



Administrative Action Administrative Site Review

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

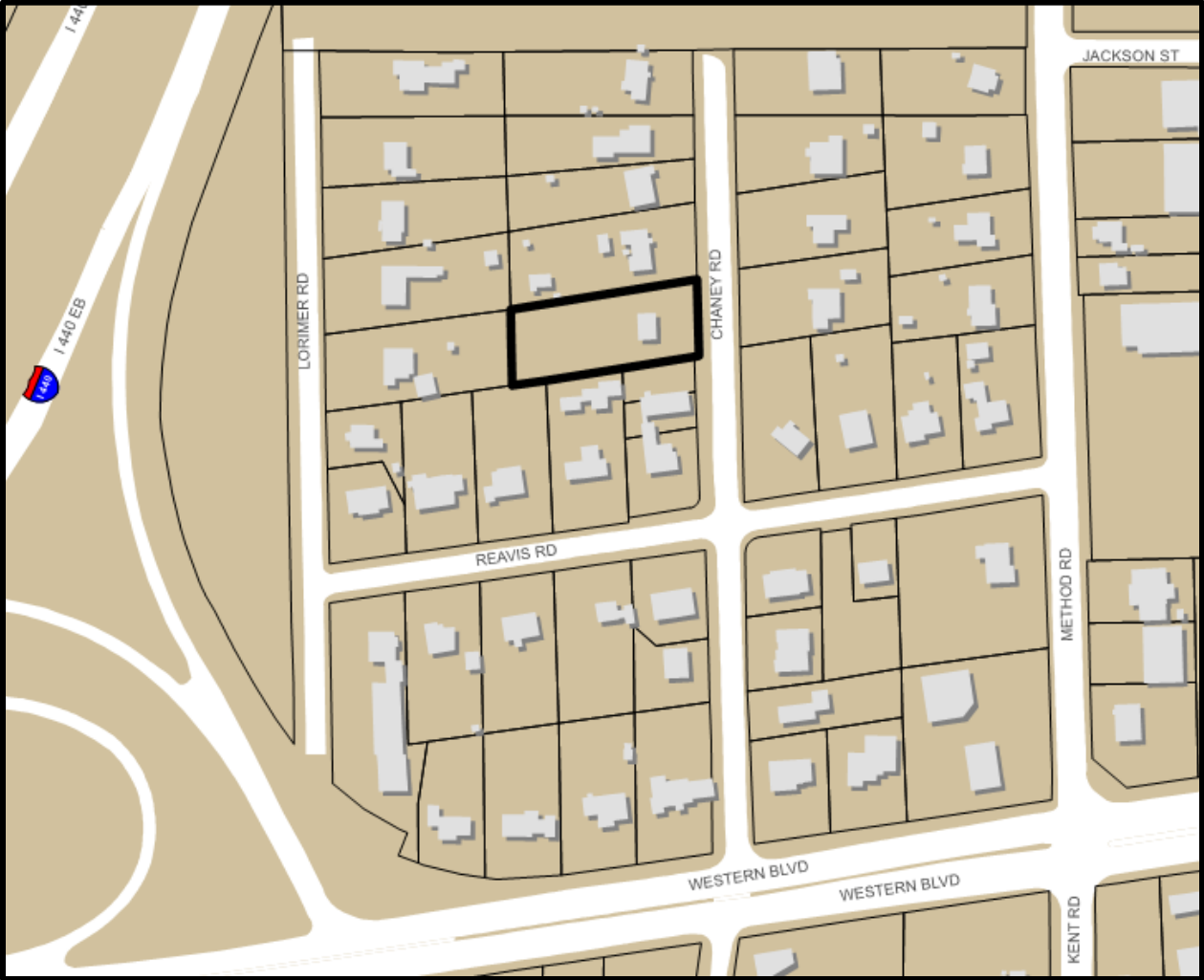
Case File / Name: SR-57-16 / 910 Chaney Road

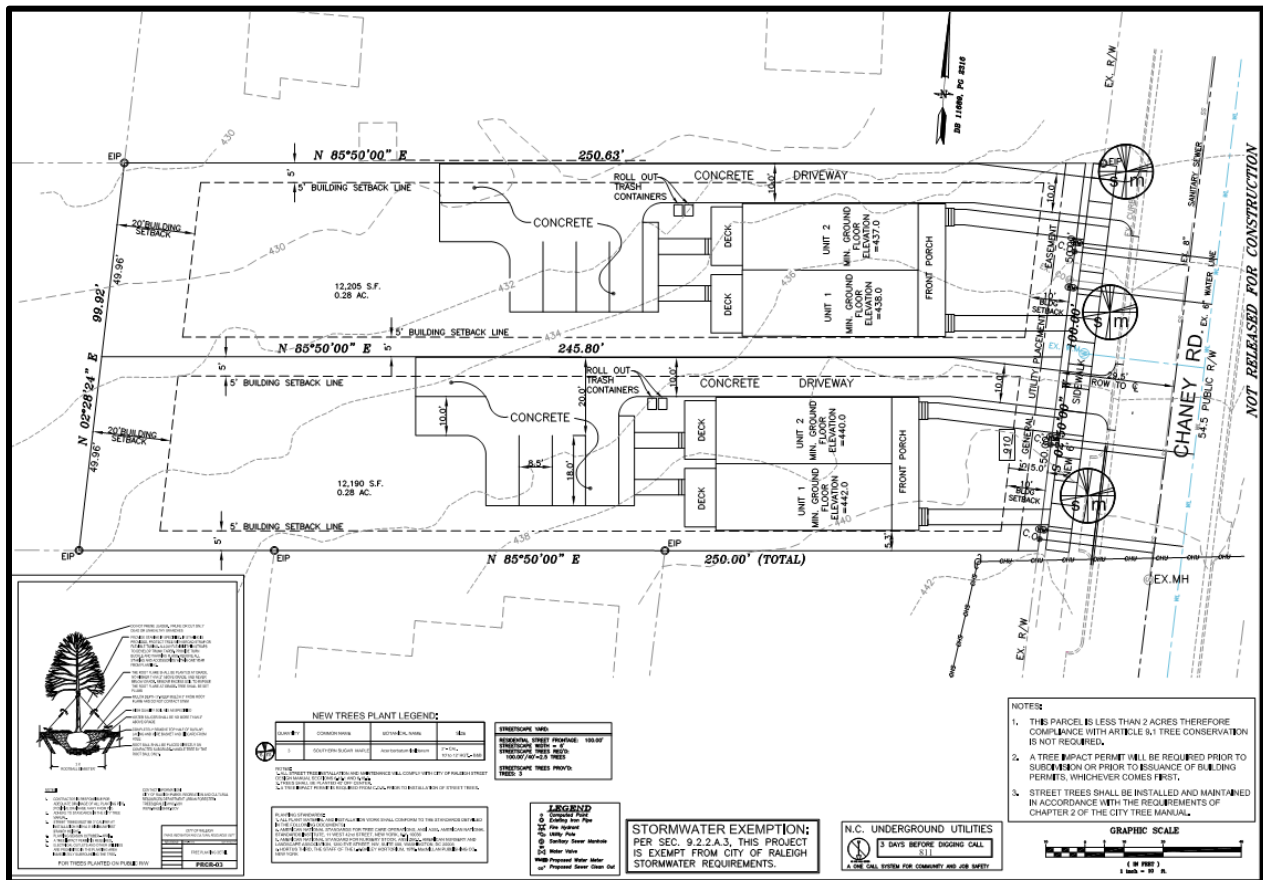
General Location: The proposed sites (2) are located on the west side of Chaney Road, north of the intersection of Chaney and Reavis Roads.

CAC: West

Request: Development of two tracts, .28 acres each, zoned Residential – 10, and within an SRPOD Overlay, each with a proposed attached house. The sites are within the city limits.

Cross-Reference: S-16-16, TR# 481776





SR-57-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	Residential-10	2.1 ,
Overlay District:	SRPOD	5.6
Parking:	Required = 2 spaces/unit or 4/lot Proposed = 6 spaces/lot	7.1.2
Street Type(s):	Neighborhood local	8.4
Streetscape:	Residential. Installation of 6' wide sidewalk and three street trees is associated with subdivision (S-16-16)	8.5

Setbacks/Frontage:	Front= 10' Infill setback is applicable and complies in regard to adjacent parcels. Side = 10' Infill setback is applicable and complies in regard to adjacent parcels. Rear = 10'	2.2.2, and 2.2.7
Neighborhood Transitions:	NA	3.5
Transitional Protective Yards:	NA	7.2.4
Stormwater:	The parent tract is less than one acre size, and no more than two lots are proposed, such that the proposed subdivision is exempt from stormwater regulations per UDO 9.2.2.A.1.	9.2
Tree Conservation:	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation	9.1
Variances, Design Adjustments, Administrative Alternates:	Right of Way dedication, and Streetscape requirements, are being met via the associated subdivision (S-16-16). Block perimeter is being met via an approved design adjustment also via the associated subdivision (S-16-16)	S-16-16
Other:	Infill - Proposal complies with front, side, and length infill standards.	2.2.2.7
	Sureties for grading, street frontage and improvements, demolition of existing house, Right of Way dedication via the associated subdivision, (S-16-16).	S-16-16

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

Prior to issuance of building permits:

2. That all the conditions of S-16-16 are met and the final subdivision map for S-16-16 is approved and recorded in the Wake county Register of Deeds.
-

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Bowen) Date: 9-15-16

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 8/22/16, submitted by Patti Hildreth, CMS Engineering..

EXPIRATION DATES: **The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan.** If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 9-15-2019

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

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.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.