strip and 5' sidewalk as opposed to the typical 6' sidewalk and 6' planting strip.

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 submitted by Herb Proctor of Stewart & Proctor PLLC.

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 THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

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

2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
3. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY
Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

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

ENGINEERING
2. The required right of way for 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk is paid to the City of Raleigh.

5. In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

STORMWATER
6. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: “The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”

URBAN FORESTRY
7. A tree impact permit will need to be obtained prior to recording subdivision.

8. In accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on South State Street is paid to the City.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.

2. A demolition permit shall be obtained.

Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. Next Step: Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Next Step: All street lights and street signs required as part of the development approval are installed.

4. Next Step: Final inspection of all right of way tree protection areas by Urban Forestry Staff.

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: 10-25-2020
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)  

Staff Coordinator: Daniel L. Stegall
PRELIMINARY SUBDIVISION PLAN FOR 33 POL LLC

1108 S. STATE STREET
CITY OF RALEIGH, NORTH CAROLINA

OWNER: 33 POL LLC
LOT 37 WATSON PROPERTY
DEED BOOK 16712, PAGE 2412
BOOK OF MAPS 1865, PAGE 29
S-42-17

GRAPHIC SCALE
1 inch = 50 ft.

SITE ADDRESS:
1108 S. STATE STREET
RALEIGH, N.C.