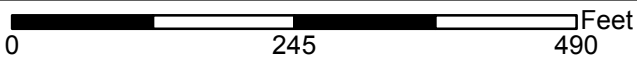
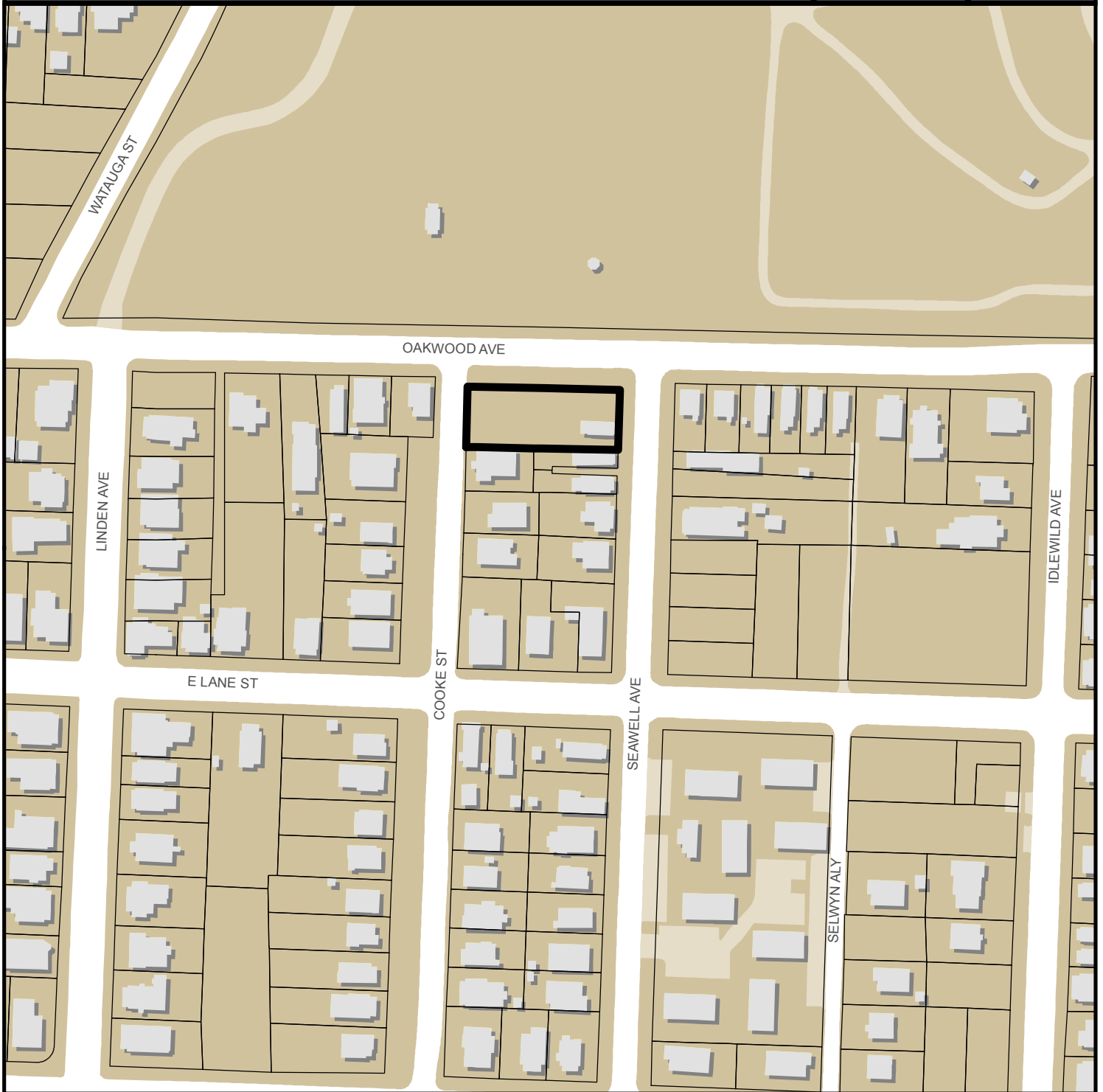


IDLEWILD LOT 2 SUBDIVISION S-50-2016



Zoning: **R-10, NCOD**
CAC: **North Central**
Drainage Basin: **Pigeon House**
Acreage: **0.32**
Number of Lots: **3**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Five Horizons
Construction, LLC**
Phone: **919-398-3927**





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-50-16 / Idlewild Lot 2

General Location: The site is located on the south side of Oakwood Avenue, between Cooke Street and Seawell Avenue, inside the city limits.

CAC: North Central

Nature of Case: Subdivision of a 0.315 acre parcel into 3 lots of 4,589 square feet, 4,216 square feet and 4,277 square feet, zoned Residential-10 (R-10), within an NCOD (New Bern/Edenton) Overlay District

Contact: Stoney Chance, Chance & Associates

Design Adjustment: N/A

Administrative Alternate: N/A



S-50-16 Location Map



TOTAL SITE AREA: 0.315 ACRES
 CURRENT ZONING: R-10 - NCOD

- WETLANDS
- FLOOD PLAIN
- POWER LINES
- TELEPHONE LINES
- WATER MAINS
- SANITARY MAINS
- STORM MAINS
- EXISTING DRIVEWAYS
- EXISTING CURBS
- EXISTING SIDEWALKS
- EXISTING DRIVEWAYS
- EXISTING CURBS
- EXISTING SIDEWALKS
- EXISTING DRIVEWAYS
- EXISTING CURBS
- EXISTING SIDEWALKS

NEIGHBORHOOD - NCOD
 MINIMUM LOT SIZE: 4,000 SF
 MINIMUM LOT FRONTAGE: 30'
 FRONT YARD SETBACK: MIN. 10' & MAX. 25'
 SIDE YARD SETBACK: MIN. 5'
 BUILDING SEPARATION: MINIMUM OF 10'
 MAXIMUM BLDG. HEIGHT: 30'

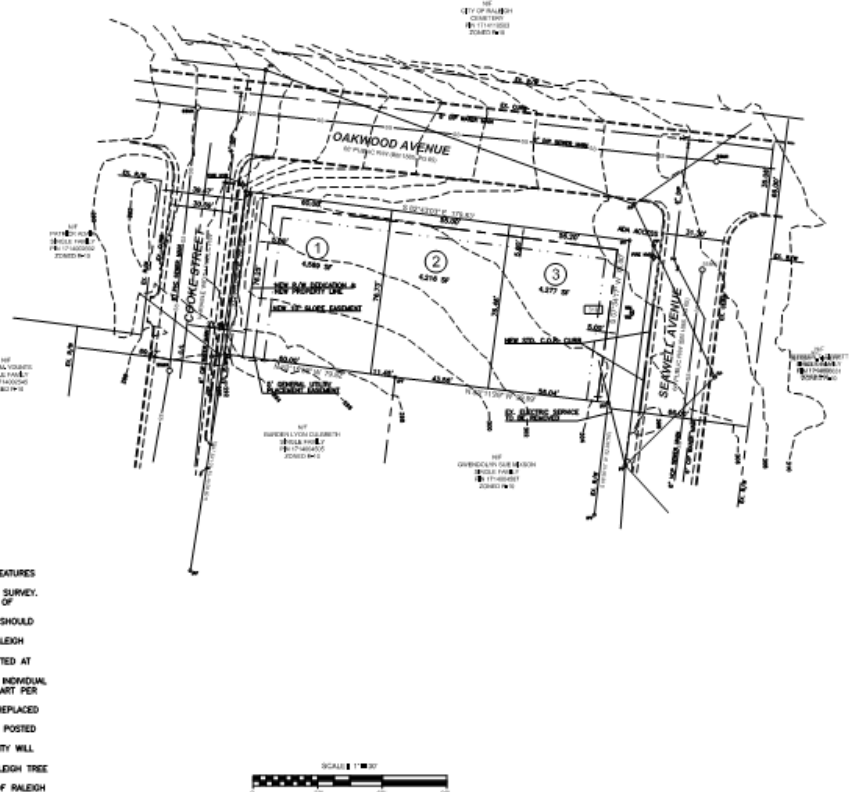
- NOTES:
1. BOUNDARY SURVEY AND ALL EXISTING ON-SITE AND OFF-SITE FEATURES PROVIDED BY CHANCE SURVEYING COMPANY DATED 07/01/16.
 2. STREETS, SANITARY & STORM SEWERS ARE EXISTING PER ABOVE SURVEY.
 3. THE LOCATION OF EXISTING WATER MAINS ARE SHOWN PER CITY OF RALEIGH UTILITIES MAPS.
 4. CONTOURS WERE TAKEN FROM CITY OF RALEIGH GIS MAPS AND SHOULD BE VERIFIED BY SURVEYOR.
 5. ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CITY OF RALEIGH DEVELOPMENT STANDARDS AND SPECIFICATIONS.
 6. ALL NEW DRIVEWAY LOCATIONS WILL BE DETERMINED AND PERMITTED AT SITE PLAN SUBMITTAL PER CITY OF RALEIGH STANDARDS.
 7. SOLID WASTE SERVICE WILL BE PROVIDED AT PUBLIC STREET BY INDIVIDUAL 96-GAL. STANDARD CITY OF RALEIGH RESIDENTIAL SOLID WASTE CART PER CITY OF RALEIGH WASTE DESIGN MANUAL.
 8. EXISTING DRIVEWAYS ON SEAWELL AVE. SHALL BE CLOSED AND REPLACED WITH STANDARD CITY OF RALEIGH 30" CURB SECTION.
 9. A SURETY COVERING ALL WORK IN THE RIGHT OF WAY SHALL BE POSTED WITH THE CITY PRIOR TO RECORDATION OF SUBDIVISION.
 10. AT TIME OF PLOT PLAN REVIEW, RESIDENTIAL INFILL COMPATIBILITY WILL APPLY PER UDD SECTION 2.2.7.
 11. PER SECTION 9.1, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH TREE CONSERVATION REQUIREMENTS.
 12. PER SECTION 9.2.2.A.2, THIS PROJECT IS EXEMPT FROM CITY OF RALEIGH ACTIVE STORMWATER REQUIREMENTS.

NOTES:

1. DUE TO SLOPE AND ROCK SITUATION, OWNER PROPOSED TO PAY FEE IN LIEU OF SIDEWALK CONSTRUCTION.
2. ALONG STREET FRONTAGES OF PROPOSED LOTS 1 & 2, OWNER PROPOSES TO USE EXISTING TREES AS ALTERNATE COMPLIANCE WITH UDD STREETScape REQUIREMENTS FOR THESE PORTIONS OF STREET FRONTAGES.

NOTE:
 LOTS 1 & 2 WILL USE JOINT DRIVEWAY ONTO OAKWOOD AVENUE. SHARED DRIVEWAY EASEMENT AGREEMENT IS REQUIRED PRIOR TO RECORDATION OF LOTS.

NOTE:
 EXISTING SEAWELL AVE. DRIVEWAYS WILL BE REPLACED WITH STANDARD CITY OF RALEIGH CURB.



Idlewild Lot 2 Subdivision Layout

SUBJECT: S-50-16 / Idlewild Lot 2

CROSS-REFERENCE: N/A

LOCATION: The site is located the south side of Oakwood Avenue, between Cooke Street and Seawell Avenue, inside the city limits.

PIN: 1714004633

REQUEST: This request is to approve the subdivision of a 0.315 acre parcel into 3 lots of 4,589 square feet, 4,216 square feet and 4,277 square feet, zoned Residential-10 (R-10), within an NCOD (New Bern/Edenton) Overlay District. Overall units per acre is 9.52, based on a maximum of 10 units per acre.

OFFICIAL ACTION: Approved with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to 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 surety in the amount of 125% of the cost of construction for all public improvements will be required to be posted, prior to authorization to record the lots;
- (3) That a note is placed on the plat indicating the r/w dedicated is being used to meet density requirements, and used as a density transfer per UDO Section 1.5.2.F.4;
- (4) That a shared driveway and cross access agreement between lot 1 and lot 2 be recorded and shown on the preliminary plan and the easement be shown on the final subdivision map and;
- (5) That a 10-foot slope easement be required outside of the right-of-way along Cooke Street frontage for future sidewalk construction and will need to be shown on the recorded map;
- (6) That demolition permits be issued for the existing structure and that demolition permit numbers be noted on all maps for recording with the Wake County Register of Deeds;

Prior to issuance of building permits:

- (7) That the existing driveway cuts on Seawell Avenue be removed and curb and gutter restored;

- (8) That a copy of the recorded cross access easement document shall be provided to the City within one day of recording in accordance with UDO Section 10.2.5.F.4.;
- (9) That a Tree Impact Permit to plant in the right-of-way is required prior to subdivision recordation;

I hereby certify this administrative decision.

Signed:(Planning Dir.)  Date: 2/21/17
Staff Coordinator: Martha Y. Lobo

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, Section 2.2.1. This approval is based on a preliminary plan dated 11/2/2016 owned by Robert Scott Fortenberry, submitted by Chance & Associates.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10), within an NCOD (New Bern/Edenton) Overlay District

TREE CONSERVATION: The subject parcel 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 PLAN MAP: Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Existing street(s), Oakwood Avenue is classified as an Avenue 2-Lane Undivided, Seawell Avenue is classified as a Neighborhood Yield and Cooke Street is classified as a Neighborhood Yield. There are no new proposed street(s). Dedication of right-of-way is required.

Existing street(s), Oakwood Avenue is classified as an Avenue 2-Lane Undivided, Seawell Avenue is classified as a Neighborhood Yield and Cooke Street is classified as a Neighborhood Yield. There are no new proposed street(s).

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Oakwood Avenue	Avenue 2-Lane Undivided	66'	64'	35.06'	36'	N/A
Cooke Street	Neighborhood Yield	39.47'	½ 55'	30.59'	27'	10'
Seawell Avenue	Neighborhood Yield	66'	55'	31.30'	27'	N/A

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

COMPREHENSIVE PLAN: This site is located in the North Central CAC in an area designated for moderate density residential development.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-10 (R-10), within an NCOD (New Bern/Edenton) Overlay District zoning district is 4,000 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 per NCOD (New Bern/Edenton), 30' 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. That a shared driveway and cross access agreement between lot 1 and lot 2 be recorded as shown on the preliminary plan and the easement be shown on the final subdivision map. A copy of the recorded easement document shall be provided to the City within one day of recording in accordance with UDO Section 10.2.5.F.4.

STREETSCAPE TYPE: The applicable streetscape type is a Sidewalk and Tree Lawn, as per UDO 8.5.2.G. The street tree requirement is to be met with a combination of existing and planted trees in the right-of-way as shown on the landscape plan in the approved subdivision plan. A fee in lieu for a 6' sidewalk is required prior to lot recordation for Oakwood Avenue, Seawell Avenue and Cooke Street.

PEDESTRIAN: A fee-in-lieu shall be paid in lieu of construction of sidewalks along the sides of Oakwood Avenue, Cooke Street and Seawell Avenue. 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. This subdivision is claiming an exemption to active stormwater controls, per 9.2.2.A.2, as a subdivision less than one acre in aggregate size.

Surety:

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;

Exemptions:

That this project is exempt from City of Raleigh Active Stormwater Control measures, as per UDO 9.2.2.A.2.;

WETLANDS / RIPARIAN BUFFERS:

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

STREET NAMES: No new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

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: 2/21/2020
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS. Streets and utility lines to be owned and maintained by the City shall be submitted 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.