



# 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-60-14 / Chestnut Hills Lots 53 & 54

**General Location:** The site is located on Collins Drive, east of the intersection of Dixon Drive.

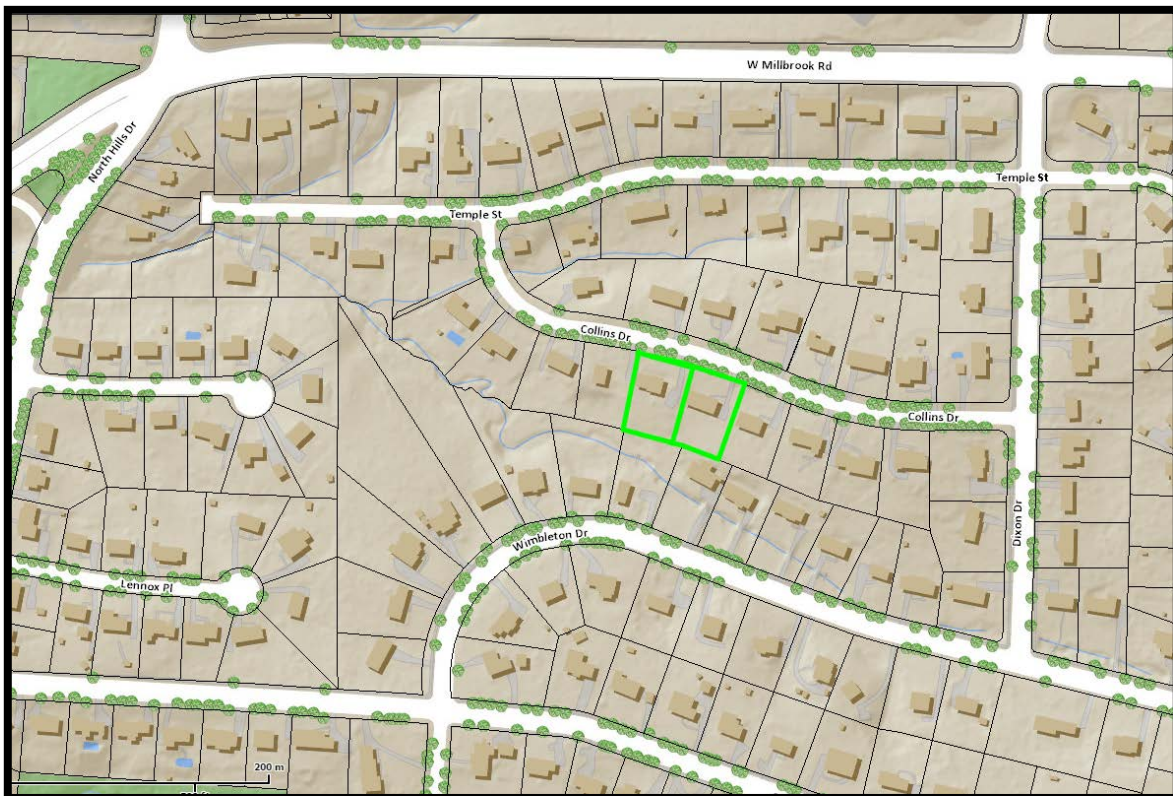
**CAC:** Midtown

**Nature of Case:** Subdivision of two parcels (totaling 0.848 acres) into three parcels zoned Residential-4, located inside the city limits

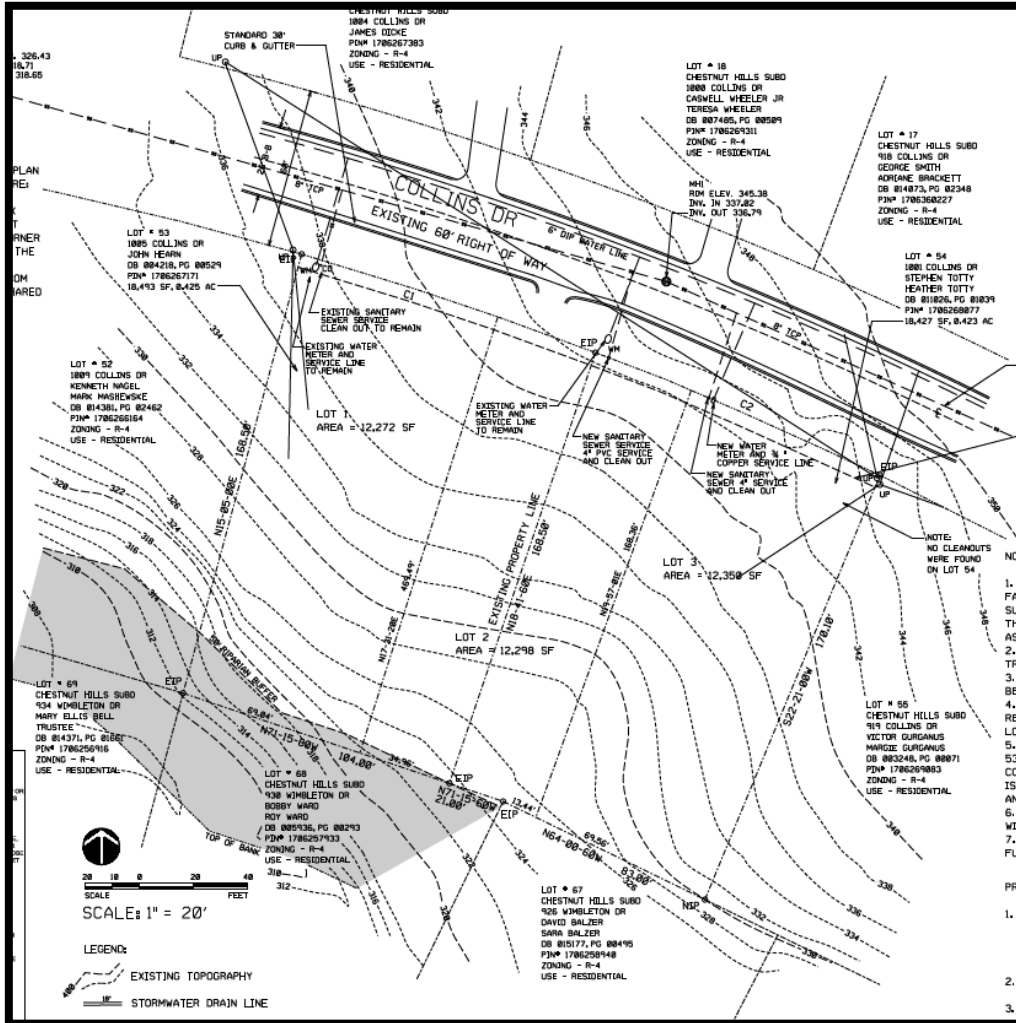
**Contact:** Alison Pockat

**Design Adjustment:** N/A

**Administrative Alternate:** NA



**S-60-14 - Location Map**



S-60-14 - Subdivision Layout

---

**SUBJECT:** S-60-14

**CROSS-REFERENCE:** N/A

**LOCATION:** The site is located on Collins Drive, east of the intersection of Dixon Drive, inside the city limits.

**PIN:** 1706267171 & 1706268077

**REQUEST:** Subdivision of two parcels (totaling 36,938 square feet) into three parcels zoned Residential-4, located inside the city limits.

Lot 1 – 12,272 square feet  
Lot 2 – 12,298 square feet  
Lot 3 – 12,350 square feet

---

**OFFICIAL ACTION:** Approval with conditions

---

**CONDITIONS OF APPROVAL:**

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

- (1) That a 5' general utility easement is dedicated along Collins Drive;
- (2) That a surety for public improvements will be required to be provided prior to building permit. Provide a draft of the surety estimate to the Public Works Department in such a time period that the letter of credit (cash or bond) and agreement will be signed and approved by the City Attorney prior to lot recordation;
- (3) 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)."

---

I hereby certify this administrative decision.

**Signed:** (Planning Dir.) *Kenneth Bowen (A. Barber)* Date: *2/18/15*

**Staff Coordinator:** Meade Bradshaw

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, Chapter 8, 9, and 10 This approval is based on a preliminary plan dated 1/14/15 owned by Grayson Homes, LLC, submitted by Alison Pockat.

---

**ZONING:**

**ZONING DISTRICTS:** Residential-4

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

**PHASING:** N/A

---

**COMPREHENSIVE PLAN:**

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

**STREET TYPOLOGY MAP:** Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Collins Drive	Neighborhood Yield	60'	N/A	26'	N/A

That a fee-in-lieu for 6' sidewalk and street trees along Collins Drive be provided prior to lot recordation;

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

**COMPREHENSIVE PLAN:** This site is located in the Midtown Citizen Advisory Council in an area designated as low density residential (1-6 units per acre).

---

**SUBDIVISION  
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in the Residential-4 zoning district is 10,000 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 65' feet. Lots in this development conform to these minimum standards. The proposed subdivision conforms to a density of 4 dwelling units per acre.
- 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:** That a fee-in-lieu for 6' sidewalk and street trees will be paid.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A fee-in-lieu will be required for 6' sidewalk along Collins Drive.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER  
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9.2 of the Raleigh City UDO. The plan submitted is proposing single family uses on proposed lots within a subdivision less than 1 acre in cumulative size which per Article 9.2.2.A.1 of the UDO is exempt from stormwater control requirements.
- WETLANDS  
/ RIPARIAN  
BUFFERS:** Neuse River riparian buffers are required on this site and show no disturbance.
- 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:** 2/18/18  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 2/18/20  
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.

**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 Engineering Department for street construction; by the first working day in November and May each year.