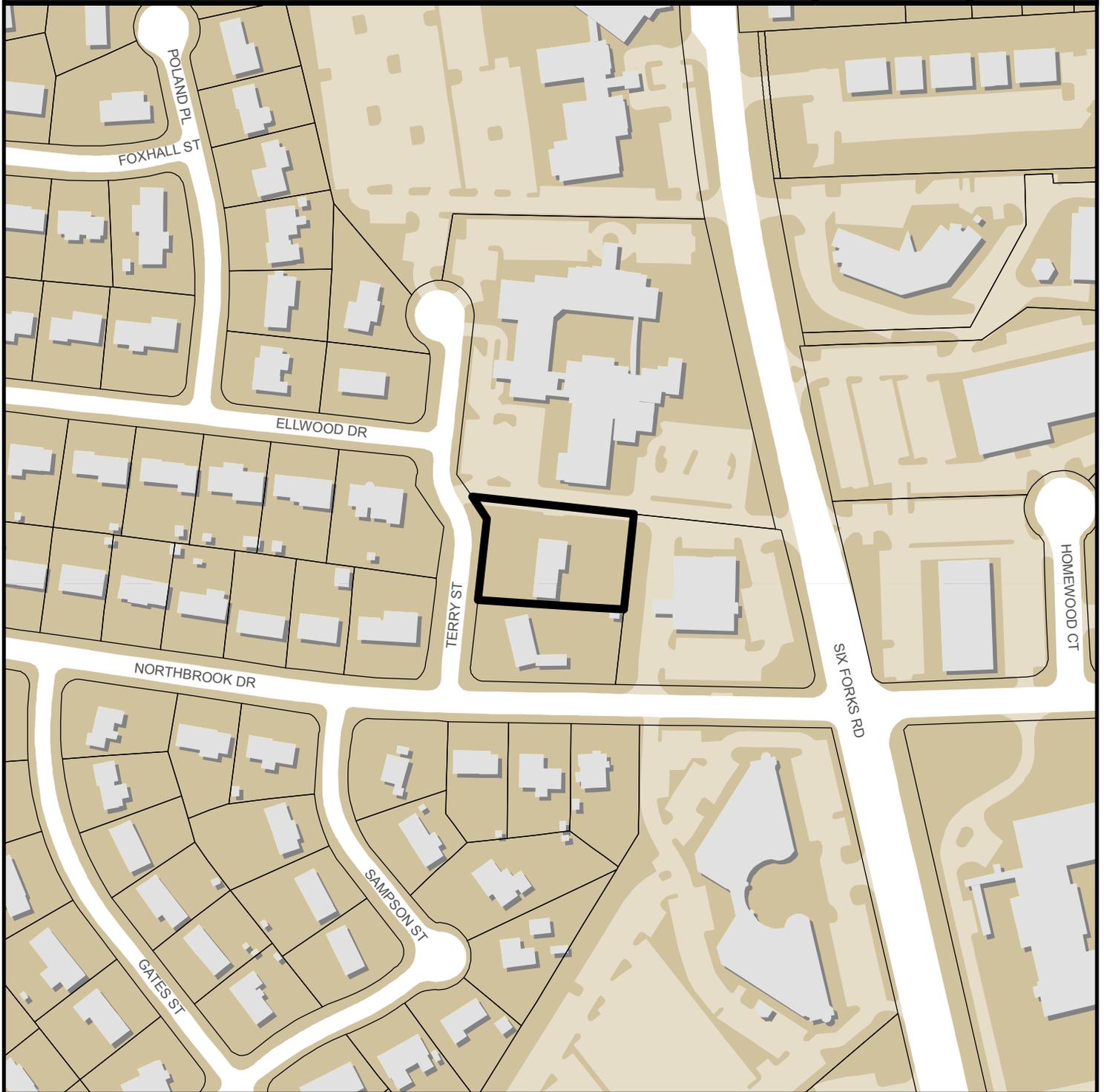


TERRY STREET SUBDIVISION S-81-2016



0 300 600 Feet

Zoning: **R-4**
CAC: **Midtown**

Drainage Basin: **Crabtree Creek**
Acreage: **0.73**
Number of Lots: **2**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**

Applicant: **Woodaddy LLC**





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-81-16 / Terry Street Subdivision

General Location: The site is located on the eastside of Terry Street north of the intersection of Terry Street and Northbrook Drive inside the city limits.

CAC: Midtown

Nature of Case: Subdivision of a 0.73 acre parcel into two lots zoned Residential-4.
Contact:

Design Adjustment: One Design Adjustment has been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director due to existing residential development.

Administrative Alternate: NA



Location Map

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall 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 Terry Street Subdivision	Date completed Application received 4/20/2017
	Case Number S/81/2016	Transaction Number 498672

DEPARTMENT RESPONSE/RECOMMENDATION	Staff [redacted] the Design Adjustment based upon the findings in these applicable code:			
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.4 New Streets		
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	<input type="checkbox"/> Raleigh Street Design Manual	<input type="checkbox"/> Other	
	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering	<i>Kathryn Beard</i>	<input type="checkbox"/> Transportation		
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		
<input type="checkbox"/> Public Utilities				
Findings: The block perimeter for 4806 Terry Street, which is being subdivided into 2 lots, exceeds the R-4 maximum block perimeter of 5,000 linear feet. These lots are adjacent to developed properties on all sides and there would be no benefit to require a public street through this lot. Staff is in support of this design adjustment.				

Development Services Director or Designee Action: Approve Approval with Conditions Deny


 Authorized Signature KENNETH W. RITCHIE, PE Date 4/20/2017
 DEVELOPMENT SERVICES MANAGER

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

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

SUBJECT: S-81-16 / Terry Street Subdivision

CROSS-REFERENCE: Transaction# 498672

LOCATION: The site is located on the eastside of Terry Street, northeast of the intersection of Terry Street and Northbrook Drive, inside the city limits.

PIN: 1706521574

REQUEST: This is request is to approve the subdivision of a 0.73 acre parcel into two lots of 14,052 square feet and 17,482 square feet zoned Residential-4 (R-4). Overall density is 2.73 units per acre, based on a maximum of 4 units per acre.

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

Prior to Development Services Department authorization to record lots:

- (2) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Terry Street is paid to the Public Works Department;
- (3) That a demolition permit be issued and this permit number be shown on all maps for recording;
- (4) That the general utility placement easement (0-5' variable) shall be shown on the plat and recorded with the Wake County Register of Deeds;
- (5) That a map showing the property and right of way dedication shall be recorded in the Wake County Registry with an indication that the roadway dedication density allowance has been utilized for the particular property prior to recording any subsequent maps in the development.

Prior to issuance of building permits:

- (6) That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Boucous Date: 5/31/17

Staff Coordinator:Daniel L. Stegall (BT)

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 04/04/17 owned by Woodaddy LLC, submitted by Zach Schachle.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4)

TREE CONSERVATION: This site is less than 2 acres and is exempt from tree conservation per UDO Article 9.1 Section 9.1.2.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: There is no dedication of right-of-way or construction of new streets. Terry Street is an existing street and is classified as a Neighborhood Local Street. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Terry Street	Neighborhood Local Street	60'	½-59	31' B-B	31' B-B	None

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

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 for low density residential development and institution.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-4 (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. Lots in this development conform to these minimum of the corresponding zoning district.

- 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 are being met via a design adjustment approved by the Public Works Director Designee. Lot arrangement and access conform to Chapter 8 of the UDO.
- STREETSCAPE TYPE:** The applicable streetscape type for Terry Street is a Neighborhood Local Street. The required streetscape trees will be planted in front of the sidewalk once it is constructed within a 6foot planting strip behind the back of the curb for the street.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 6 foot wide sidewalk is required along Terry 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:** The lot is subject to Stormwater regulations under UDO Article 9.2.2 of the UDO. This is a subdivision less than 1 acre in cumulative size. The development may claim an exemption under 9.2.2. A.1.b.i per TC-2-16. There are no existing floodplains or buffers on this site.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** There aren't any new streets 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:** 5/31/2020
Record at least ½ of the land area approved.
- 5-Year Sunset Date:**5/31/2022
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.