



## Administrative Action Preliminary Subdivision

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

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**Case File / Name:** S-64-16 / Rhyd Corner Subdivision

**General Location:** The site is located on the southeast corner of the intersection of Sampson Street and Pitt Street and is inside the city limits.

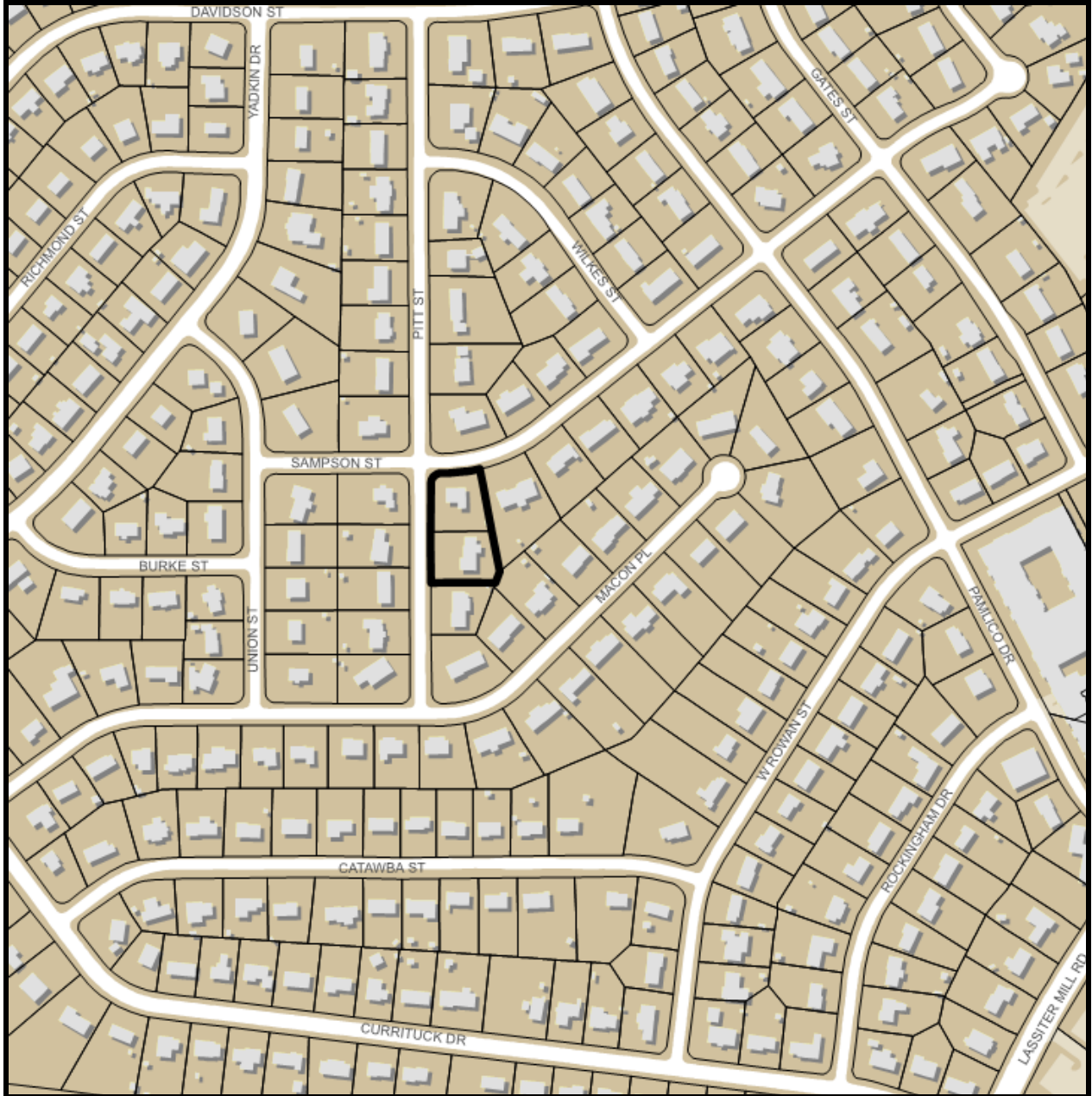
**CAC:** Midtown Citizen's Advisory Council

**Nature of Case:** Subdivision of two parcels totaling .84 acre parcel into 3 single family lots zoned Residential-4.

**Contact:** Alison Pockat, ASLA

**Design Adjustment:** NA

**Administrative  
Alternate:** NA



Location Map



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**SUBJECT:** S-64-16 / Rhyd Corner Subdivision

**CROSS-REFERENCE:** Transaction # 489768

**LOCATION:** The site is located on the southeast corner of the intersection of Sampson Street and Pitt Street and is inside the city limits.

**PIN:** 1706307915, and 1706307823

**REQUEST:** This request is to approve the Subdivision of two parcels totaling .84 acre parcel into 3 single family lots zoned Residential-4.

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**OFFICIAL ACTION:** Approval with conditions

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**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 houses on site to be removed from both parent tracts and that these 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 Sampson Street 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 3 street trees along Sampson Street, and 7 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 Sampson Street and Pitt Street 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 Bowen (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
Sampson Street	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.

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**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, lot arrangement and access conform to Chapter 8 of the UDO. 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 Sampson Street and Pitt Street and is required prior to lot recordation.

**PEDESTRIAN:** A sidewalk is required along the project side of both Sampson Street 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:** Subdivision is less than 1 acre in size. Single family lots may claim exemption from stormwater control regulation under Article 9.2.2.A.2 of Raleigh UDO.

**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.