



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

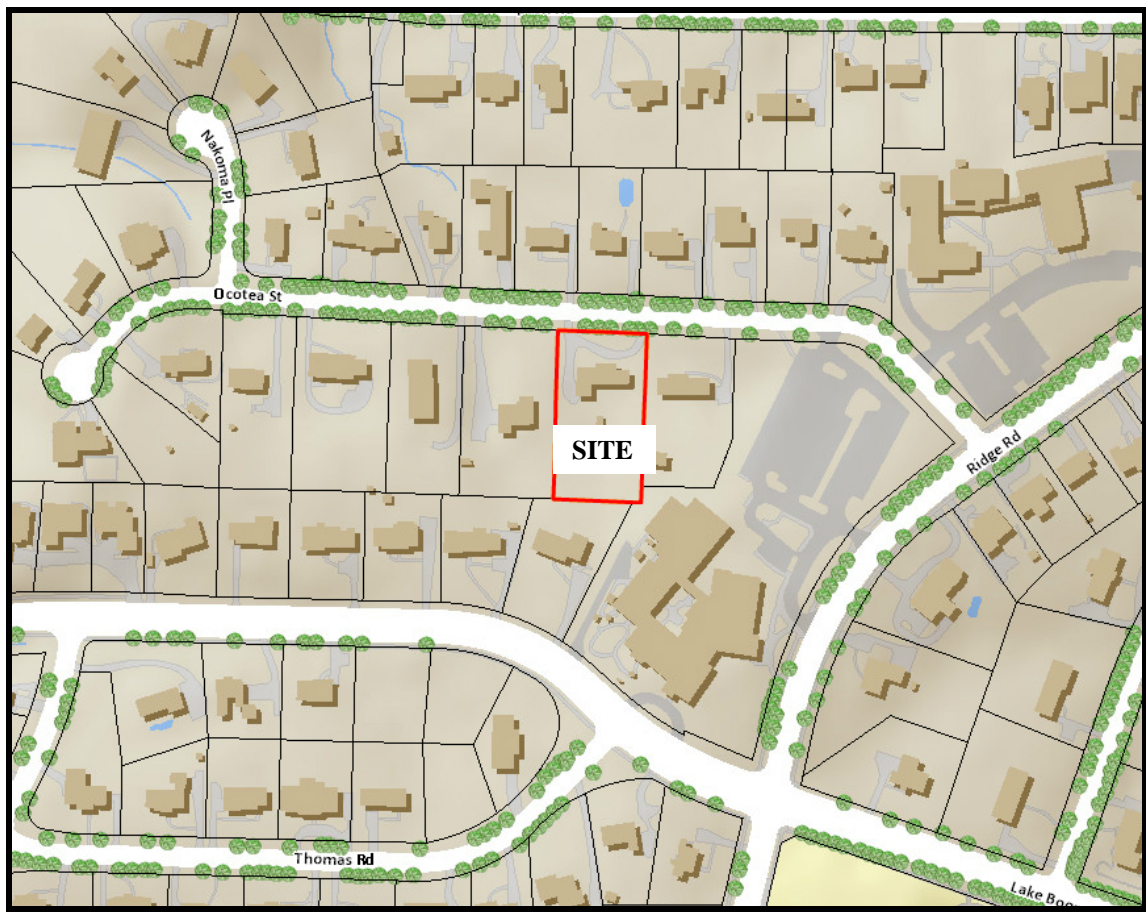
Case File / Name: S-51-2013 / Joseph S. Hogan & John Daly Subdivision

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

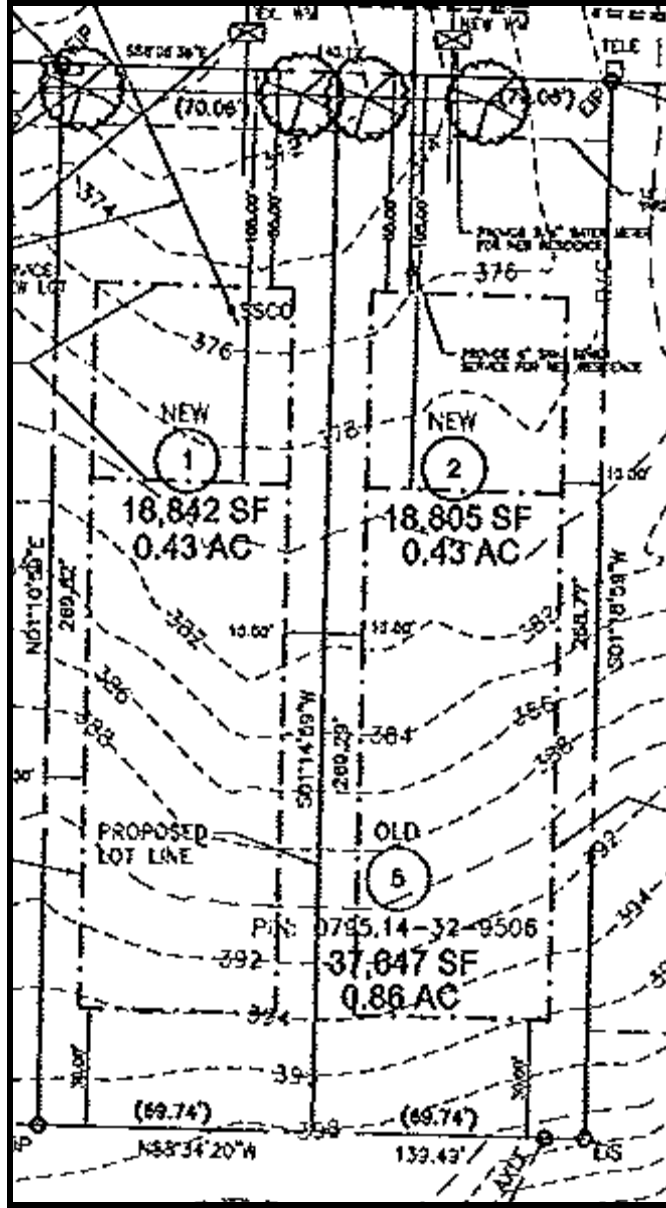
CAC: Glenwood

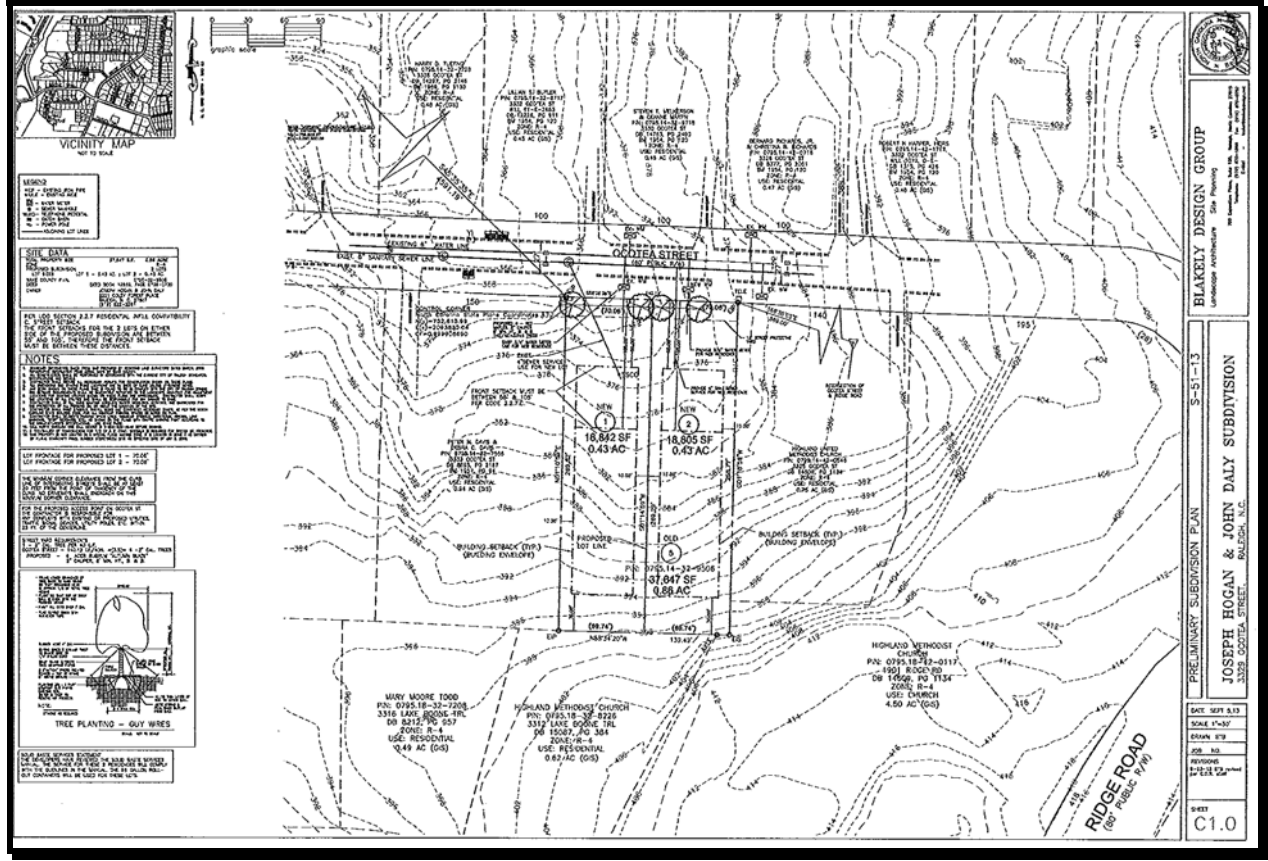
Nature of Case: Subdivision of one single family residential lot into two single family lots currently zoned Residential-4 District. All proposed lots would front on Ocotea Street. This was submitted post September 1, 2013, and is subject to the Unified Development Ordinance.

Contact: Taylor Blakely, Blakely Design Group



Location Map





SUBJECT: S-51-2013 / Joseph S. Hogan & John Daly Subdivision

**CROSS-
REFERENCE:** N/A

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

PIN: 0795.14-32-9506

REQUEST: This request is to approve the subdivision of a 0.86 acre tract into two lots, zoned Residential-4 as per the Unified Development Ordinance. Proposed Lot 1 will be 18,842 square feet in size and proposed Lot 2 will be 18,805 square feet in size. This proposal conforms with the density standards of the Residential-4 district. Surrounding periphery lots are developed as single family, and a civic use. There is an existing single family residence on site which shall be removed.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That a demolition permit for the existing single family dwelling is to be obtained and the permit number is to be noted on the plat;
 - (2) That a fee in lieu for construction of a five foot sidewalk shall be paid to the Public Works Department prior to map recordation;
 - (3) That a final plat for lot recordation be submitted to the City of Raleigh for review and approval.
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I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Sisk (C. Way) Date: 10-29-13

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 City Administration finds that this request, with the above conditions being met, conforms to part 10A: Unified Development Ordinance, including Articles 2.1, 2.2, Chapter 8, and Article 10.2.5 This approval is based on a preliminary plan dated September 5, 2013, owned by Joseph Hogan and John Daly, submitted by Taylor Blakely, Blakely Design Group.

ZONING:

ZONING DISTRICTS: Residential-4. Unified Development Ordinance, Effective September 1, 2013.

LANDSCAPING: Street protective yard landscaping is not required although the plan shows four street trees to be planted on private property. A fee in lieu of street tree planting within the right-of-way is not applicable at the time of subdivision approval.

TREE CONSERVATION: The subdivision is less than two acres hence tree conservation is not required.

UNITY OF DEVELOPMENT: N/A

PHASING: This development has only one phase.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way is not required.

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

URBAN FORM: This site is located in the Glenwood Citizen Advisory Council.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in this (Residential-4) zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width in this zoning district is 65 feet. Lots in this development conform to these minimum standards.
- BLOCK LAYOUT:** No new streets are required or proposed with this subdivision.
- 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.
- CIRCULATION:** Proposed lots will gain access from Ocotea Street.
- PEDESTRIAN:** A fee in lieu of a five foot sidewalk will be charged prior to recordation of the plat by the City of Raleigh. At the time of subdivision approval the Unified Development Ordinance authorizes a maximum of five foot width fee in lieu payment.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** The parent tract is less than one acre, and no more than two lots are proposed, such that the proposed subdivision is exempt from stormwater regulations.
(9.2.2(A)(1))
- 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: 10/29/2016
Record the 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.