



## Administrative Action Preliminary Subdivision

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

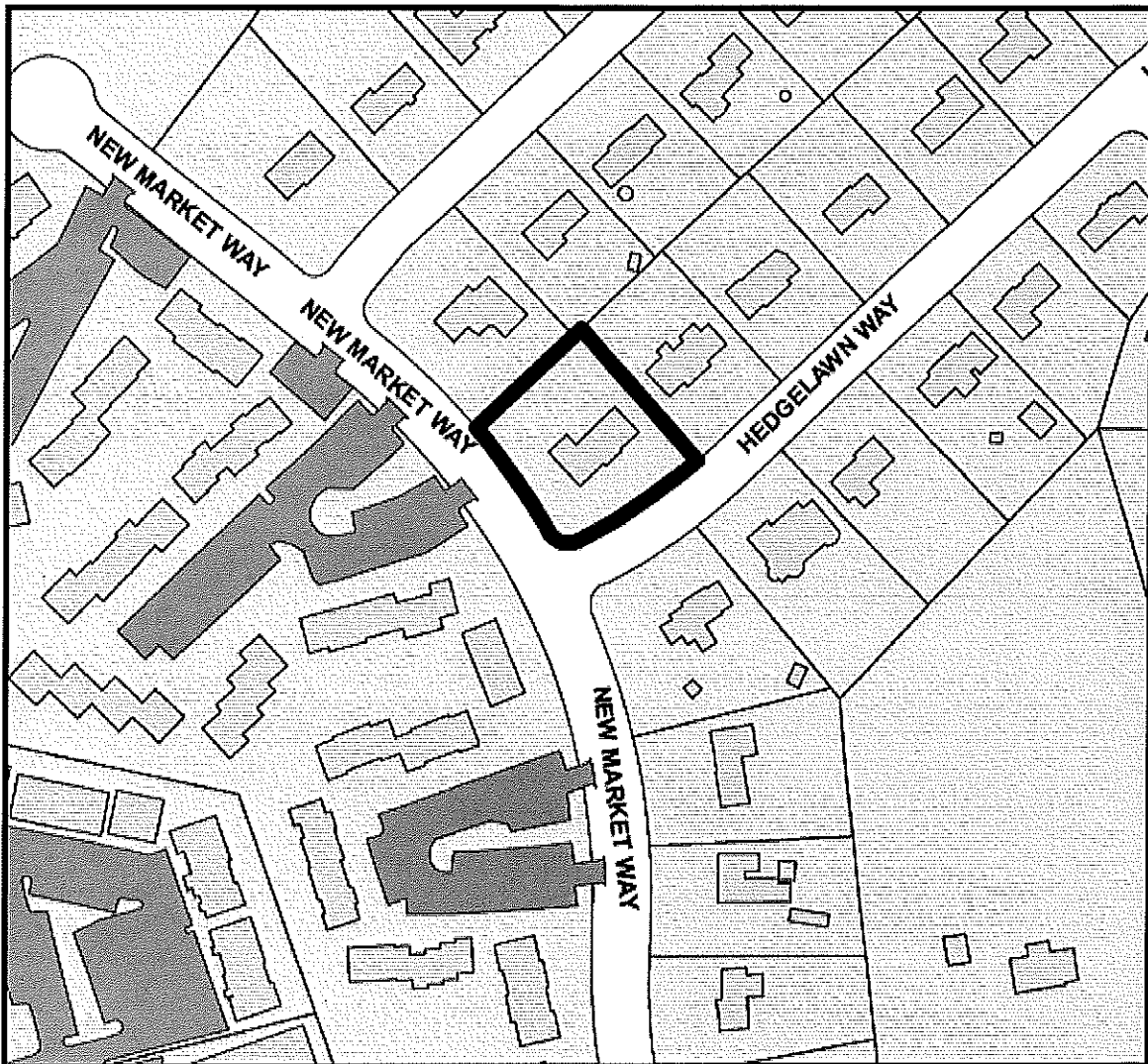
**Case File / Name:** S-59-13 / Northridge Lot 23 Subdivision

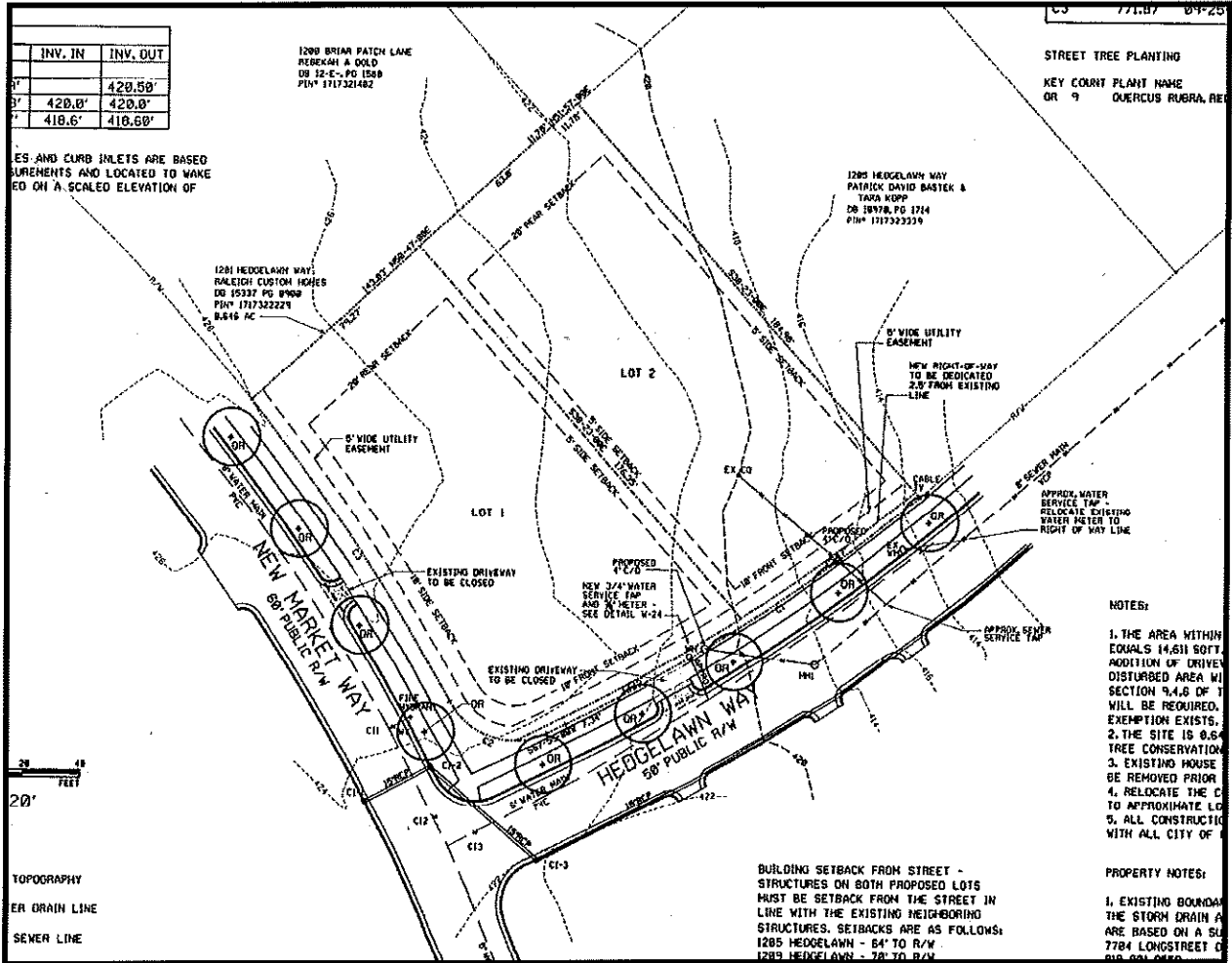
**General Location:** The site is located on the north side of Hedgelawn Way, at its intersection with New Market Way.

**CAC:** North

**Nature of Case:** Subdivision of one existing lot into two proposed lots, currently zoned Residential-6. Both lots proposed have public road frontage on Hedgelawn Way.

**Contact:** Charles Piratzky, RWK, PA





Subdivision Layout

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**SUBJECT:** S-59-13

**CROSS-  
REFERENCE:** NA

**LOCATION:** The site is located on the north side of Hedgelawn Way, at its intersection with New Market Way, inside the city limits.

**PIN:** 1717322229

**REQUEST:** This request is to approve the subdivision of a 0.64 acre tract into two lots (Lot 1, 14,461 square feet, and Lot 2, 13,372 square feet), zoned Residential-6.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

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

- (1) That a fee in lieu of construction for 1' of sidewalk along Hedgelawn Way and New Market Way will be required;
- (2) That a demolition permit for the existing house be issued and the permit number shown on all maps for recording;

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

- (3) That a right of way permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;
- (4) That ½ of the required right of way for the Hedgelawn Way is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (5) That specifications are provided that meet the requirements for trees planted in the right of way as shown on the preliminary plan;

***Prior to issuance of an occupancy permit:***

- (6) That all required trees are installed and accepted by the City for maintenance;

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I hereby certify this administrative decision.

**Signed:**(Planning Dir.) Michelle Silva (C. Silva) Date: 4-7-14

**Staff Coordinator:** Justin Rametta

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 City Administration finds that this request, with the above conditions being met, conforms to Part 10A of the Unified Development Ordinance. This approval is based on a preliminary plan dated 3/17/14 owned by Raleigh Custom Homes, Inc., submitted by RWK, PA.

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**ZONING:**

**ZONING DISTRICTS:** Residential-6

**TREE CONSERVATION:** The parcel to be subdivided is smaller than two acres in size. Tree conservation is not required for this subdivision.

**PHASING:** This is a one phase development.

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET TYPOLOGY MAP:** New Market Way is classified as a Neighborhood Local street with a 60' right of way and 31' bb cross section. Hedgelawn Way is classified as a Neighborhood Yield street with a 55' right of way and a 27' bb cross section. Dedication of 2.5' of right of way is required along Hedgelawn Way to meet the Neighborhood Yield section requirements. No additional pavement is required. No right of way dedication is required for New Market Way.

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
New Market Way	59'	None	None
Hedgelawn Way	55'	None	None

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

**URBAN FORM:** This site is located in the North Citizens Advisory Council, in an area designated as residential.

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**SUBDIVISION STANDARDS:**

- LOT LAYOUT:** The minimum lot size in the Residential-6 zoning district is 6,000 square feet. The minimum lot depth in this zoning district is 80 feet. The minimum lot width of an interior lot in this zoning district is 50 feet; the minimum corner lot width 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. A fee for street signs is not required as the streets are existing.
- STREETSCAPE TYPE:** The applicable streetscape is Residential. A 5' sidewalk and 6' planting strip exists in the right-of-way and street trees are proposed to be planted in the planting strip. A fee in lieu for 1' of sidewalk along both streets is required prior to lot recordation.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 5' sidewalk exists along both streets. A fee in lieu for 1' of additional sidewalk along Hedgelawn Way and New Market Way is required prior to lot 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 Section 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: 4/7/2017**  
Record at least ½ of the land area approved.
- 5-Year Sunset Date: 4/7/2019**  
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.