



# 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-43-15 / Lot 27, North Hills Estates Subdivision

**General Location:** The site is located on the west side of Coronado Drive, north of the intersection of Coronado Drive and Gunnison Place.

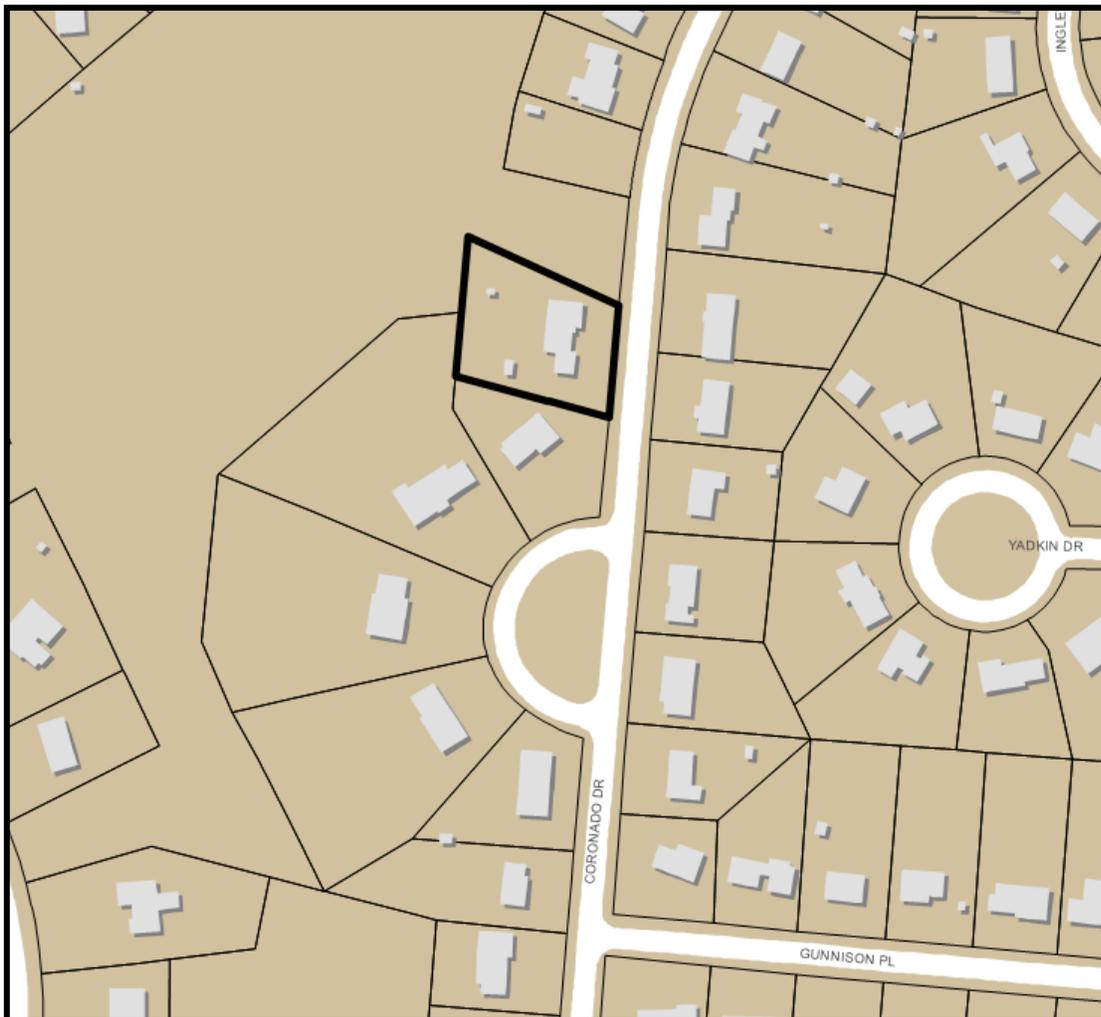
**CAC:** Midtown

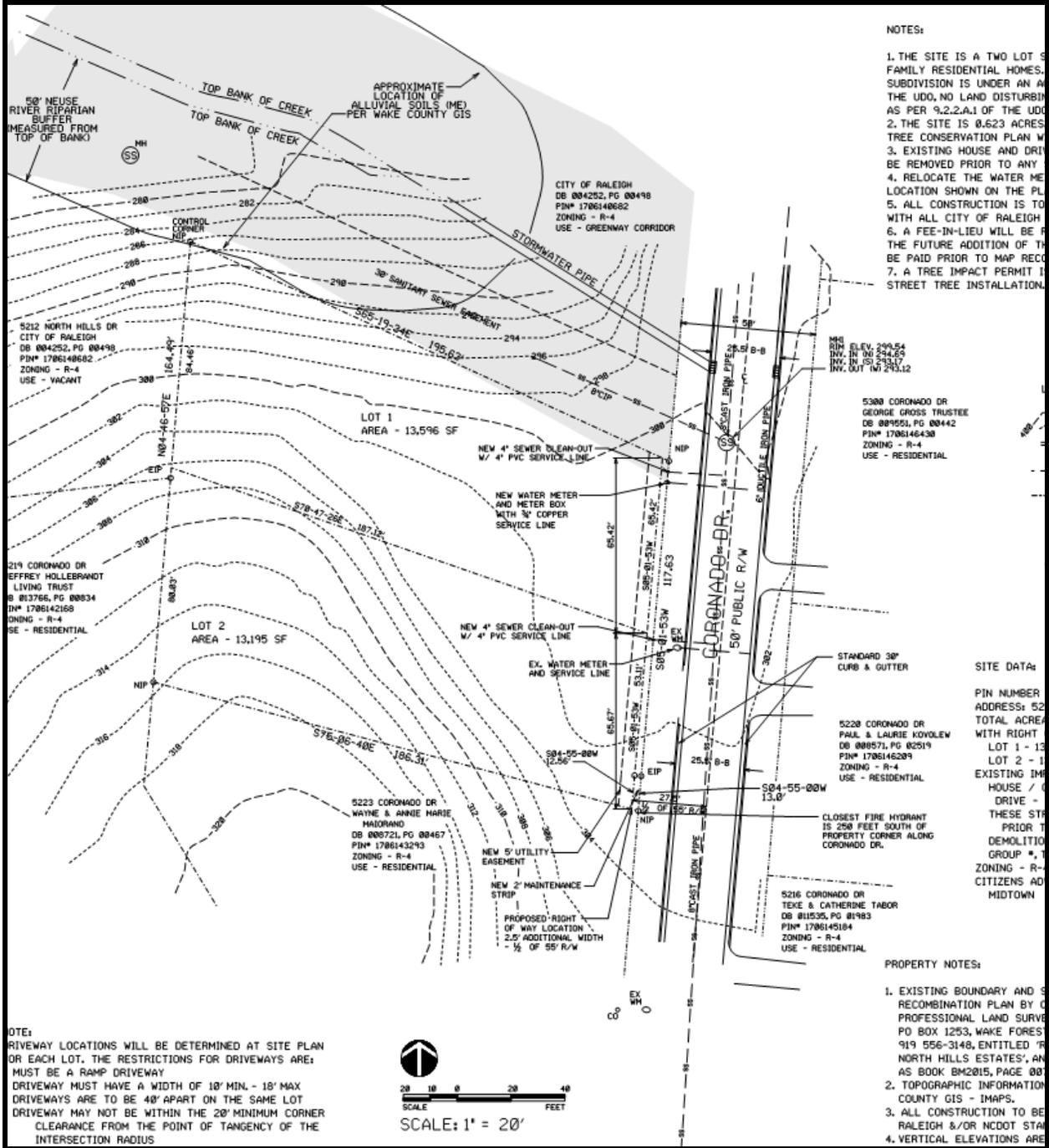
**Nature of Case:** Subdivision of a .623 acre site zoned Residential-4 into two residential lots , one being 13,596 square feet, the other 13,195 square feet.

**Contact:** Alison A. Pockat, Alison Pockat, ASLA

**Design Adjustment:** NA

**Administrative Alternate:** NA





S-43-15, Lot 27, North Hills Estates

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**SUBJECT:** S- 43-15

**CROSS-  
REFERENCE:** Transaction # 439800

**LOCATION:** The site is located inside the city limits.

**PIN:** 1706143377

**REQUEST:** This request is to approve the subdivision of a .623 acre tract into 2 lots, zoned Residential-4.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

***Prior to issuance of a mass 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 Planning Department authorization to record lots:***

- (2) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (3) That a fee in lieu is paid to the City of Raleigh for the required street trees and 6' width of sidewalk along the frontage of both proposed lots;
- (4) That ½ of the required right of way for the proposed or existing street is dedicated to the City of Raleigh;
- (5) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (6) That 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, grad, 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 NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowen (S. Barber) Date: 9/8/15

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 8/14/15 owned by Revolution Homes, LLC., submitted by Alison A. Pockat, Alison Pockat, ASLA.

**ZONING:**

**ZONING DISTRICTS:** Residential 4, (R-4)

**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 for the following street is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Coronado Drive	Neighborhood Yield	50'	1/2- 55'	25.5'	NA

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

Existing streets on the site are classified as Neighborhood Yield. A fee in lieu for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

**COMPREHENSIVE PLAN:** This site is located in the Midtown Citizen Advisory Committee in an area designated for low density residential.

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**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in R-4 zoning district is 10,000 sq. feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 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:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**STREETSCAPE TYPE:** The applicable streetscape is a Residential. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

**PEDESTRIAN:** A fee in lieu is required for a 6' sidewalk.

**FLOOD HAZARD:** There are flood hazard areas on this site. Flood Prone Soils per Wake County Soil survey are shown on the property.

**STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance, but can claim an exemption under 9.2.2.A.1 as this is a residential subdivision less than 1 acre in size.

**WETLANDS / RIPARIAN BUFFERS:** 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:** 9/8/2018

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.