



# 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-45-14 / Evans Place

**General Location:** The site is located on the south side of Pineland Circle, north of its intersection with Western Boulevard.

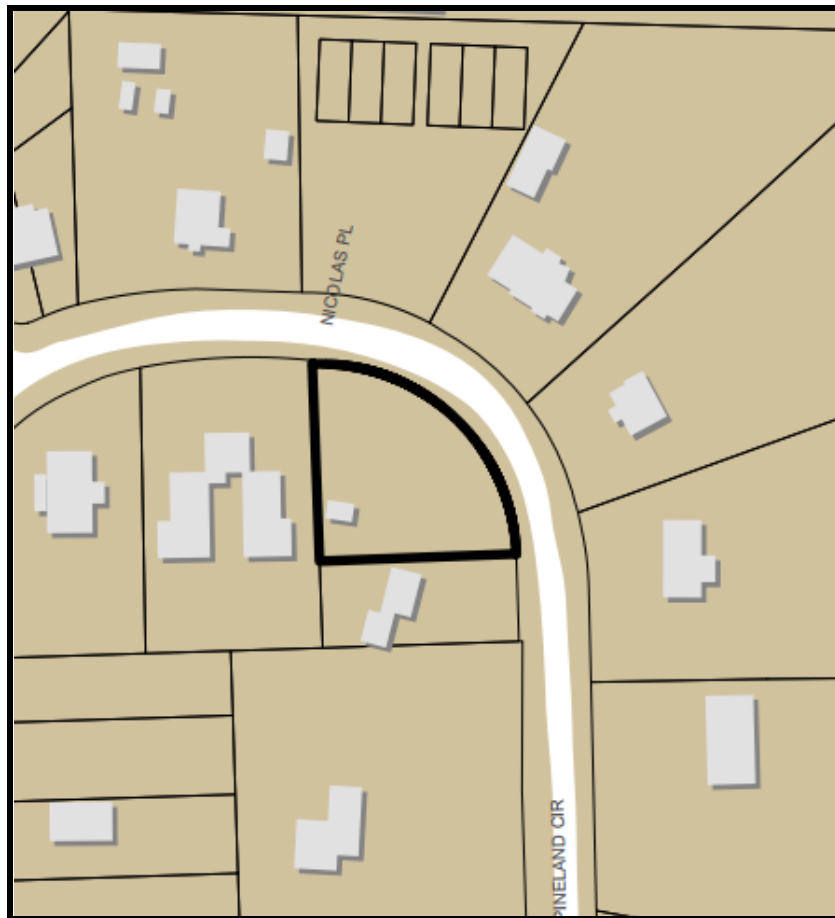
**CAC:** West

**Nature of Case:** Subdivision of .34 acres into two lots proposed for attached house building types, zoned Residential-10 with Special Residential Parking Overlay District.

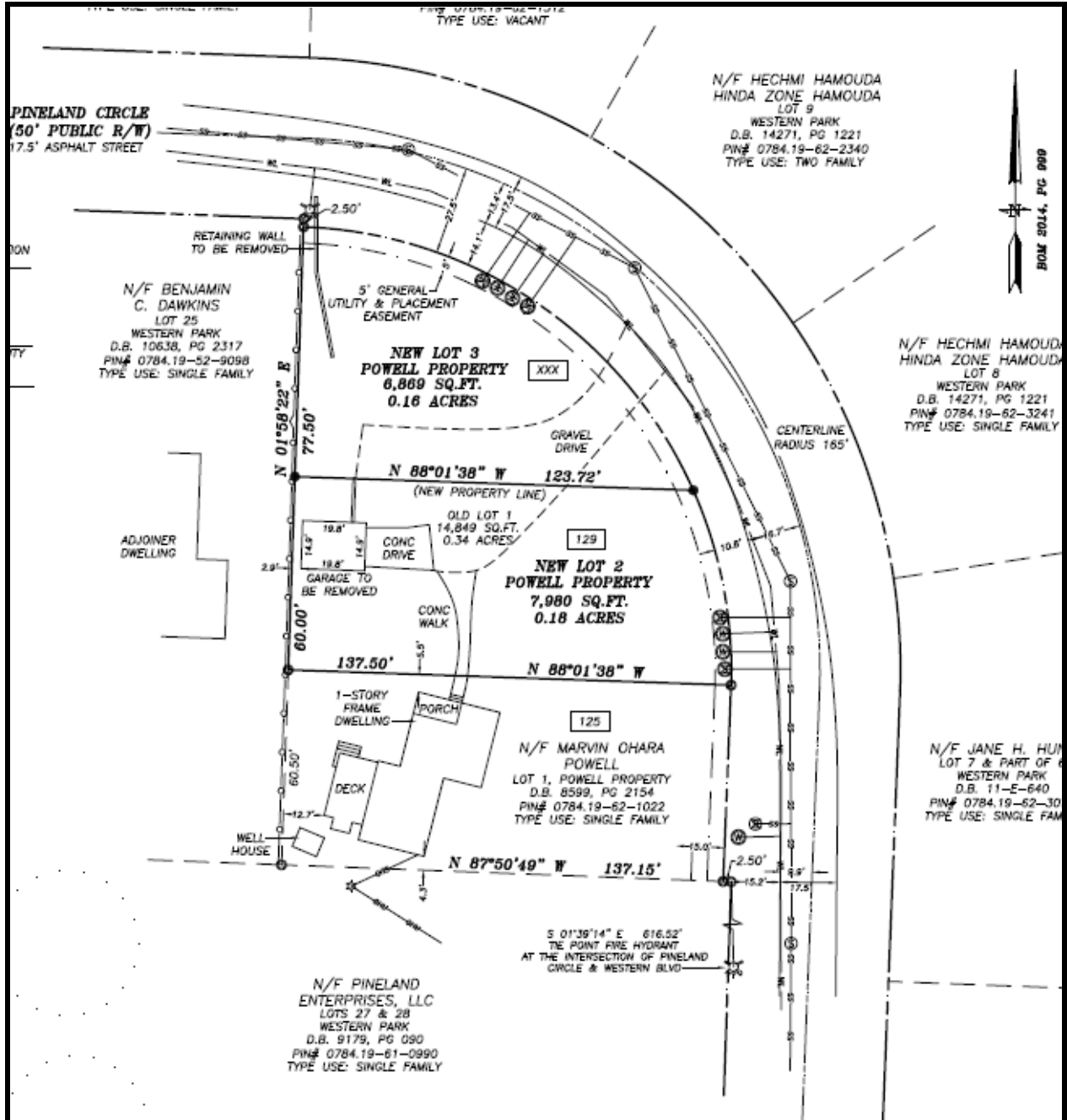
**Contact:** Michael Kane, Capital Civil Engineering, PLLC.

**Design Adjustment:** NA

**Administrative Alternate:** NA



S-45-14 Location Map



S-45-14 Preliminary Subdivision Layout

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**SUBJECT:** S-45-14

**CROSS-  
REFERENCE:** S-1-14

**LOCATION:** The site is located on the south side of Pineland Circle, north of its intersection with Western Boulevard, inside the city limits.

**PIN:** 0784621111

**REQUEST:** This request is to approve the subdivision of a .34 acre tract into two lots for attached houses, zoned Residential-10 with Special Residential Parking Overlay District.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

***Prior to Planning Department authorization to record lots:***

- (1) That a demolition permit be issued for the existing structures and this building permit number be shown on all maps for recording.

I hereby certify this administrative decision.

**Signed:**(Planning Dir.) *Kenneth Bower (A. Barlow)* Date: 1-9-15

**Staff Coordinator:** Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**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 2.2.2. This approval is based on a preliminary plan dated 12/23/14 owned by Marvin O'Hara Powell submitted by Capital Civil Engineering, PLLC.

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**ZONING:**

**ZONING DISTRICTS:** Residential-10 (R-10) with Special Residential Parking Overlay District (SRPOD).

**TREE CONSERVATION:** The subject parcels' combined acreage is smaller than two acres. Compliance with UDO Article 9.1, Tree Conservation, is therefore not required.

**PHASING:** There is one phase in this development.

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET TYPOLOGY MAP:** No right-of-way dedication or roadway construction is required with this subdivision. Pineland Circle is an existing Neighborhood Yield Street. Right-of-way dedication and appropriate fees in lieu were provided under the previously approved subdivision (S-1-14).

Street Name	Designation	Exist R/W	Required R/W	Existing street (eop to eop)	Proposed street (b to b)
Pineland Circle	Neighborhood Yield	52.5'	1/2- 55'	17.5'	27'

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

**COMPREHENSIVE PLAN:** This site is located in the West Citizens Advisory Council in an area designated for moderate density residential on the Future Land Use Map.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size for an attached house in the R-10 zoning district is 6,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 50 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. No new streets or street signs are proposed with this subdivision.

**STREETSCAPE  
TYPE:**

The applicable streetscape is residential. A fee in lieu for street trees and roadway construction was paid under the previous subdivision (S-1-14).

**PEDESTRIAN:**

Proposed sidewalk locations conform to City regulations. A fee-in-lieu was paid under the previous subdivision (S-1-14) for Pineland Circle street widening with curb and gutter and sidewalk as required by the residential streetscape requirements. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

**FLOOD HAZARD:**

There are no flood hazard areas on this site.

**STORMWATER  
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. The previous conditions of S-01-14 will no longer apply and the subdivision will claim an exemption under 9.2.2.A.1, as this is a subdivision of less than 1 acre in cumulative size proposing no more than a single family home or duplex on each lot.

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

**STREET NAMES:**

No new streets or street signs are 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:** 1/9/2018

Record entire subdivision.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE 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 Engineering Department for street construction; by the first working day in November and May each year.