



# 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-51-15 / Mayview Road Subdivision

**General Location:** The site is located on the south side of North Mayview Road, west of the intersection of North Mayview Road and Canterbury Road.

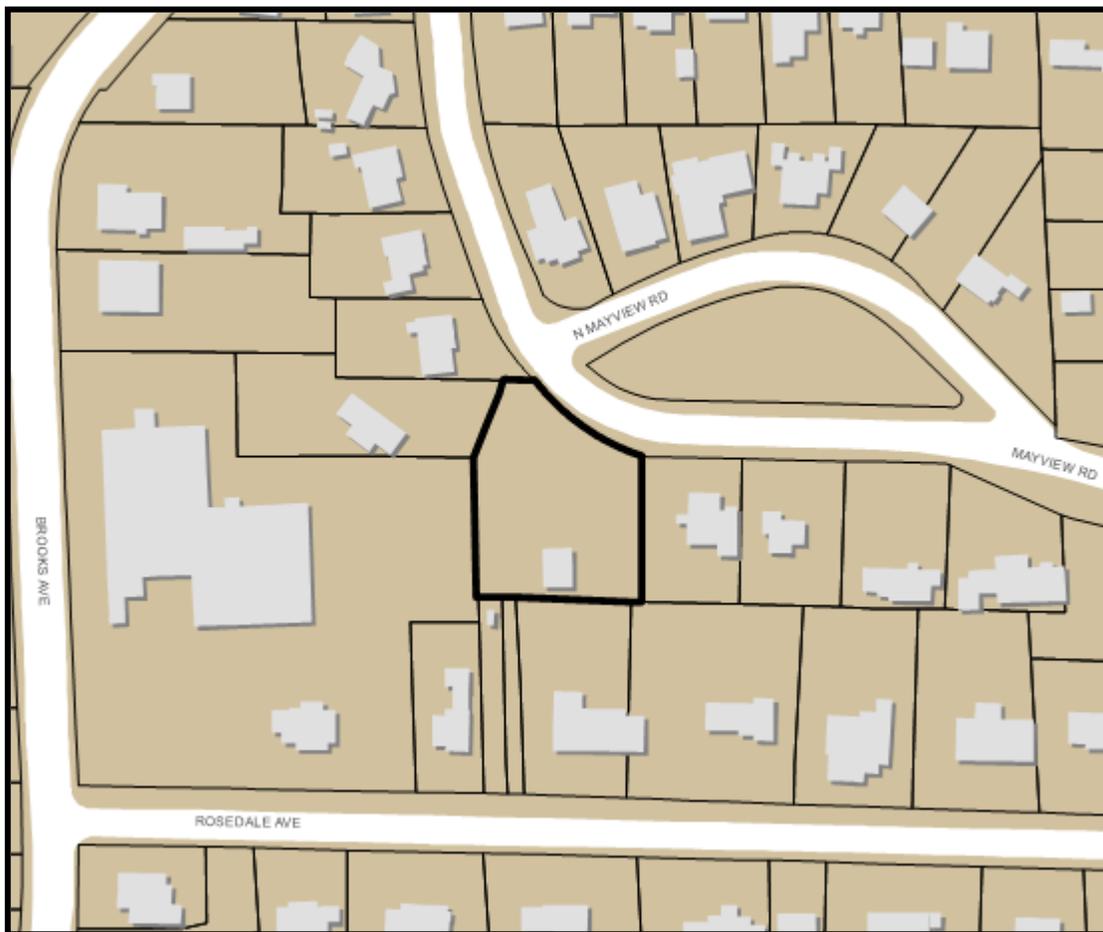
**CAC:** Wade

**Nature of Case:** Subdivision of one parcel totaling .53 acres into two parcels, each zoned Residential-6 / SRPOD.

**Contact:** Stoney Chance, Chance & Associates

**Design Adjustment:** NA.

**Administrative Alternate:** NA





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**SUBJECT:** S-51-15 / Mayview Drive Subdivision

**CROSS-REFERENCE:** Transaction # 445335

**LOCATION:** The site is located inside the city limits and is zoned Residential-6 and is within an SRPOD Overlay District.

**PIN:** 0794755225

**REQUEST:** This request is to approve the subdivision of a .53 acre tract into 2 lots, all zoned Residential-6 and within an SRPOD Overlay.

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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 ½ of the 55' right of way for the existing street is dedicated to the City of Raleigh;
- (4) That a fee in lieu for 6' of sidewalk width, for the entire width of the parent tract, shall be paid to the City of Raleigh prior to recordation in the Wake County Register of deeds;
- (5) 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 North Mayview Road is paid to the Public Works Department;
- (6) That a tree impact permit is obtained from the City of Raleigh.

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) *Kenneth Bowers (S. Barber)* Date: 11-20-15

**Staff Coordinator:** Michael Walters

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 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 10/13/15 owned by Jorge Jason, "J.J." Goryn., submitted by Stoney Chance, Chance & Associates..

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**ZONING:**

**ZONING DISTRICTS:** Residential 6 (R-6) / SRPOD, Unified Development Ordinance, Effective Sept. 1, 2013.

**TREE CONSERVATION:** NA

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

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**COMPREHENSIVE PLAN:**

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

**STREET PLAN MAP:** Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
North Mayview Road	Neighborhood Yield	50'	1/2- 55'	27.8'	NA (1/2 of 27')

Existing streets on the site are classified as Neighborhood Yield. 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 Wade Citizen's Advisory Council in an area designated as low density residential.

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**SUBDIVISION STANDARDS:**

- LOT LAYOUT:** The minimum lot size in R-6/SRPOD zoning district is 6000 square feet. The minimum lot depth in this zoning district is 80 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- STREETSCAPE TYPE:** The applicable streetscape is a Neighborhood. A fee in lieu for a 6' sidewalk is required. Street trees are proposed, as is 2.5 ' of Right of Way dedication and a 5' utility placement easement outside of the Right of Way.
- PEDESTRIAN:** A fee in lieu for 6' of sidewalk width, the length of the parent tract is required. 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 or Article 9 chapter 2 of the Unified Development Ordinance. The project is claiming a stormwater exemption for a subdivision with an aggregate size of 1 acre or less (9.2.2.A.3).
- 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. 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:** 11/20/2018  
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.