



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-55-16, Trinity Baptist Subdivision

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

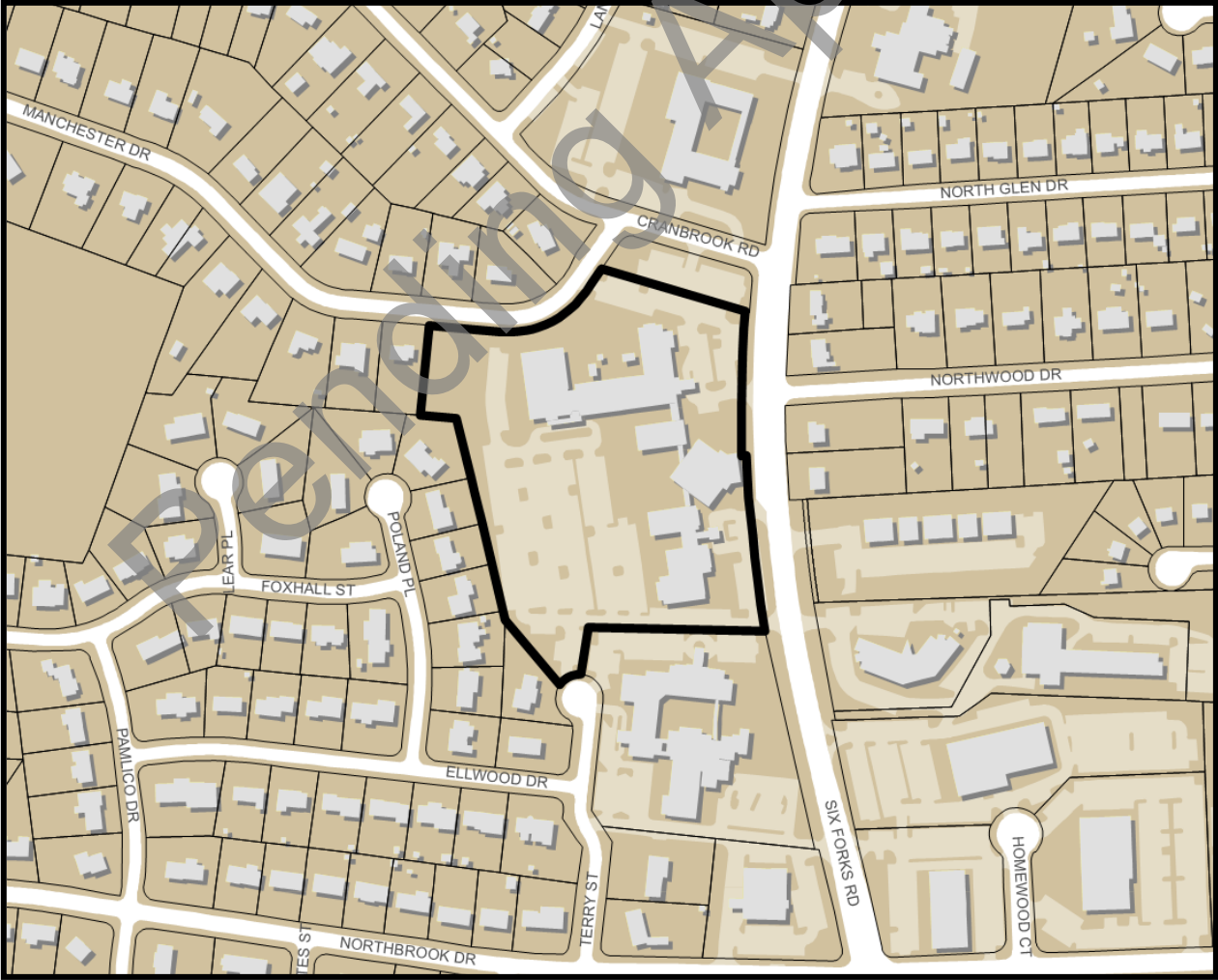
CAC: Midtown Citizen’s Advisory Council

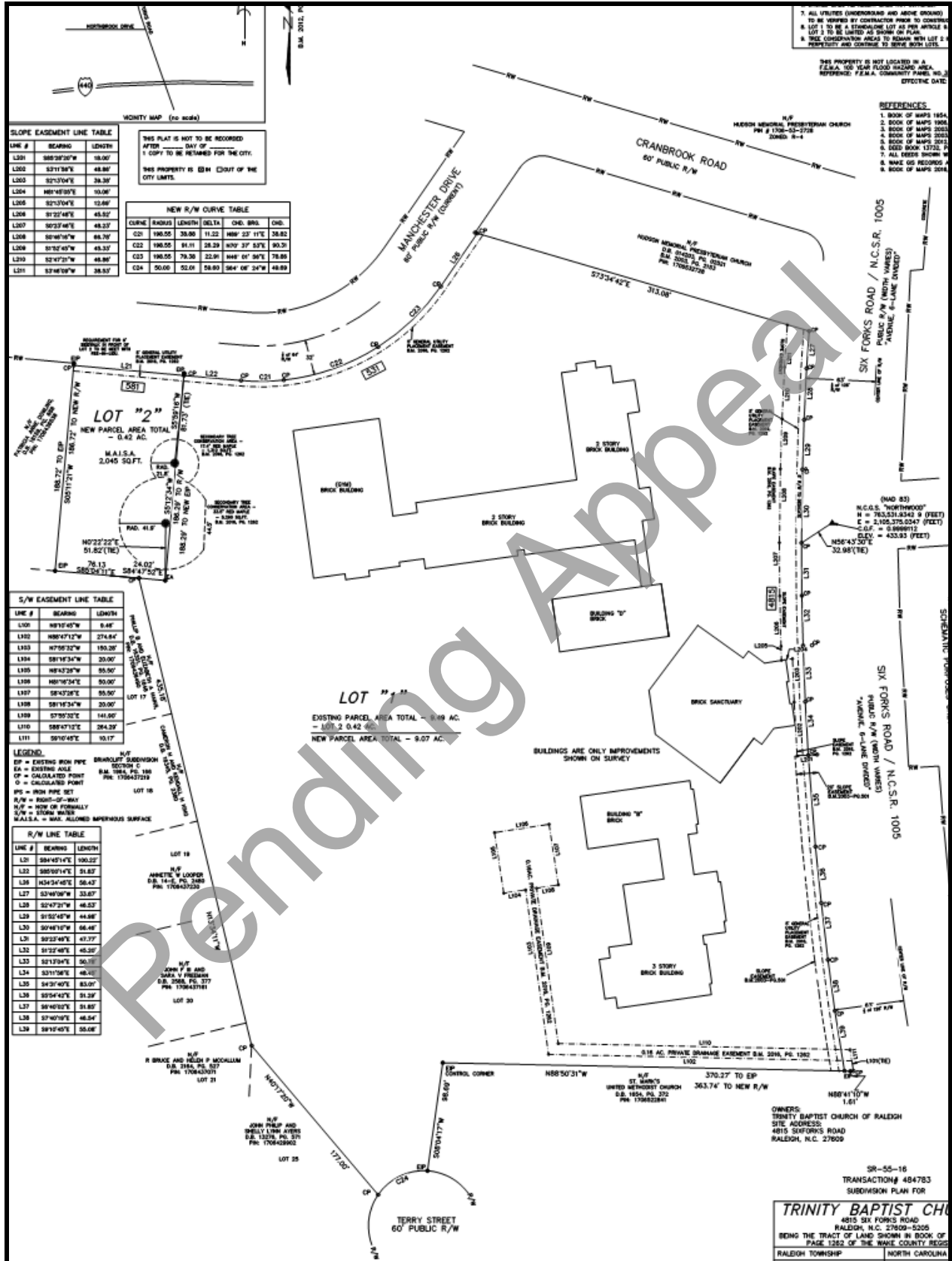
Nature of Case: Subdivision of a 9.49 acre parcel into 2 lots zoned Residential-4.

Contact:

Design Adjustment: N/A

Administrative Alternate: NA





Preliminary Subdivision Plan

9/7/16, S-55-16, Trinity Baptist Subdivision

SUBJECT: S-55-16, Trinity Baptist Subdivision

CROSS-REFERENCE: Transaction # 484783; SR-1-16

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

PIN: 1706530368

REQUEST: This request is to approve the Subdivision of a 9.49 acre parcel into 2 lots, both zoned Residential-4.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That the maximum impervious surface allowable as approved by the City Stormwater Engineer will be shown on the recorded map for lot 2;
- (2) That a fee-in-lieu is paid for 273 linear feet of 1' of sidewalk width and 6.8 street trees on for Lot 1, along Manchester Drive;
- (3) That a fee-in-lieu is paid for 6' of sidewalk width and 2.5 street trees along 100 linear feet of Lot 2, along Manchester Drive.

I hereby certify this administrative decision.

Signed:(Planning Dir.) *Kenneth Bowen (J. Barber)* Date: 9-2-16

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 and 2.2.5. This approval is based on a preliminary plan dated 8/22/2016 owned by Trinity Baptist Church., submitted by Carlton Hunt/Stewart-Proctor, PLLC.

ZONING:

ZONING DISTRICTS: Residential-4

TREE CONSERVATION: Recorded previously with a site plan on this property. BM 2016, pg. 1262

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP:

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Manchester Drive	Neighborhood Street	½ of 64' (32')	-	-	-	-

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

TRANSIT: This site is presently served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the Midtown Citizen's Advisory Council in an area designated as Institutional.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-4 zoning district is 10,000 square feet. The minimum lot depth for a detached house, 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 streetscape. A fee-in-lieu will be required for 273 linear feet of 1' of sidewalk width and 6.8 street trees on 273 linear feet for Lot 1. A fee-in-lieu will be required for 6' of sidewalk width and 2.5 street trees along 100 linear feet of Lot 2 along Manchester Drive.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. The required streetscape along Manchester Drive is being met via a fee in lieu for 273 linear feet of 1' of sidewalk width and 6.8 street trees on Lot 1, and 6' of sidewalk width and 2.5 street trees along 100 linear feet of Lot 2.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This subdivision is subject to Stormwater Regulations under 9.2 of the UDO. Lot #1 will address compliance with 9.2 Stormwater Regulations independently (AA 3395, SR-1-16). Lot #2 will be limited to the pre-development/existing impervious surface of 2045 square feet.
- 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: 9-2-2019
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.