

HAY CORNER SUBDIVISION S-82-2016



Zoning: **R-4**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **0.53**
Number of Lots: **2**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**
Applicant: **Raleigh Custom
Homes**
Phone: **919-847-2664**





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-82-16 / Hay Corner Subdivision

General Location: The site is located on the west side of Hay Market Lane at the intersection with Harps Mill Road, inside the city limits.

CAC: North

Nature of Case: Subdivision of a 0.53 acre parcel zoned Residential-4 into two parcels of 0.25 and 0.23 acres.

Contact: Alison A. Pockat

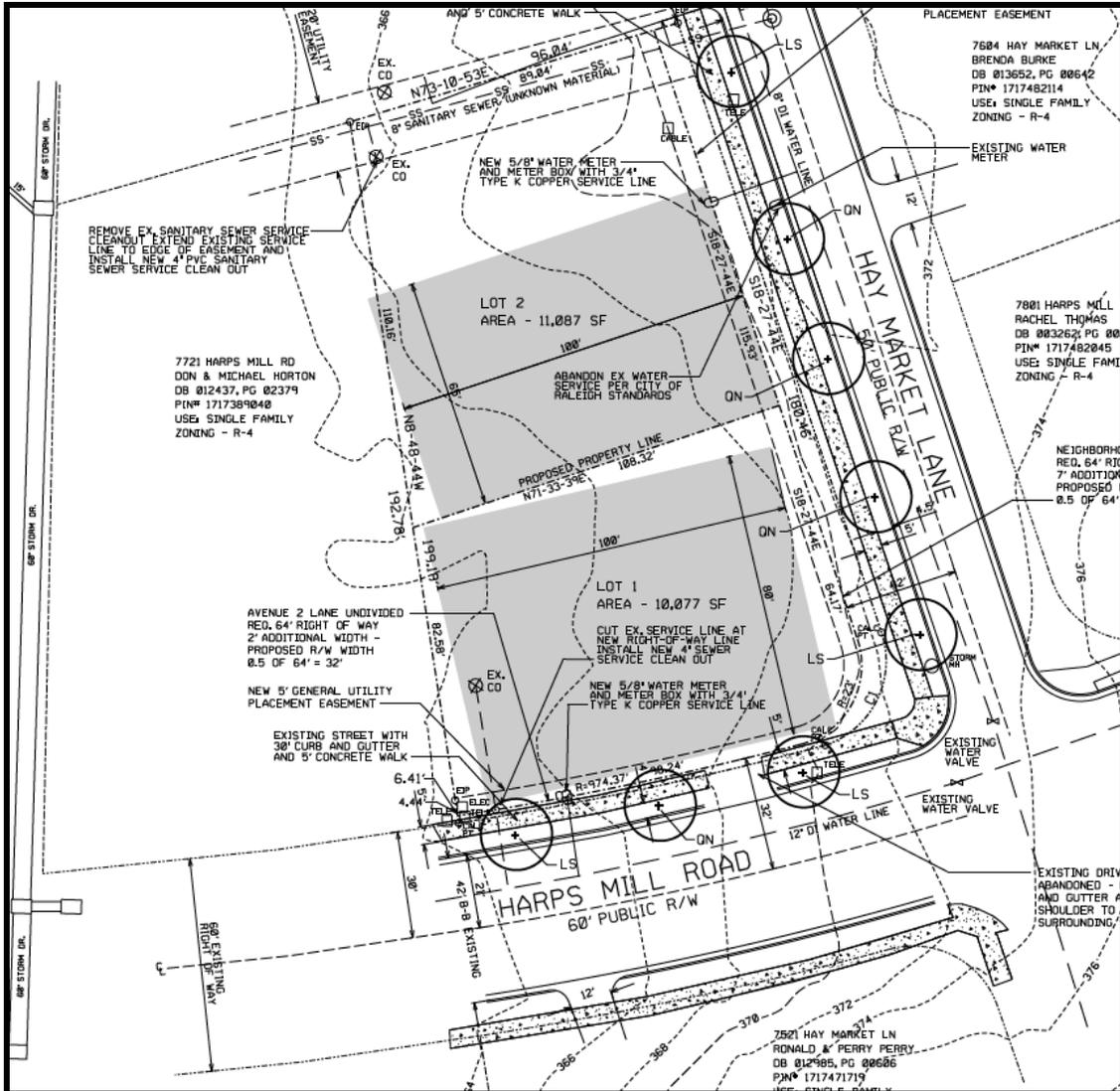
Design Adjustment: One Design Adjustment has been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment to allow the required street trees for Haymarket Lane and Harp's Mill Road to be planted in a 4.5' planting strip as opposed to the 6' planting strip requirement - UDO Section 8.5.2 D.

**Administrative
Alternate:** NA



Location Map



S-82-16/ Subdivision Layout

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	Hey Corner Subdivision	Date completed Application received	492289
	Case Number	S-82-16	Transaction Number	492289

DEPARTMENT RESPONSE/RECOMMENDATION	Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:			
	<input type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access		<input type="checkbox"/> UDO Art. 8.4 New Streets	
	<input checked="" 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	Cadell Hall	<input type="checkbox"/> Transportation		
<input type="checkbox"/> Engineering Services		<input checked="" type="checkbox"/> PRCR	Mary Ann Metcalf	
<input type="checkbox"/> Public Utilities				
Findings: Staff is in support of the Design Adjustment for the alternate streetscape. The applicant will plant trees behind the back of curb in the existing grass strips along Haymarket Ln and along Harp's Mill Rd. At the request of Urban Forestry, the applicant will plant medium sized trees.				

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

Authorized Signature **KENNETH J. RITCHIE, PE**
 DEVELOPMENT REVIEW MANAGER

4/20/2017
 Date

*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).

Design Adjustment – Alternative Streetscape

SUBJECT: S-82-16 / Hay Corner Subdivision

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the west side of Hay Market Lane at the intersection with Harps Mill Road, inside the city limits.

PIN: 1717480052

REQUEST: This request is to approve the subdivision of a 0.53 acre parcel into two lots of 11,087 square feet and 10,077 square feet zoned Residential-4 (R-4). Overall density is 3.77 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 a demolition permit be issued and this building permit number be shown on all maps for recording;

(3) That a fee-in-lieu will also be required for 1' of sidewalk for the frontage length of the property on Harps Mill Road and Hay Market Lane.

(4) 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 Hay Market Lane and Harps Mill Road is paid to the Public Works Department;

(5) That 1/2 the required right of way for Harps Mill Road and 7 feet of the required right of way for Hay Market Lane is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City

(6) 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 Development Services issuance of building permits:

(7) That a tree impact permit is obtained from the City of Raleigh;

I hereby certify this administrative decision.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Ken Bauer (C. Darger) Date: 4-27-17

Staff Coordinator: Daniel L. Stegall

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 March 3, 2017 owned by Tim Thompson, submitted by Alison A. Pockat.

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 right-of-way dedication required by the Street Plan Map of the Comprehensive Plan. Hay Market Lane is classified as a Neighborhood Street. Harps Mill Road classified as an Avenue 2-Lane undivided. 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
Harps Mill Road	Avenue 2-Lane, Undivided	60'	1/2-64'	42' B-B	42' B-B	N/A
Hay Market Lane	Neighborhood Street	50'	1/2-64'	25' B-B	25' B-B	N/A

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

Existing streets on the site are classified as follows: Hay Market Lane is classified as a Neighborhood Street and Harps Mill Road classified as an Avenue 2-Lane undivided. 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 not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the North Citizen Advisory Council in an area designated for low density residential development.

**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. The minimum lot width of a corner lot in this zoning district is 80 feet. Lots in this development conform to these minimum of the corresponding zoning district. 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape type for Harps Mill Road and Hay Market Lane is Residential. The required streetscape trees will be planted in front of sidewalks, within the existing 4.5' strip behind the back of the curb for both streets. A Design Adjustment has been approved for the street tree planting. Medium sized street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual.

PEDESTRIAN: A fee in lieu for a 1' of sidewalk is required prior to lot recordation. Access to the public right of way 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 subdivision meets stormwater code by TC-2-16 Section 9.2.2 A 2b(i)

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: There are no 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: 4/27/2020

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.