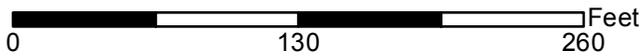
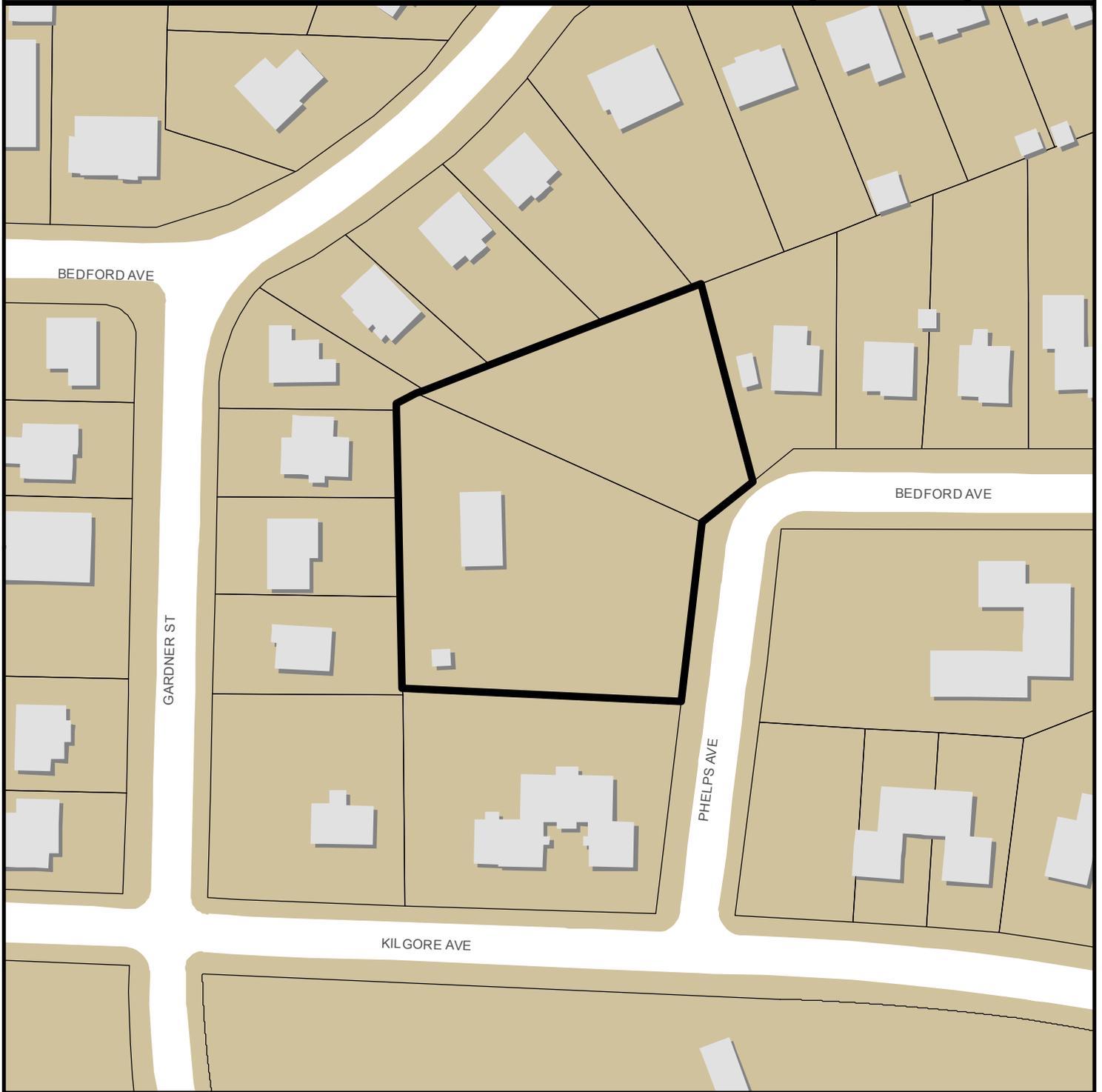


PHELPS ROAD SUBDIVISION S-59-2015



Zoning: **R-6**
CAC: **Wade**
Drainage Basin: **Beaver**
Acreage: **0.98**
Number of Lots: **3**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Rockford Custom
Homes**
Phone: **(919) 524-1078**





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-59-15 / Phelps Road Subdivision

General Location: The site is located on the west side of Phelps Avenue, where Phelps Avenue becomes Bedford Avenue, north of the intersection of Phelps Avenue and Kilgore Avenue.

CAC: Wade

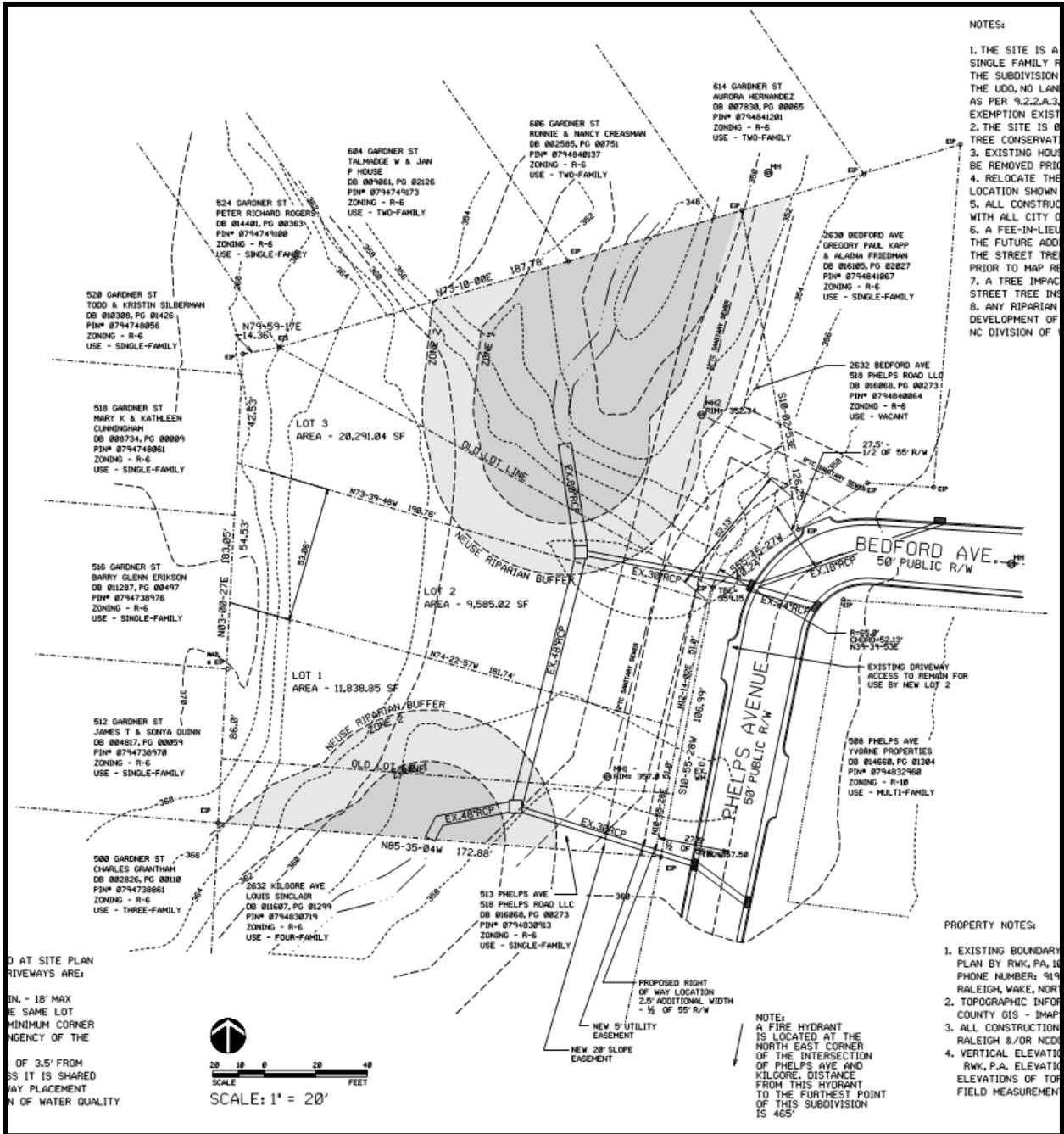
Nature of Case: Recombination and subdivision of two parcels totaling .957 acres, into three lots. Proposed lot #1, 11,838.85 square feet, lot #2, 9,585.02 square feet, and lot #3, 20,291.04 square feet, all zoned Residential-6 and within an Special Residential Parking Overlay district.

Contact: Alison A. Pockat, ASLA

Design Adjustment: NA

Administrative Alternate: NA





Preliminary Subdivision Plan

SUBJECT: S- 59-15 / Phelps Road Subdivision

**CROSS-
REFERENCE:** Transaction # 448177

LOCATION: The site is located on inside the city limits.

PIN: 0794830913 and 0794840064

REQUEST: This request is to approve the subdivision of a .95 acre tract (composed of two lots), into three lots, all zoned Residential-6 and within an SRPOD overlay district.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a mass 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;
- (2) That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work;

Prior to Planning Department authorization to record lots:

- (3) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (4) The fee-in-lieu for 6' of sidewalk width the length of the subject parcels and the required street trees is required prior to lot recordation;
- (5) That ½ of the 55' required right of way for the existing Neighborhood Yield street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
- (6) That a 20' Slope easement outside of the Right of Way and Utility easement is shown on the plat for recordation in the Wake County Register of Deeds;
- (7) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No

person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”;

- (8) That a shared driveway easement is to be shown on lot #2 for lot #3 prior to plat recordation;

Prior to Issuance of building permits:

- (9) That any disturbance of existing riparian buffers on lot #1, and/or lot #3, must be permitted by the Division of Water Resources prior to issuance of building permits.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kimth Bowen (S. Bowen) Date: 2-5-16

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, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 8/31/15 owned by Rockford Custom Homes / Daniel Smith, submitted by Alison A. Pockat, ASLA.

ZONING:

ZONING DISTRICTS: Residential 6 (R-6), and SRPOD Overlay District, Unified Development Ordinance, Effective Sept. 1, 2013.

TREE CONSERVATION: NA

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There are no greenway corridor or trail impacts on this site.

**STREET
PLAN MAP:**

Dedication of right-of-way along 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)
Phelps Avenue	Neighborhood Yield	50'	½- 27.5' (55')	26'	NA
Bedford Avenue	Neighborhood Yield	50'	½- 27.5' (55')	26'	NA

Existing streets on the site are classified as Neighborhood Yield.

Dedication of ½- 27.5' Right of Way is required along the west side of both Phelps Avenue and Bedford Avenue.

A fee in lieu is required for both street trees and 6' sidewalk width the length of the parent tracts along both Phelps Avenue and Bedford Avenue.

A 20' slope easement is shown for future construction of the sidewalk and streetscape.

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

COMPREHENSIVE PLAN: This site is located in the Wade Citizen Advisory Council, and in an area designated as low density residential.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in R-6 zoning district is 6,000 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. 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 for a 6' wide sidewalk and street trees is required prior to lot recordation. A 20' slope easement and a 5' utility easement outside of the dedicated Right of Way is shown for future development.

PEDESTRIAN: A fee in lieu for a 6' wide sidewalk along the project side of both Phelps Avenue and Bedford Avenue is required prior to lot recordation. A 20' slope easement

outside of the dedicated Right of Way and utility easement is shown for future development.

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

STORMWATER MANAGEMENT: This site is not subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.

The North Carolina Division of Water Resources has reviewed the proposed preliminary subdivision and as no impervious surface is proposed at this time, permits from North Carolina Department of Water Resources are not required.

WETLANDS / RIPARIAN BUFFERS: Neuse River riparian buffers are required on this site. As no impervious surface is proposed within Zones 1 and/or 2 at this time, permits from North Carolina Department of Water Resources are not required at this time.

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: 2/5/2019
Record at least ½ of the land area approved.

5-Year Sunset Date: 2/5/2021
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.