



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
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Case File / Name: S-47-15 / Catalano Place Subdivision (Revised)

General Location: The site is located on the south side of Catalano Drive, west of the intersection of Catalano Drive and Ridge Road.

CAC: Glenwood

Nature of Case: This is a revision to a previously approved subdivision (S-47-15). This revised preliminary subdivision plan proposes the subdivision of one .90 acre parcel into two parcels, being .382 acres, and .441 acres, all zoned Residential-4. The originally approved plan showed a different layout three new lots. The sunset date for this subdivision has not changed.

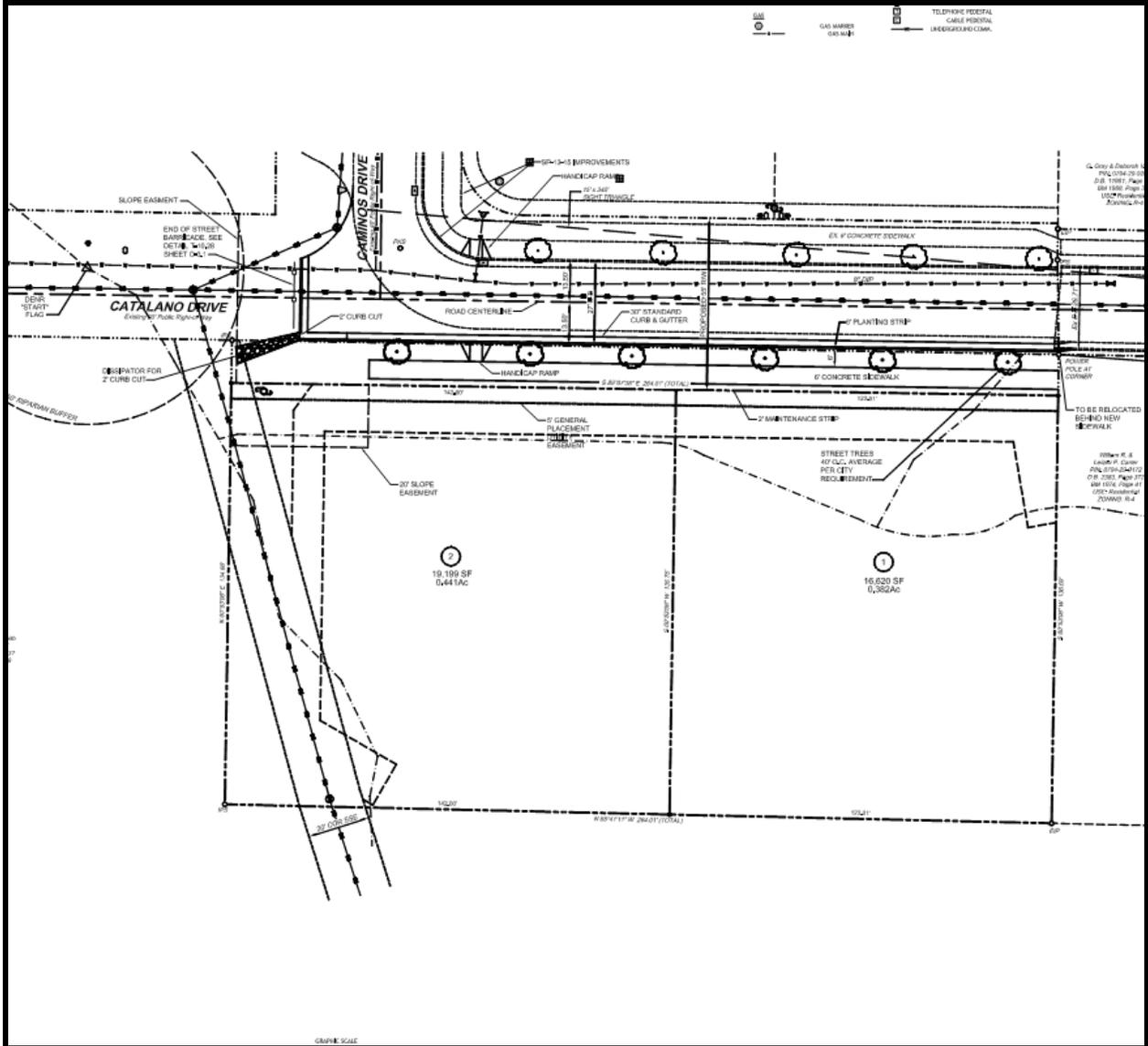
Contact: Bill Piver, William C. Piver, P.E.

Design Adjustment: NA

**Administrative
Alternate:** NA



Location Map- 3513 Catalano Place



Preliminary Subdivision Plan

SUBJECT: S- 47-15 / Catalano Place Subdivision (Revised)

CROSS-REFERENCE: Transaction # 470265, Administrative Action (AA #) 3327

LOCATION: The site is located on the south side of Catalano Drive, west of the intersection of Catalano Drive and Ridge Road, and is inside the city limits.

PIN: 0794297172

REQUEST: This request is to approve the subdivision of a .90 acre tract into two lots, zoned Residential, (R-4). This plan is a revision to the original subdivision plan for three lots which was approved on December 9, 2015 (AA # 3327). Approval of this revised plan does not change the sunset date for this subdivision.

OFFICIAL ACTION: Approval with conditions

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 approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (2) That a street lighting plan will need to be provided with the infrastructure construction plans.

Prior to Planning Department authorization to record lots:

- (3) That Infrastructure Construction Plans are approved by the City of Raleigh;
- (4) That 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 Catalano Drive is paid to the Public Works Department;
- (5) That a fee in lieu for ½ of 27' back to back road section for the west end of Catalano Drive is necessary and shall be paid to the Public Works Department;
- (6) That ½ - 55' Right of Way dedication along Catalano Drive is to be shown on the final subdivision plat;
- (7) That a 20' slope easement along the proposed Right of Way and at the end of the sidewalk is to be shown on the final subdivision plat for recordation;

- (8) That a fee in lieu for sidewalk and street tree(s) from the end of the existing sidewalk to the property edge shall be paid to the Public Works Department;
- (9) That impervious area allocations per lot are shown on the recorded plat;
- (10) That a tree impact permit is obtained from the City of Raleigh.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bower (S. Bower) Date: 7-14-16

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 06/09/16 owned by Thom Williams., submitted by Bill Piver, William C. Piver P.E..

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 of 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)
Catalano Drive	Neighborhood Yield	50'	1/2- 55'	22.5'	1/2 of 27'

Existing streets on the site are classified as Neighborhood Yield.

A 24.5' turn around at the west end of Catalano Drive is proposed. Along the south side of Catalano Drive, 1/2 of a 27' back to back roadway section is proposed for the length of the subdivision minus the aforementioned 24.5' turn-around. A curb and gutter, 6' planting area, 6' sidewalk, 2' maintenance strip, and a 5' general utility placement easement outside of the Right of Way is also proposed.

1/2 of a 55' right-of-way is to be dedicated along the length of the subdivision.

One existing power pole is to be removed/relocated.

Construction on the north side of Catalano Drive is in association with Howard Place Subdivision (S-13-2015).

A surety 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 Glenwood Advisory Council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in R-4 zoning district is 10,000 square 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.

STREETSCAPE TYPE: The applicable streetscape is Residential. A 6' width of sidewalk is proposed along the south side of Catalano Drive running the length of the subdivision including one ADA accessible ramp within the Right of Way. A 6' planting strip

and 2' maintenance strip is proposed inside of the Right of Way and a 5' general utility easement is proposed outside of the Right of Way.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is not subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. This project is claiming exemption 3 from UDO Article 9.2.2.A.1, as amended by TC-6-15. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.

The impervious lot allocations for the proposed lots are as follows: Lot 1 = 4138 sf, Lot 2 = 4139 sf.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or 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: 12-9-2018
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.