



# Administrative Approval Action

Case File / Name: S-69-17, Blue Heel Mayview Rd Subdivision  
Transaction # 532102, AA # 3691

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the southwest corner of the Mayview Rd and Chamberlain St intersection. The site's address is 2503 Mayview Road, which is inside City limits.

**REQUEST:** Subdivision of a 0.382 acre tract zoned R-6, into 2 lots. Lot 1 will be 8,978 SF/0.206 acres and Lot 2 will be 7,040 SF/0.162 acres.

## DESIGN

### ADJUSTMENT(S)/

**ALTERNATES, ETC:** Board of adjustment decision A-6-17 is applicable to reduce the minimum corner lot width requirement by 12 feet.

**FINDINGS:** City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Cawthorne, Moss & Panciera, dated 10/31/17.

## CONDITIONS OF APPROVAL and NEXT STEPS:

**Note:** *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

### **PRIOR TO AUTHORIZATION TO RECORD LOTS:**

#### GENERAL

1. A demolition permit and/or building permit for the removal of the portion of the existing screened porch shall be issued and the permit number be shown on all maps for recording. This is to ensure compliance with required setbacks for the zoning district and associated conditions.

#### ENGINEERING

1. The required right of way for Mayview Road and Chamberlain Street shall be dedicated to the City of Raleigh and shown on the map approved for recordation. The right-of-way dedication for both Neighborhood Yield streets is for ½ of the 55' right-of-way. The surveyor shows 50' therefore 2.5' of ROW dedication is required.
2. A 5' general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
3. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 244 linear feet of 6' wide sidewalk is paid to the City of Raleigh prior to plat recordation.
4. An encroachment agreement for a portion of the existing stairs within the Mayview Road public right-of-way shall be approved by City Council and the City Council approved encroachment



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agreement shall be filed with the Development Services Department. The encroachment agreement shall also be recorded with the Wake County Register of Deeds.

## URBAN FORESTRY

5. Obtain required stub and tree impact permits from the City of Raleigh.

## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### GENERAL

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.

### STORMWATER

2. These lots are exempt per UDO Section 9.2.2.A.2.b.i. as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4.

### URBAN FORESTRY

3. A final inspection of required right of way tree protection areas by Urban Forestry staff must be completed.
4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**EXPIRATION 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:** 12-13-2020

**Record the lots.**

I hereby certify this administrative decision.

**Signed:**(Planning Dir./Designee)

Date: 12/13/2017

**Staff Coordinator:** Ryan Boivin