



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-63-16 / Droessler Subdivision Revision

General Location: The site is located on the west side of Gregg Street, between Martin Luther King Blvd. and Bragg Street, and is inside the city limits.

CAC: South Central Citizen's Advisory Council

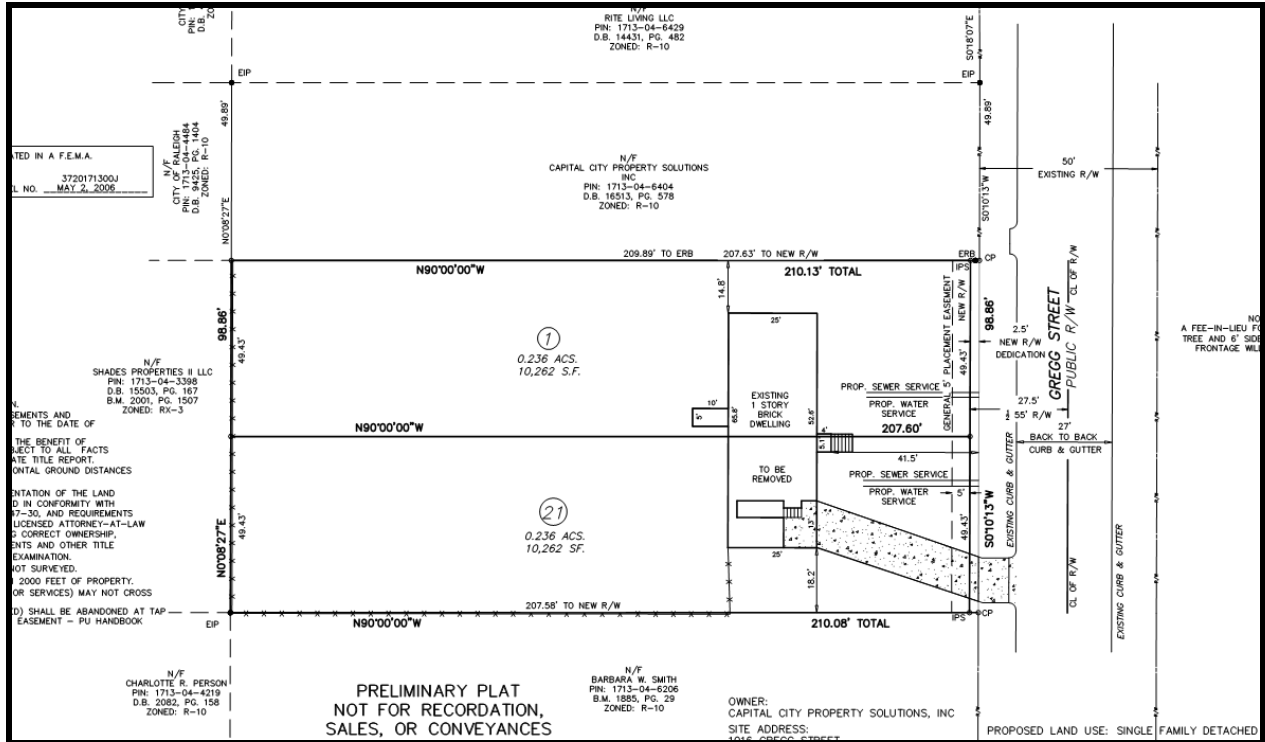
Nature of Case: Subdivision of a .476 acre parcel into two lots zoned Residential-10. This development plan was originally approved on 12/14/16. **This approved development plan has been amended to reflect that the required street trees are to be installed in place of the originally required fee in lieu. Condition #3 was modified to reflect this revision. A condition requiring a tree impact has been added. No other changes have been made to the proposal and the sunset date for this plan remains unchanged.**

Contact: Herb Procter, Stewart-Procter PLLC

Design Adjustment: N/A

Administrative Alternate: NA





Preliminary Subdivision

SUBJECT: S-63-16 / Droessler Subdivision Revision

CROSS-REFERENCE: Transaction # 504383

LOCATION: The site is located on the west side of Gregg Street, between Martin Luther King Blvd. and Bragg Street, and is inside the city limits.

PIN: 1713046307

REQUEST: This request is to revise the approved subdivision of a .476 acre parcel into two single family lots zoned Residential-10, allowing the installation of the required two street trees in place of the originally required fee in lieu.

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 a fee in lieu for 6' of sidewalk width, for the entire width of the parent tract, shall be paid to the City of Raleigh prior to recordation in the Wake County Register of deeds;
- (3) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including two streetscape trees on Gregg Street is paid to the Public Works Department;
- (4) That a tree impact permit is obtained from the City of Raleigh;
- (5) That ½ - 55' Right of Way, or an additional 2.5 feet of right of Way, is to be shown on the plat and dedicated to the City of Raleigh prior to map recordation with the Wake County Register of Deeds;
- (6) That demolition permits be issued for the existing house on site to be removed from the parent tract and that this building permit number be noted on all maps for recording with the Wake County Register of Deeds;

I hereby certify this administrative decision.

Signed:(Planning Dir.)

Ker Bonn (C. Day)

Date: *12-14-16*

Staff Coordinator: Michael Walters

Revision Signature

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 8/31/16 owned by Thayer Homes., submitted by Carlton Hunt, Stewart-Procter PLLC.

ZONING:

ZONING DISTRICTS: Residential-10.

TREE CONSERVATION: NA

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: NA

STREET PLAN MAP: Dedication of right-of-way 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
Gregg Street	Neighborhood Yield	50'	1/2 of 55' (or 2.5')	27'	-	-

Existing streets on the site are classified as Neighborhood Yield.

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

COMPREHENSIVE PLAN: This site is located in the South Central Citizen's Advisory Council, in an area designated as Moderate Density Residential.

SUBDIVISION STANDARDS:

- LOT LAYOUT:** The minimum lot size in Residential-10 zoning district is 4,000 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 45 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' width of is required prior to lot recordation. The required two street trees along Gregg street are to be installed prior to CO's.
- PEDESTRIAN:** The required sidewalk along the project side of Gregg Street is to be met via a fee in lieu.
- 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: 12/14/2019

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.