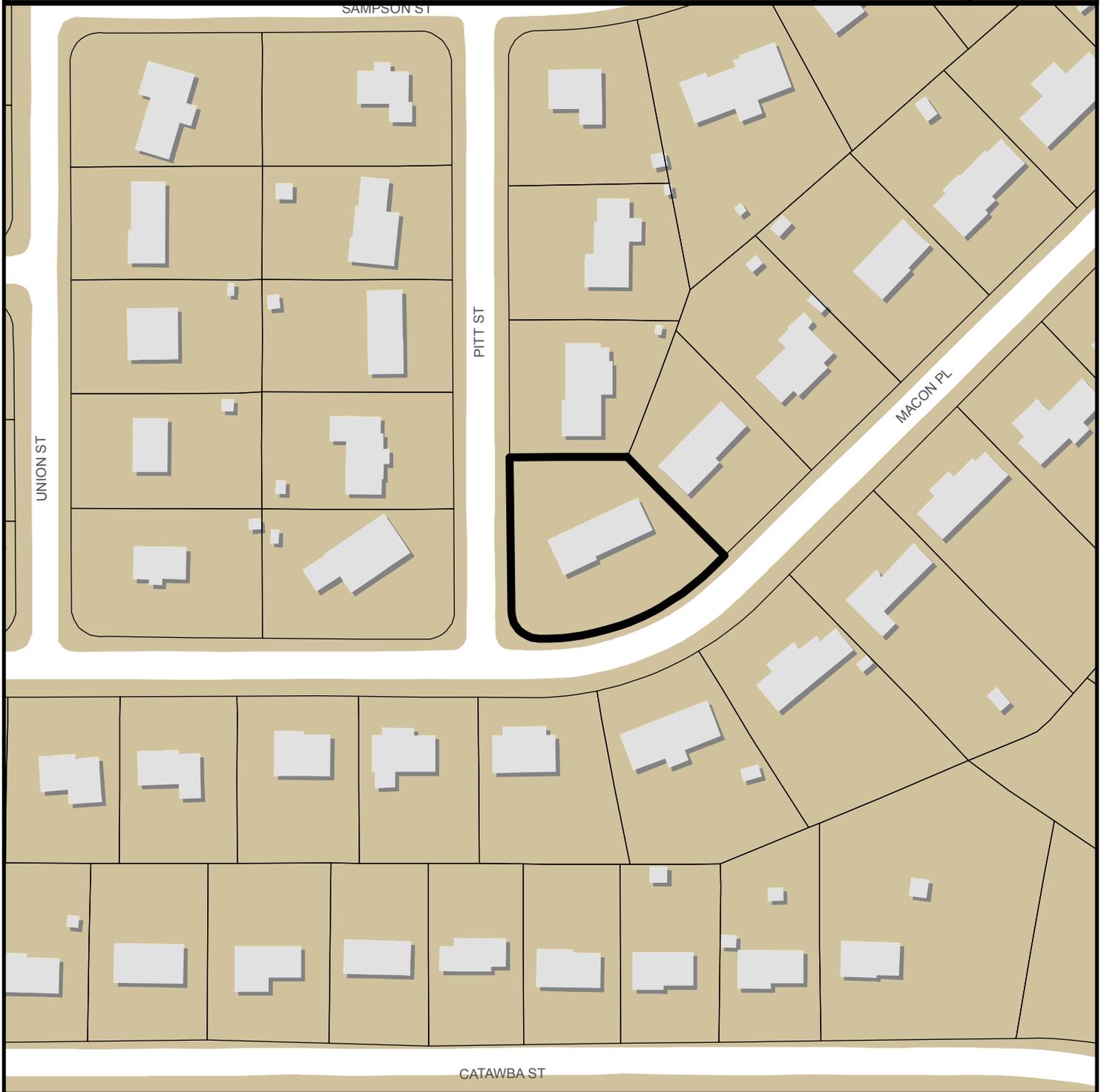


RHYS CORNERS S-58-2016



Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Crabtree Basin**
Acreage: **0.88**
Number of Lots: **052**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Alison Pockat**
(919) 363-4415





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-58-16 Rhys Corner Subdivision

General Location: The site is located on the northeast corner of the intersection of Macon Place and Pitt Street and is inside the city limits.

CAC: Midtown Citizen's Advisory Council

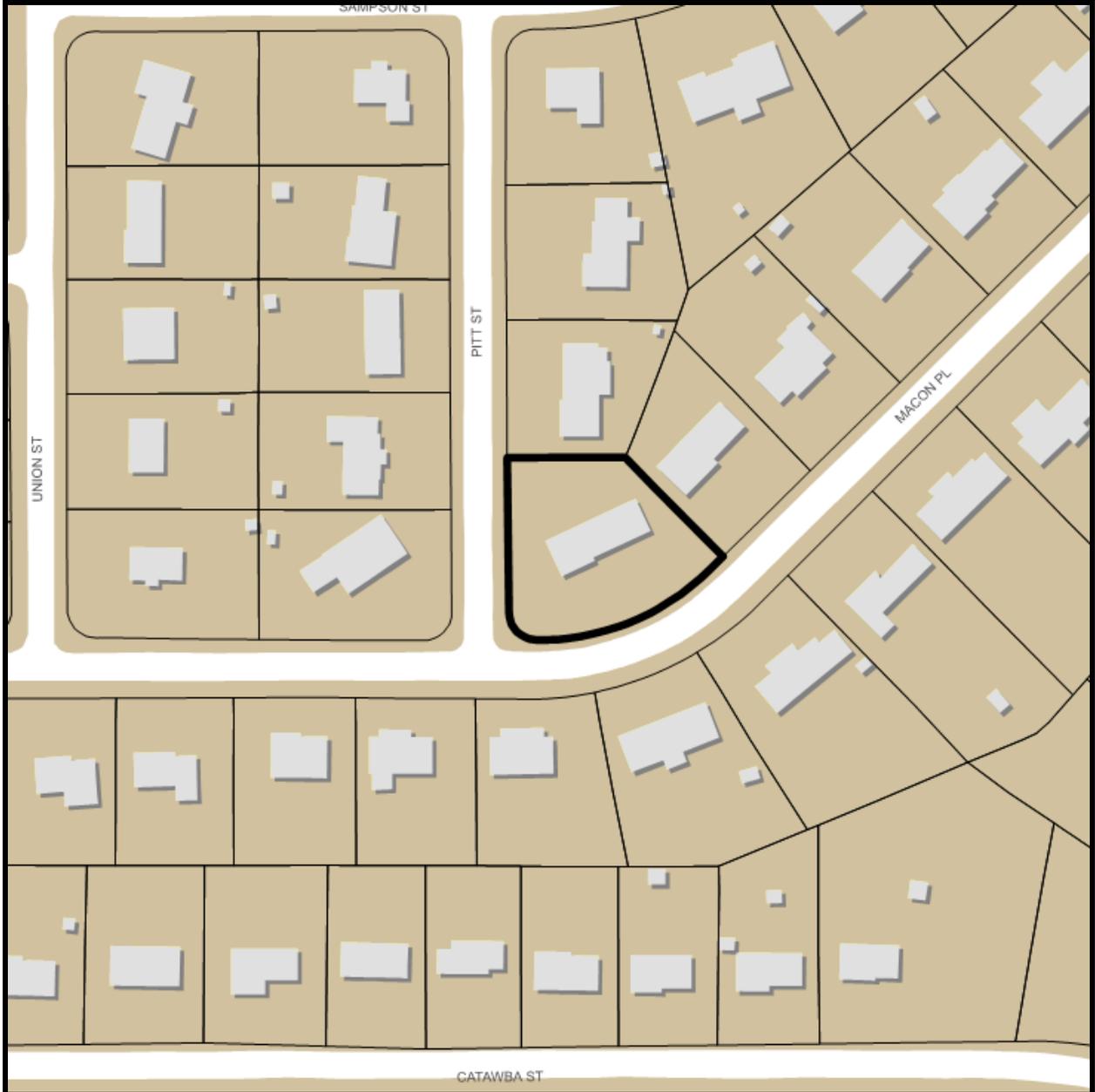
Nature of Case: Subdivision of a .52 acre parcel into 2 single family lots zoned Residential-4.

Contact: Alison Pockat, ASLA

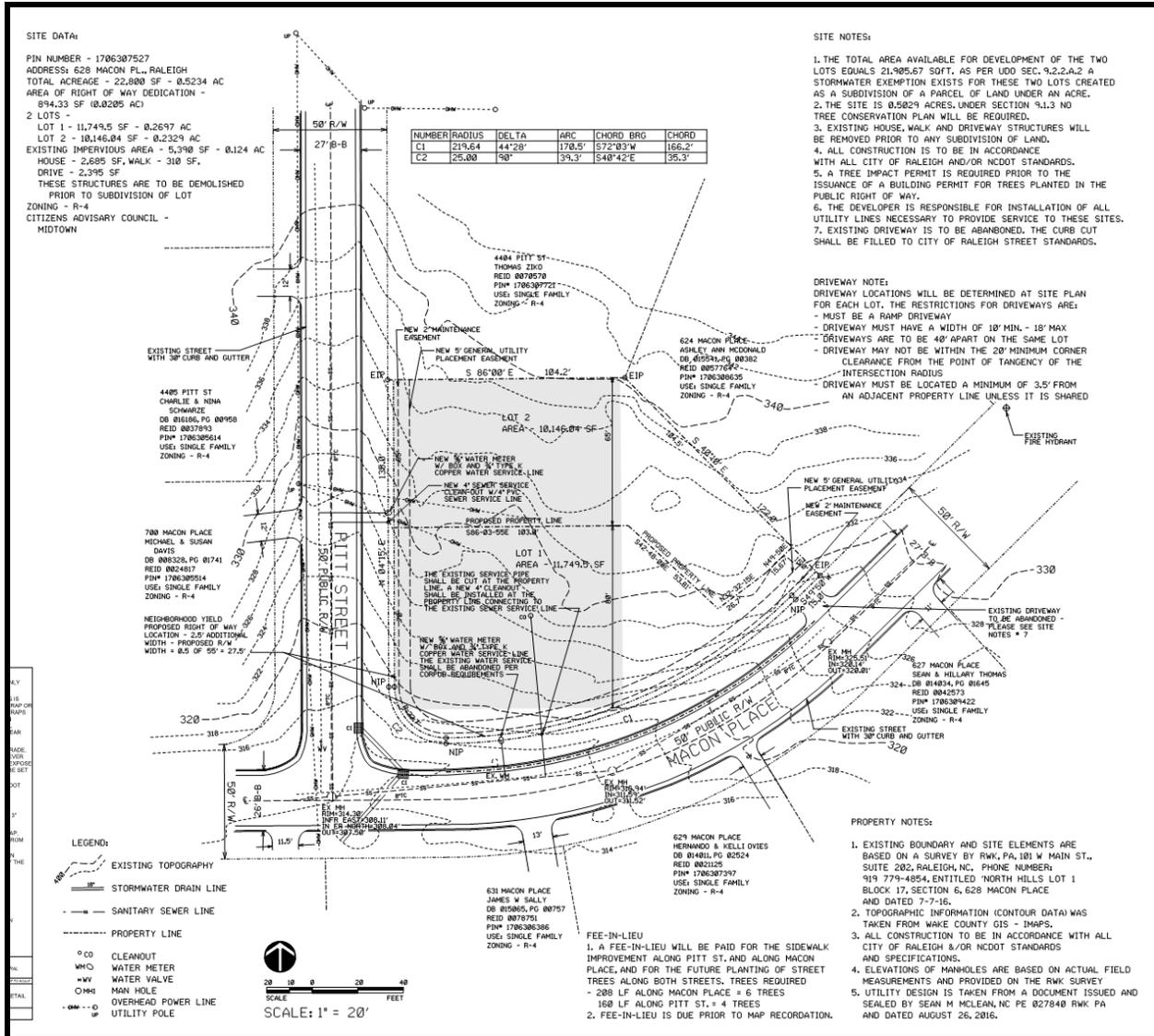
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director due to existing residential development.

**Administrative
Alternate:** NA



Location Map



Preliminary Subdivision Plan



Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering 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.

PROJECT	Project Name Rhys Corner Subdivision	Date Completed Application Received: 10/24/2016
	Case Number: S-58-16	Transaction Number: 486310

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input type="checkbox"/>	Dev. Services Eng:		<input type="checkbox"/>	Transportation:
<input checked="" type="checkbox"/>	Engineering Services:	Cadell Hall <i>[Signature]</i>	<input type="checkbox"/>	PRCR:
Staff Supports the Design Adjustment for not meeting block perimeter requirements. Due to the existing street layout, block perimeter requirements are not able to be met.				

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

[Signature] _____ *10/24/16*
Authorized Signature Date

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

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

City of Raleigh
Engineering Services

Phone: 919-996-3030
www.raleighnc.gov

SUBJECT: S-58-16 / Rhys Corner Subdivision

CROSS-REFERENCE: Transaction # 486310

LOCATION: The site is located on the northeast corner of the intersection of Macon Place, and Pitt Street and is inside the city limits.

PIN: 1706307527

REQUEST: This request is to approve the Subdivision of a .52 acre parcel into 2 single family 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 demolition permits be issued for the existing house on site to be removed from the parent tract and that building permit numbers be noted on all maps for recording with the Wake County Register of Deeds;
- (3) That a fee in lieu for 6' of sidewalk width, for the entire length along both Macon Place and Pitt Street, shall be paid to the City of Raleigh prior to recordation in the Wake County Register of Deeds;
- (4) That a fee in lieu for 6 street trees along Macon Place, and 4 street trees along Pitt Street, shall be paid to the City of Raleigh prior to recordation in the Wake County Register of Deeds;
- (5) That ½ - 55' Right of Way, (or an additional 2.5 feet) along both Macon Place and Pitt Street, and be dedicated to the City of Raleigh and be shown on the final subdivision map.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bower (S. Barlow) Date: 12-2-16

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. This approval is based on a preliminary plan dated 10/31/16 owned by Revolution Homes, LLC., 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 of the following streets is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Macon Place	Neighborhood Yield	50'	½ of a 55' right of way (2.5')	27'	NA	NA
Pitt Street	Neighborhood Yield	50'	½ of a 55' right of way (2.5')	27'	NA	NA

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, a corner lot 80 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 are being met via a design adjustment approved by the Public Works Director. Lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: The applicable streetscape is a residential streetscape. A fee in lieu for a 6' sidewalk and street trees along both Macon Place and Pitt Street and is required prior to lot recordation.

PEDESTRIAN: A sidewalk is required along the project side of both Macon Place and Pitt Street and is being met via a fee in lieu prior to recordation.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: The parent tract is less than one acre, and no more than two lots are proposed, such that the proposed subdivision is exempt from stormwater regulations per UDO 9.2.2.A.1.

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: 12-2-2019
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.



Administrative Approval Action

AA #3721 / S-58-16, Rhys Corner Subdivision Revision
Transaction# 538576

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is located on the northeast corner of the intersection of Macon Place and Pitt Street at 4400, and 4402 Pitt Street, and is inside the city limits.

REQUEST: Subdivision of a .52 acre parcel into 2 single family lots zoned Residential-4. **This is a REVISION to a previously approved and recorded subdivision (S-58-16 recorded in BM 2017 page 248). This revision is to allow installation of street trees in the right-of-way rather than payment of a fee-in-lieu and to allow payment of a fee-in-lieu for the 6' sidewalks rather than construction. New/revised conditions of approval below are 1, 2, 3, 7, and 8. If these conditions are not fulfilled then future building permits and certificates of occupancy on these lots may be withheld.**

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director due to existing residential development.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Alison A. Pockat, ASLA.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

3. Obtain required tree impact permits from the City of Raleigh.



Administrative Approval Action

AA #3721 / S-58-16, Rhys Corner Subdivision Revision
Transaction# 538576

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

4. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

ENGINEERING

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
6. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
7. **In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6' wide sidewalks along the street frontage is paid to the City of Raleigh. The fee-in-lieu must be paid prior to the refund of the surety previously paid to construct the sidewalks.**
8. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

EXPIRATION DATES:

EXPIRATION DATES: The sunset date for this subdivision is unchanged. 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: 12/2/2019
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)

Date: 2/14/2018

Staff Coordinator: Michael Walters