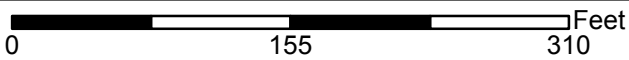
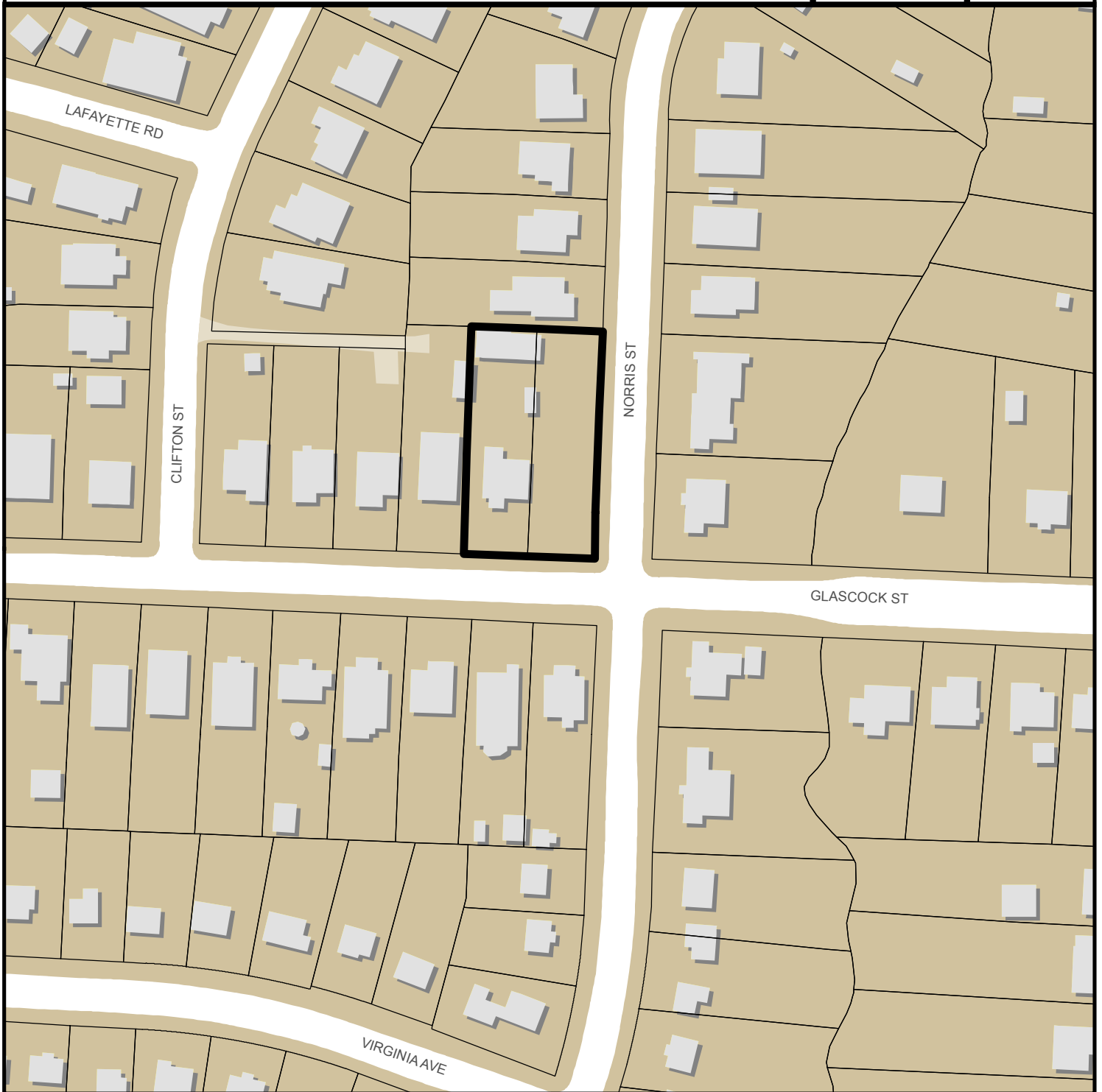


CANNAE SUBDIVISION S-68-2016



Zoning: **R-10**
CAC: **Mordecai**
Drainage Basin: **Pigeon House**
Acreage: **0.39**
Number of Lots: **3**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Five Horizons
Construction**
Phone: **(919) 398-3927**

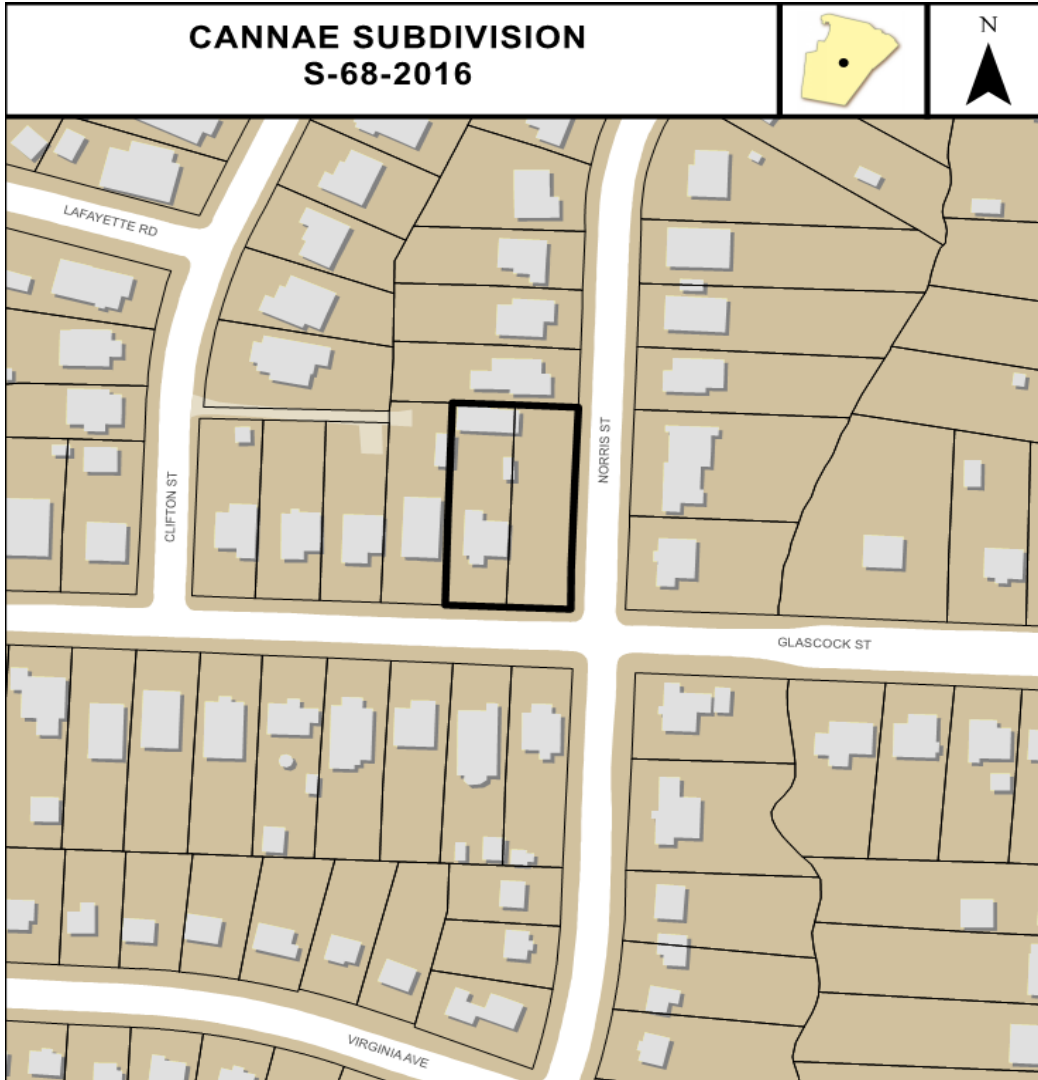




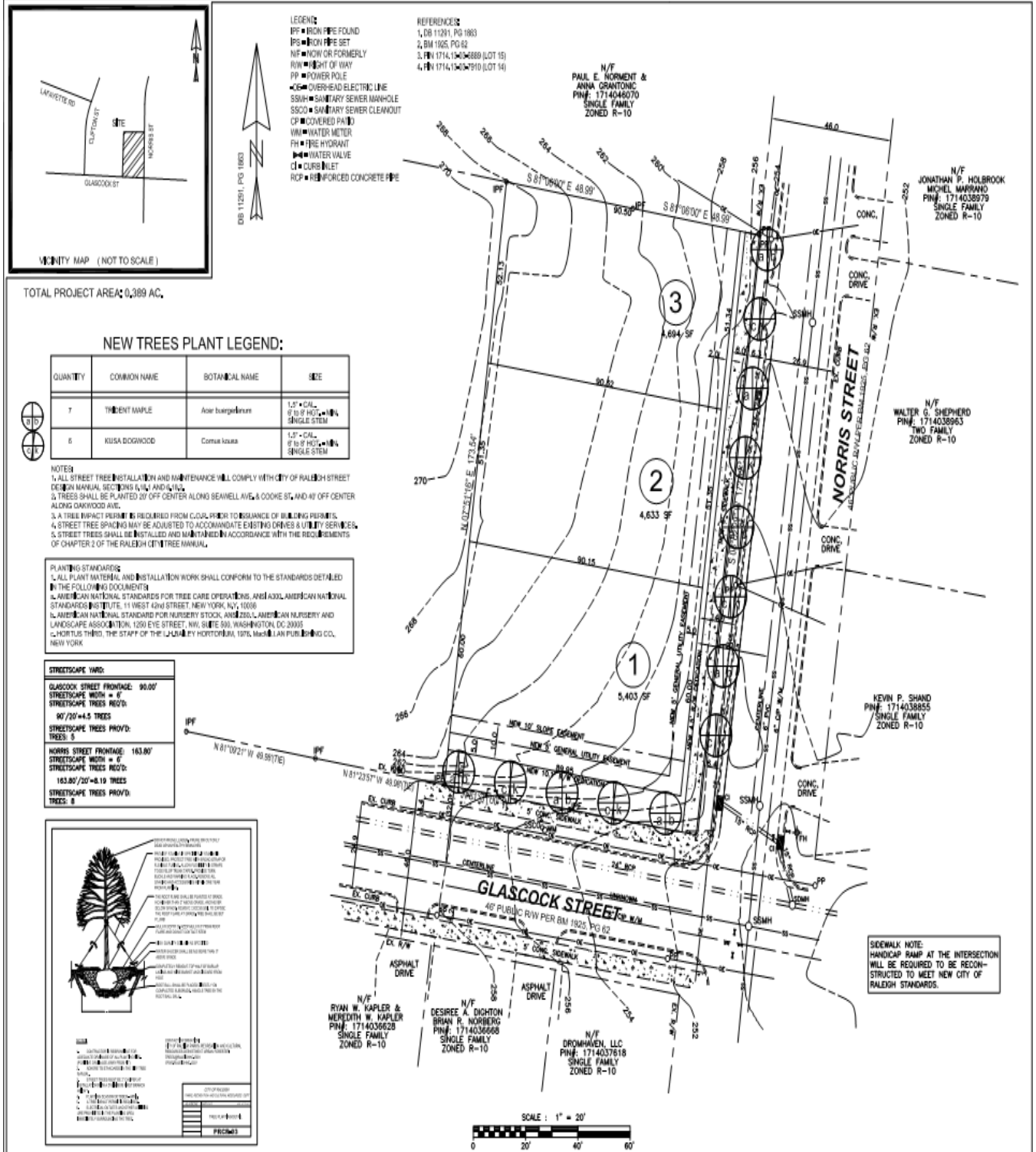
Administrative Action Preliminary Subdivision

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

Case File / Name:	S-68-16 / Cannae Subdivision
General Location:	The site is located north of Glascock Street, west of Norris Street, inside the city limits.
CAC:	Mordecai
Nature of Case:	Subdivision of a 0.389 acre parcel into 3 lots of 5,403 square feet, 4,633 square feet and 4,694 square feet, zoned Residential-10 (R-10)
Contact:	Stoney Chance, Chance & Associates
Design Adjustment:	Two Design Adjustments have been approved by the Development Services Authorized Designee for this project, noted below. <ol style="list-style-type: none">1. A Design Adjustment was approved by the Development Services Authorized Designee, Rich Kelly, from not meeting UDO Sec 8.3.2.A – Block Perimeters2. A Design Adjustment was approved by the Development Services Authorized Designee for the Development Services Director, Rich Kelly, from not meeting UDO Sec 8.5.2.D-Streetscape Type-Residential.
Administrative Alternate:	N/A



S-68-16 Location Map



Cannae Subdivision Layout



Development Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director may consult with the heads of other City departments regarding the review of the request. The Development Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name Cannae Subdivision	Date Completed Application Received: 11/29/16
	Case Number: S-68-2016	Transaction Number: 491216

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE	
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>	City Planning:
	<input checked="" type="checkbox"/>	Dev. Services Eng:	Daniel G. King, PE <i>DGK</i>	<input type="checkbox"/>	Transportation:
	<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:
Due to existing surrounding development staff supports the request not to meet block perimeter with this subdivision.					

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

[Signature] _____ *12/7/16*
 Authorized Signature Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS FOR APPROVAL	
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Appeal of the decision from the Development Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh
 Development Services

Phone: 919-996-2495
 www.raleighnc.gov

PUBLIC WORKS DESIGN ADJUSTMENT – BLOCK PERIMETER



Development Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director may consult with the heads of other City departments regarding the review of the request. The Development Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name Cannae Subdivision	Date Completed Application Received: 11/29/16
	Case Number: S-68-2016	Transaction Number: 491216

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	Daniel G. King, PE <i>D. King</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:
Due to existing configuration of sidewalks staff supports the request for an alternate planting location for the street trees.				

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

[Signature] _____ Date 12/7/16

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS FOR APPROVAL

Appeal of the decision from the Development Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh
 Development Services

Phone: 919-996-2495
 www.raleighnc.gov

PUBLIC WORKS DESIGN ADJUSTMENT – ALTERNATE PLANTING OF STREET TREES

SUBJECT: S-68-16 / Cannae Subdivision

CROSS-REFERENCE: N/A

LOCATION: The site is located north of Glascock Street, west of Norris Street, inside the city limits.

PIN: 1714036889, 1714037910

REQUEST: This request is to approve the subdivision of a 0.389 acre parcel into 3 lots of 5,403 square feet, 4,633 square feet and 4,694 square feet, zoned Residential-10 (R-10).

OFFICIAL ACTION: Approved 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 the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

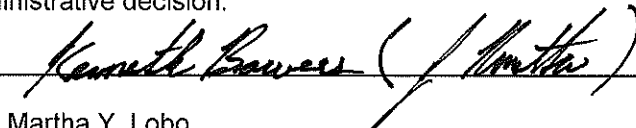
- (2) That a surety in the amount of 125% of the cost of construction for all public improvements will be required to be posted, prior to authorization to record the lots;
- (3) That a fee-in-lieu be paid for 1' of sidewalk along Glascock Street is paid to the Development Services department;
- (4) That a 10-foot slope easement be shown on the recorded plat behind the right-of-way along Glascock Street frontage to accommodate the location of future sidewalk;
- (5) That demolition permits be issued for the existing structures and that the demolition permit numbers be noted on all maps for recording with the Wake County Register of Deeds;

Prior to issuance of building permits:

- (6) That a Tree Impact Permit is required prior to issuance of building permits;

I hereby certify this administrative decision.

Signed:(Planning Dir.)



Date: 2/20/17

Staff Coordinator: Martha Y. Lobo

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, Section 2.2.1. This approval is based on a preliminary plan dated 12/7/2016 owned by Jeffrey A Dennie, submitted by Chance & Associates.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10)

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

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 and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Existing street(s), Glascock Street is classified as an Avenue 2-Lane Undivided and Norris Street is classified as a Neighborhood Street. There are no new proposed street(s).

Street Name	Designation	Existing R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Glascock Street	Avenue 2-Lane Undivided	46'	½ of 64'	24.9'	36'	10'
Norris Street	Neighborhood Street	46'	½ of 55'	26.9'	27'	N/A

Existing streets on the site are classified as follows: Glascock Street designated Avenue 2-Lane Undivided and Norris Street designated as a Neighborhood Street. There are no new proposed streets.

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

TRANSIT: This site is presently served by the existing transit system, GoRaleigh Route 3 Glascock.

COMPREHENSIVE PLAN: This site is located in the Mordecai CAC in an area designated for low density residential development.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in Residential-10 (R-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 (60' feet for a corner lot). 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: That the Block perimeter requirement is being met via an approved Design Adjustment by the Development Services Authorized Designee for the Development Services Director, Rich Kelly.

STREETSCAPE TYPE: The applicable streetscape type for Glascock Street and Norris is Residential. That the Street Tree requirement for Glascock Street is being met via an approved Design Adjustment by the Development Services Authorized Designee for the Development Services Director, Rich Kelly. The required streetscape trees will be located in the 9.3' strip between the sidewalk and new right of way of Glascock Street. Street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.

PEDESTRIAN: That payment of a fee-in-lieu is required, for an additional 1' of sidewalk along Glascock Street to meet the 6' standard, per UDO Section 8.1.10. A 6' sidewalk is required along the west side of Norris Street. Access to the public right of way, in addition to internal connection requirements, is provided in accordance with 8.3.4 of the UDO.

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

STORMWATER MANAGEMENT: This site is subject to stormwater management.

Surety:

That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeded a site, shall be paid to the City;

Exemptions:

The project is claiming an exemption to active stormwater controls per Part 10A Section 9.2.2.A.3, as a subdivision less than one acre in aggregate size.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or riparian buffers are required on this site.

STREET NAMES:

No new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**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: 2/20/2020
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS. Streets and utility lines to be owned and maintained by the City shall be submitted 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.