

# METHOD OAKS SUBDIVISION S-57-2016



0 300 600 Feet

Zoning: **R-10, SRPOD**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.88**

Number of Lots: **3**

Planner: **Stacy Barbour**

Phone: **(919) 996-2631**

Applicant: **Corban Properties,  
LLC**





# Administrative Action Preliminary Subdivision

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

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- Case File / Name:** S-57-16 / Method Oaks Subdivision
- General Location:** The site is located on the west side of Method Road, between Jackson Street and Reavis Road, inside the city limits.
- CAC:** West
- Nature of Case:** Subdivision of a .855 acre parcel into 3 lots zoned Residential-10 (R-10)/Special Residential Parking Overlay District (SRPOD)
- Contact:** Curk Lane, True Line Surveying
- Design Adjustment:** Two Design Adjustments have been approved by the Development Review Manager, which are listed as follows:
- The block perimeter requirement be waived for this site due to the constraints of a two-lot subdivision (100' frontage) that would not be able to accommodate a public street through the site and also the restrictions of I-440 to the west.
  - The street trees are being located within the planting strip between the back-of-curb and sidewalk as was provided in the north adjacent lot.
- Administrative Alternate:** N/A

**S-57-16 Location Map**





**Design Adjustment for Block Perimeter and Street Trees**



**Development Services Design Adjustment – Staff Response**

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director may consult with the heads of other City departments regarding the review of the request. The Development Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name Method Oaks Subdivision	Date Completed Application Received: 3/3/2017
	Case Number: S-57-2016	Transaction Number: 485254

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	Kathryn Beard <i>KCB</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input checked="" type="checkbox"/>	PRCR: <i>Zach Mann ZSM</i>

Staff supports the following requests:

- That the block perimeter requirement be waived for this site due to the constraints of a two-lot subdivision (100' frontage) that would not be able to accommodate a public street through the site and also the restrictions of I-440 to the west.
- The street trees are being located within the planting strip between the back-of-curb and sidewalk as was provided in the north adjacent lot.

**Development Services Director or Designee Action:**

Approve       Approval with Conditions       Deny

*[Signature]*      **KENNETH W. RITCHIE, PE**      *3/16/2017*  
DEVELOPMENT REVIEW MANAGER      Date

Authorized Signature  
 \*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS FOR APPROVAL</b>	
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Appeal of the decision from the Development Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh  
Development Services

Phone: 919-996-2495  
www.raleighnc.gov

**Design Adjustment Application**



**Planning &  
Development**

**Public Works  
Transportation Field Services**  
One Exchange Plaza  
Suite 300  
Raleigh, NC 27602  
www.raleighnc.gov

**Public Works Design Adjustment Application**

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.16 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

<b>Project</b>	Project Name: <b>Method Road</b>	
	Case Number: <b>S-57-16</b>	Transaction Number: <b>485254</b>
<b>Owner</b>	Name: <b>Corban Properties, LLC</b>	
	Address: <b>3345 Coleridge Dr.</b>	
	State: <b>NC</b>	City: <b>Raleigh</b>
	Zip Code: <b>27609</b>	Phone: <b>919-427-0160</b>
<b>Applicant</b>	Name: <b>Corban Properties</b>	
	Address: <b>3345 Coleridge Dr.</b>	
	State: <b>NC</b>	City: <b>Raleigh</b>
	Zip Code: <b>27609</b>	Phone: <b>919-427-0160</b>
		*Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)
<b>Design Adjustment Request</b>	Code Section Referenced	
	Justification	
<p>1). Transportation- Design Adjustment for Block Perimeter 8.3 existing properties to the south to Reavis Road and to the West to Chaney Road and to the north by NCSU are fully developed with no vacant property to allow for any new road construction.</p> <p>2). Urban Forestry- Design adjustment for street trees to be planted in the 5' planting strip located between the back of curb and the sidewalk.</p>		

\*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

3/3/17  
 Owner/Owner's Representative Signature Date

3/3/17  
 Notary Signature Date

**Leah R Saben**  
 Notary Public  
 Wake County, NC  
 My Commission Expires November 3, 2019

**SUBJECT:** S-57-16 / Method Oaks Subdivision

**CROSS-REFERENCE:** N/A

**LOCATION:** The site is located on the west side of Method Road, between Jackson Street and Reavis Road, inside the city limits.

**PIN(S):** 0794016457, 0794016358

**REQUEST:** This request is to approve the Subdivision of a .855 acre parcel into 3 lots, zoned Residential-10 (R-10), within the Special Residential Parking Overlay District (SRPOD). Overall units per acre is 3.51, based on a maximum of 10 units per acre.

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**OFFICIAL ACTION:**    **Approved with conditions**

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**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 the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (2) That a demolition permit for the structure located on new Lot 1 and new Lot 2 be issued and this building permit number be shown on all maps for recording;

***Prior to Planning Department authorization to record lots:***

- (3) That a cross access agreement among proposed 1 and 2 are approved by the Development Services Department for recording in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department within 1 day of lot recording;
- (4) That a surety be paid for the street trees to be planted on the public right-of-way;
- (5) That a fee-in-lieu of construction is to be paid for 1' of sidewalk across the property frontage;

***Prior to issuance of building permits:***

- (6) That a Tree Impact Permit is required;
- 

I hereby certify this administrative decision.

**Signed:**(Planning Director)

*Ken Barr (C. Lobo)*

Date: 4-20-17

**Staff Coordinator:**    Martha Y. Lobo

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, Section 2.2.2. This approval is based on a preliminary plan dated 1/26/2017 owned by Corban Properties LLC., submitted by True Line Surveying.

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**ZONING:**

**ZONING DISTRICTS:**    Residential-10 (R-10)/Special Residential Parking Overlay District (SRPOD)

**TREE CONSERVATION:** The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore not required.

**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 required by the Street Plan Map of the Comprehensive Plan. Existing streets on the site are classified as Avenue 2-Lane Undivided.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Method Road	Avenue 2-Lane Undivided	60'	½ of 64'	38'	N/A	N/A

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

**COMPREHENSIVE PLAN:** This site is located in the West CAC in an area designated for low density residential development.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Residential-10 (R-10)/Special Residential Parking Overlay District (SRPOD) zoning district is 6,000 square feet. The minimum lot depth in this zoning district is 60' feet. The minimum lot width of an interior lot in this zoning district is 50' feet and the minimum lot width of a corner lot 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. Services must be installed on the lot for which they serve.

**SOLID WASTE:** N/A

**BLOCKS / LOTS / ACCESS:** A Design Adjustment has been approved by the Development Review Manager, for the block perimeter requirement, and is described as follows:

That the block perimeter requirement be waived for this site due to the constraints of a two-lot subdivision (100' frontage) that would not be able to accommodate a public street through the site and also the restrictions of I-440 to the west.

A cross-access/shared driveway agreement for new Lot 1 and Lot 2 will be required with the subdivision, and submitted prior to map recordation.

**STREETSCAPE  
TYPE:**

A Design Adjustment has been approved by the Development Review Manager, and is described as follows:

That the street trees are being located within the planting strip between the back-of-curb and sidewalk as was provided in the north adjacent lot.

Planting of (3) understory street trees along lot 1 and lot 2 is required and (4) existing understory trees along lot 3 shall remain. A tree impact permit is required, prior to issuance of building permits.

**PEDESTRIAN:**

Proposed sidewalk locations do not conform to current City regulations. A fee-in-lieu for 1' of sidewalk width is required to meet the UDO Sec 8.4.5 requirements of a 6' sidewalk width along the lot frontage of Method Road. Access to the public right of way 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 regulations under Section 9.2 of the UDO. This subdivision is claiming an exemption under UDO 9.2.2.A.3 (as amended by TC-6-15) for "any detached house used for single-unit living or any attached house used for two-unit living, including their accessory uses, placed within any subdivision of one acre or less in aggregate size approved after May 1, 2001."

**Surety:**

That in accordance with Part 10A Section 9.4.4., a surety equal to the cost of clearing, grubbing and reseeded a site, shall be paid to the City.

**Exemptions:**

That the proposed use for this project is single-family detached housing as part of a subdivision less than one acre and therefore claiming exemption from active stormwater control measures per TC-6-15(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.

**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:** 4/20/2020  
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.*