



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-54-14 / Hines Subdivision

General Location: The site is located on the northeast corner of the intersection of Hines Drive and Plantation Road.

CAC: Midtown

Nature of Case: Subdivision of 0.46 acres into 2 lots zoned Residential-4.

Lot 1 - 0.23 acres

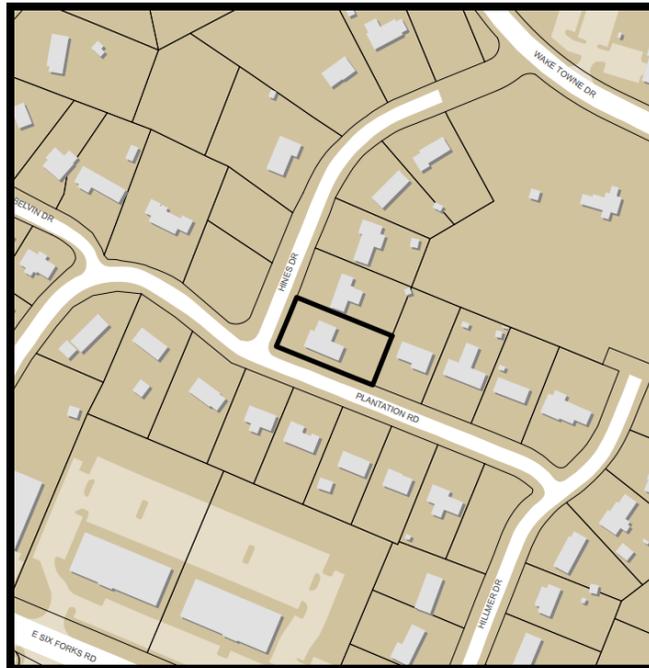
Lot 2 - 0.23 acres

Contact: Taylor Blakely

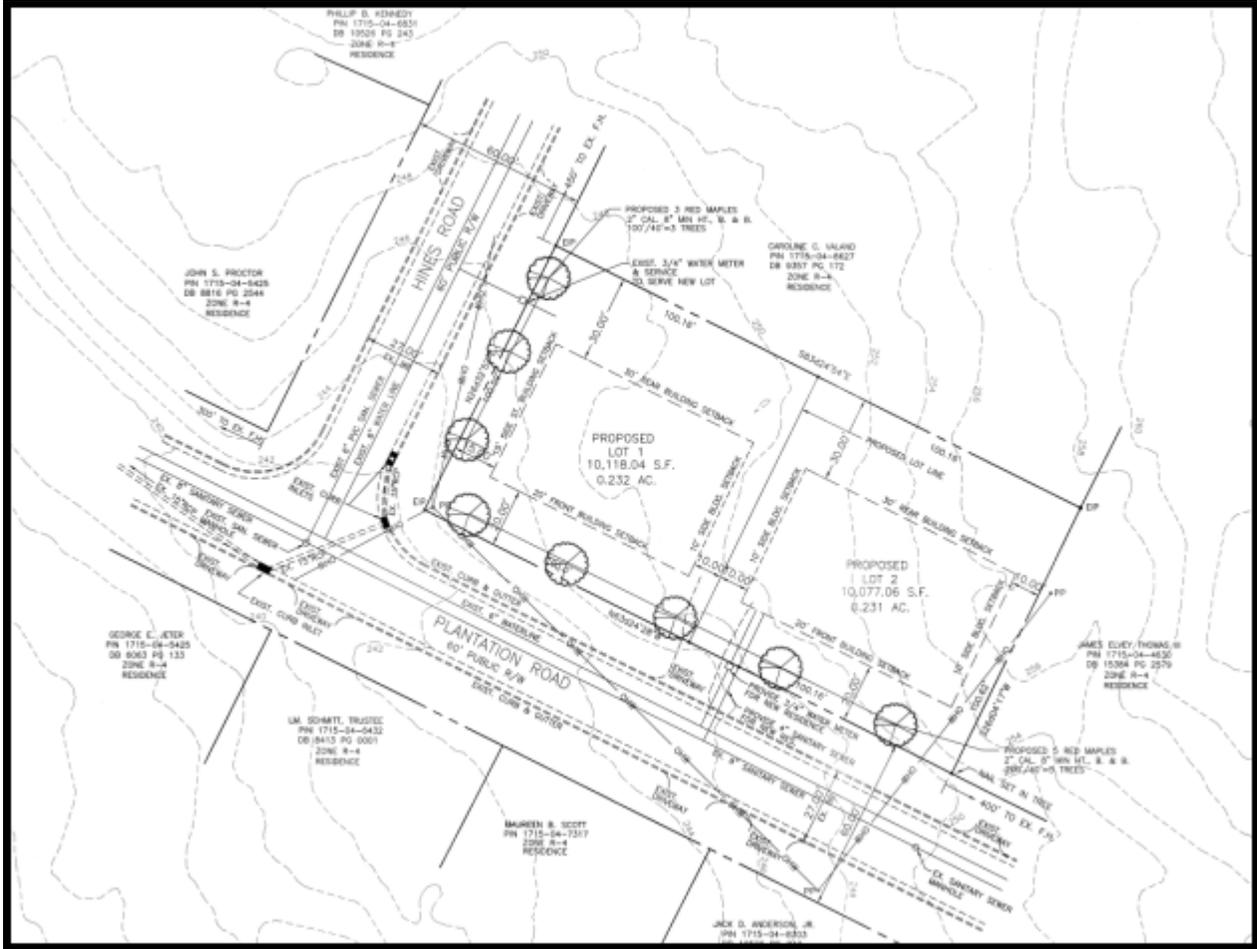
Design Adjustment: Two Design Adjustments have been approved by the Public Works Director for this project noted below.

1. A Design Adjustment to increase the allowable block perimeter from the required 5,000 linear feet to 6,980 linear feet.

Administrative Alternate: NA



Location Map



SUBJECT: S-54-14 / Hines Subdivision

CROSS-REFERENCE: N/A

LOCATION: The site is located on east side of Hines Drive, inside the city limits.

PIN: 1715047587

REQUEST: This request is to approve the subdivision of a 0.46 acre tract into 2 lots, zoned Residential-4.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That a fee-in-lieu for a 6' sidewalk on Hines Road and Plantation Road is paid to the Public Works Department prior to lot recordation;
 - (2) That a 20' right-of-way chamfer is dedicated to the City of Raleigh at the intersection of Hines Drive and Plantation Road and shown on all plats for recording;
 - (3) That a demolition permit be issued and this permit number be shown on all maps for recording;
 - (4) That a 2.5' general utility maintenance easement be dedicated to the City of Raleigh and shown on all maps for recording; and
 - (5) That a surety be paid to the Public Works Department for street trees.
-

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Kim Th. Bower (A. Bower)

Date:

12-29-14

Staff Coordinator:

Meade Bradshaw

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, Part 10A, including Chapter 2, Article 2.2, Section 2.2.1, Chapter 9, and Chapter 10. This approval is based on a preliminary plan dated 11/24/14 owned by Richard & Tyrelle Barnes, submitted by Blakely Design Group.

ZONING:

ZONING DISTRICTS: Residential-4

TREE CONSERVATION: Site acreage is less than two acres; therefore, compliance with UDO Article 9.1. Tree Conservation is not required.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan. Proposed street(s) are classified as Neighborhood Yield Streets. Dedication of right-of-way is / not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Hines Drive/Plantation Road	Neighborhood Yield	60'	20' intersection radius	27'	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 Midtown CAC in an area designated as residential.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Residential-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:** The block perimeter measurement within this subdivision is based on R-4 zoning and the maximum block length should be between 5,000 – 6,000 linear feet. A design adjustment was approved by the Public Works Director eliminating the public street connection requirement to meet the maximum block perimeter.
- STREETSCAPE
TYPE:** The applicable streetscape is a residential streetscape. A fee-in-lieu for a 6' sidewalk is required prior to lot recordation. Street trees will be installed in the right-of-way, 3' behind back of curb.
- PEDESTRIAN:** A fee-in-lieu for a 6' sidewalk on Hines Road and Plantation Road is required prior to lot recordation.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** Exempt per Section 9.2.2.a.1 – single family detached lots on less than an acre.
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** no new streets are being created.
- 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: 12/29/17
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.