



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-54-16 / Manchester Drive Subdivision

General Location: The site is located on the north side of Manchester Drive, west of the intersection of Manchester Drive and Cranbrook Road, and inside the city limits.

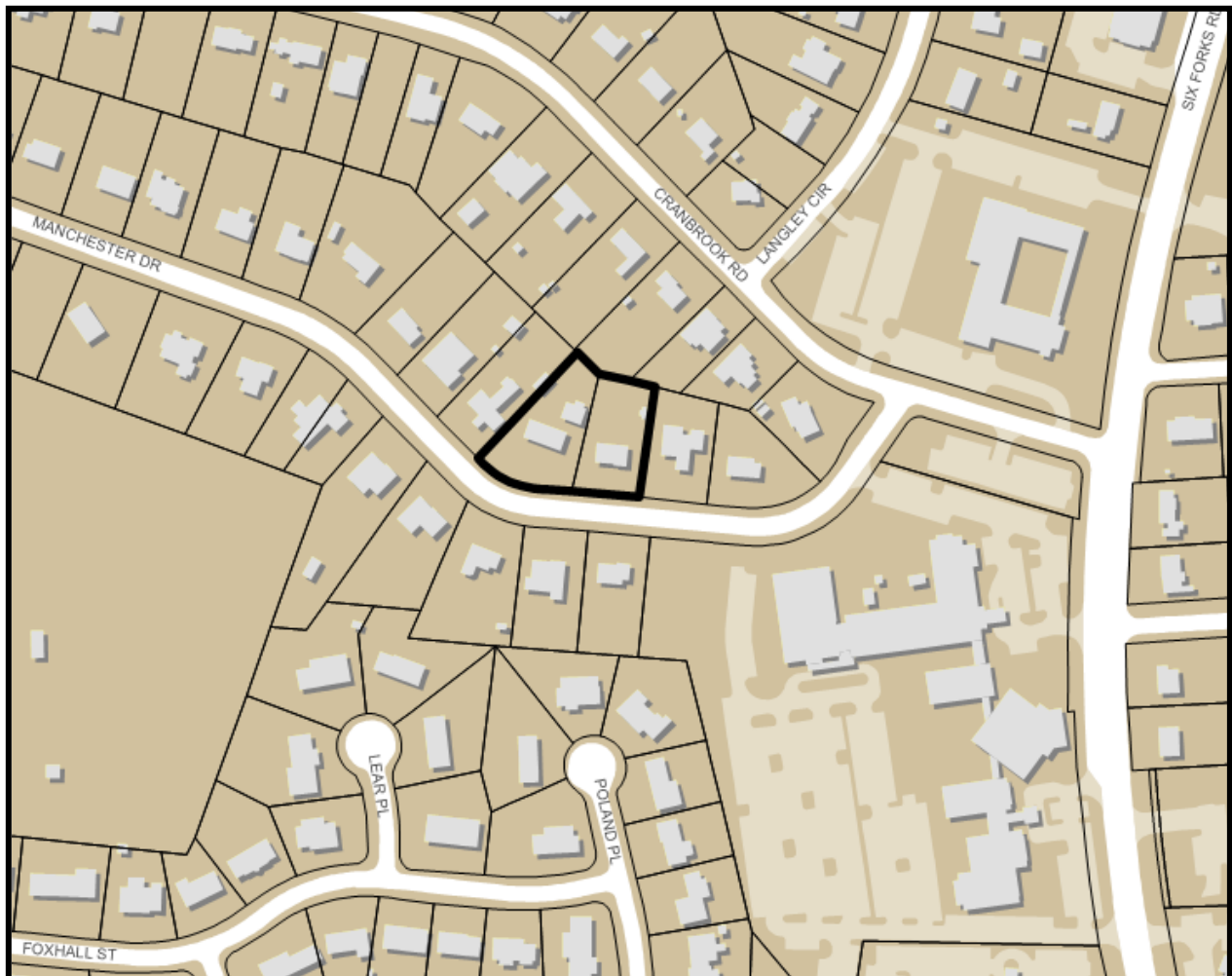
CAC: Midtown Citizen's Advisory Council

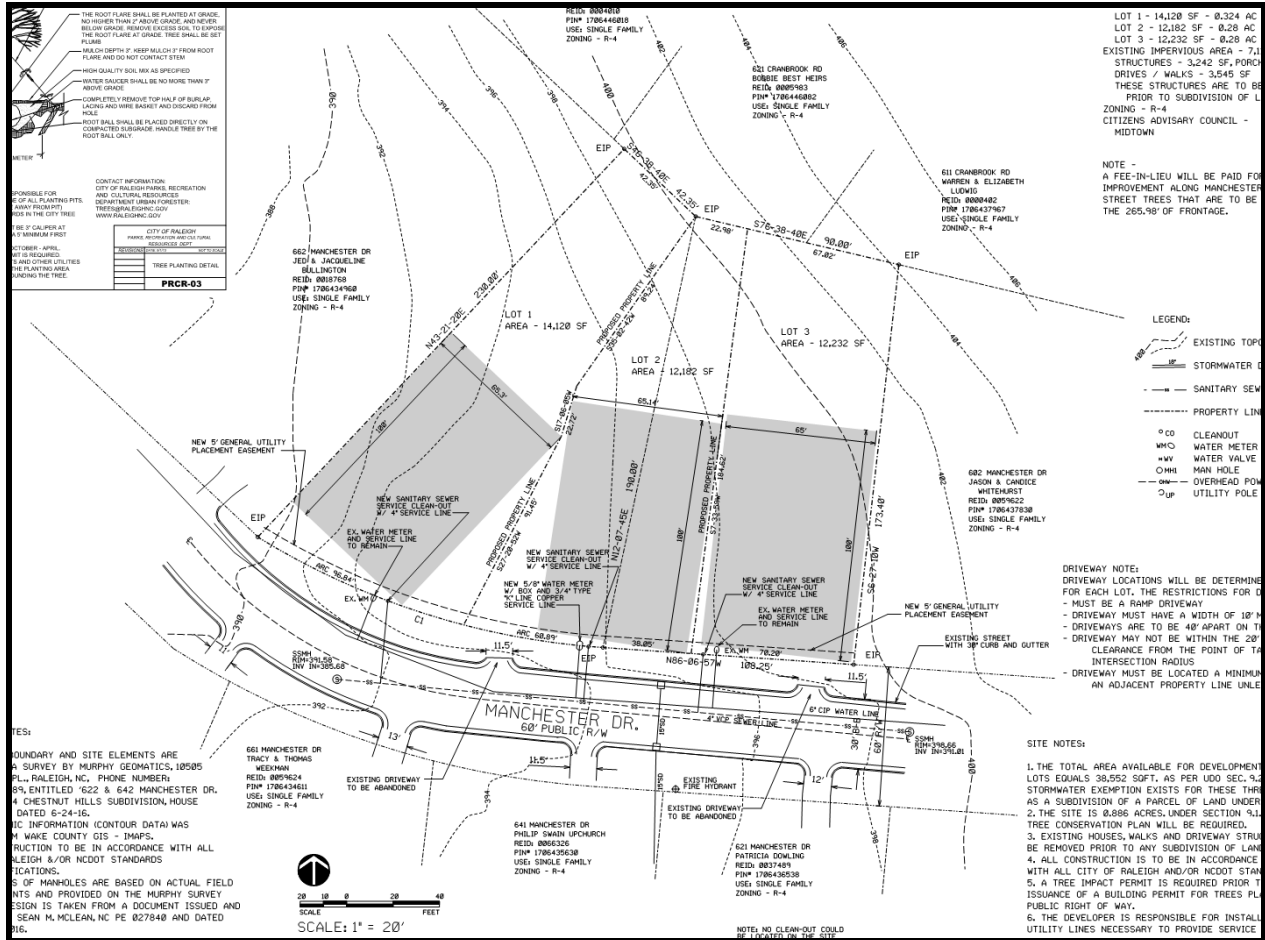
Nature of Case: Recombination and subdivision of two parcels (622 and 642 Manchester Drive) totaling .886 acres into three lots, zoned Residential-4.

Contact: Alison Pockat, ASLA

Design Adjustment: N/A

Administrative Alternate: NA





Preliminary Subdivision S-54-16, Manchester Drive Subdivision

SUBJECT: S-54-16 / Manchester Drive Subdivision

CROSS-REFERENCE: Transaction # 484522

LOCATION: The site is located on the north side of Manchester Drive, west of the intersection of Manchester Drive and Cranbrook Road, and inside the city limits.

PIN: 1706436843

REQUEST: This request is to approve the subdivision of two parcels totaling .886 acres into three lots, zoned Residential-4.

OFFICIAL ACTION: **Approval 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 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 for each existing house and this building permit number be shown on all maps for recording;
- (3) That a fee in lieu of streetscape trees and a 6' sidewalk along Manchester Drive is paid to the City.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kimith Bowers (A. Barlow) Date: 9-27-16

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. This approval is based on a preliminary plan dated 9/6/16 owned by Brad Whitehurst., submitted by Alison Pockat, ASLA.

ZONING:

ZONING DISTRICTS: Residential - 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 is not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Manchester Drive	Neighborhood Yield	60'	-	30' b to b	-	-

Existing streets on the site are classified as Neighborhood Yield Street.

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

COMPREHENSIVE PLAN: This site is located in the Midtown Citizen's 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 a Residential Street. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.
- PEDESTRIAN:** Sidewalk requirement is being met via a fee in lieu for 6' width of sidewalk across the frontage of the three lots.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This subdivision is exempt from Stormwater Control requirements under 9.2.2.A of the UDO as this is a residential subdivision less than 1 acre in size.
- 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: 9-27-2019
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.