



Administrative Approval Action

Case File / Name: SUB-0035-2020
1400 Kent Road

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The 0.62 acre site is located on the southwest corner of Kent Road and Cyanne Circle, north of Kaplan Drive and south of Warwick Drive, zoned R-10 in the SRPOD Overlay. The site address is 1400 Kent Road.

REQUEST: Subdivision to create three detached residential lots, and one attached house lot, totalling four lots for five residential units, or 8.06 units per acre. One single family house exists on site and will remain on one of the proposed lots.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 dated June 25, 2020 by DIEHL & PHILLIPS.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☒ Utility Placement Easement Required

☒ Cross Access Agreements Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. A fee-in-lieu for 150 lf.f of 1 ft sidewalk along Kent Road is paid to the City of Raleigh (UDO 8.1.10)
2. A 5' utility placement 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).



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4. Cross access agreements for the shared driveways among the lots as shown on the preliminary plan shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easements shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

5. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

Urban Forestry

7. A public infrastructure surety for 10 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

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 and subject to further review upon placement of impervious surface areas.
3. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.
4. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. Note that if the subdivision intends to disturb less than 12,000 sf cumulatively, a sealed letter from a licensed NC surveyor shall be required to be provided confirming that the overall limits of disturbance for the subdivision have been marked in the field and total less than 12,000 sf. This statement shall be required prior to any demolition or building permit issuance. (UDO 9.4.6.)

Urban Forestry



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5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Kent Road and 7 street trees along Cyanne Circle.

The following are required prior to issuance of building occupancy permit:

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

Urban Forestry

3. Final inspection of all right of way street trees by Urban Forestry Staff.

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:

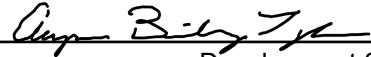
3-Year Sunset Date: August 21, 2023

Record at least ½ of the land area approved.

5-Year Sunset Date: August 21, 2025

Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 08/21/2020
Development Services Dir/Designee
Staff Coordinator: Justin Biegler

1400 KENT ROAD SUBDIVISION

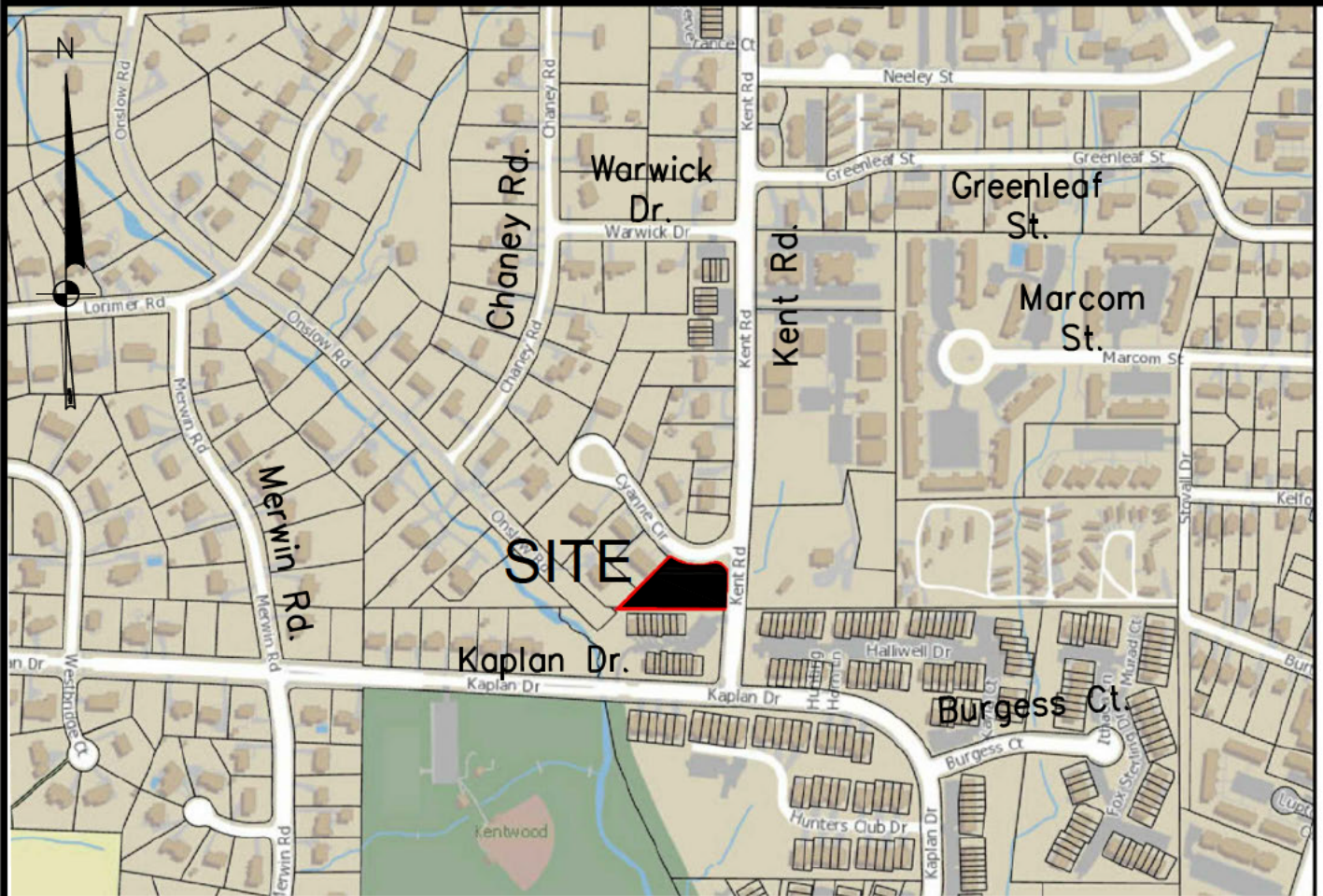
PRELIMINARY SUBDIVSION PLANS

SUB-0035-2020

The Solid Waste Design Manual has been reviewed. Trash services will be by the City of Raleigh SWS, with rollout containers that will be stored in the individual lot garages or on a concrete pad beside residence per design manual.

NOTES:

ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



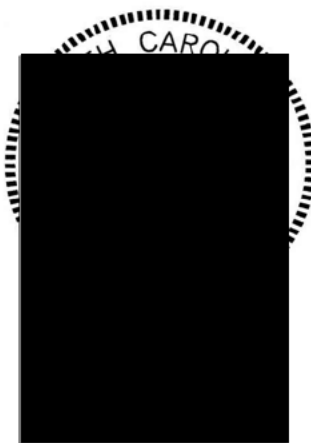
VICINITY MAP
SCALE: 1" = 500'

INDEX OF DRAWINGS

	COVER SHEET
1	EXISTING CONDITIONS
2	PRELIMINARY SUBDIVISION PLAN
3	PRELIMINARY GRADING PLAN
4	PRELIMINARY UTILITY PLAN
5	LANDSCAPE PLAN

OWNERS:
MICHAEL S. PETTY
ROGERS H. CLARK, JR.
127 W. HARGETT STREET SUITE 600
RALEIGH, N.C. 27602
(919) 821-5959

PROPERTY ADDRESS:
1400 KENT ROAD
RALEIGH, N.C.
PIN 0793 08 6111
ZONE: R-10 SRPOD OVERLAY
TOTAL AREA: 0.62 AC.
INSIDE CITY LIMITS



PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 PINEY PLAINS ROAD, SUITE 200
CARY, N.C. 27518 • (919) 467-9972

1	Site Data
PIN	0793 08 6111
Address	1400 Kent Road
Zone	R-10 SRPOD Overlay
Total Area	0.62 acre
No. Proposed Lots	4
No. of Livable Units	5
Open Space	No
Proposed Density	5 units / 0.62 = 8.06 units per acre
Allowable Density	10 units per acre

DATE: 6/25/2020

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Place, Suite 600 | Raleigh, NC 27601 | 919-896-3406

Raleigh

This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document.

Please email your completed application to CS_mikes@raleighnc.gov.

Office Use Only: Case #: _____ Planner (print): _____

Pre-application Conference Date: _____ Planner (signature): _____

DEVELOPMENT TYPE (UDO Section 2.1.2)

☒ Conventional Subdivision ☐ Compact Development ☐ Conservation Development ☐ Cottage Court

NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District

GENERAL INFORMATION

Scoping/sketch plan case number(s):
Scope - 0007-2020

Development name (subject to approval): 1400 Kent Road

Property Address(es):
1400 Kent Road

Recorded Deed PIN(s):
0793 08 6111

What is your project type? ☐ 3 lots ☒ Single family ☐ Townhouse ☐ 1 Lot ☒ Attached houses ☐ Apartment ☐ Non-residential ☐ Other:

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION

NOTE: Please attach executed agreement when submitting this form.

Company: Owner/Developer Name and Title: Michael Petty & Rogers Clark, Jr.

Address: 127 W. Hargett Street Suite 600 Raleigh, NC 27602

Phone #: 919 821 5959 Email: mpetty@michaelpettylaw.com

APPLICANT INFORMATION

Company: Contact Name and Title: Michael Petty & Rogers Clark, Jr.

Address: 127 W. Hargett Street Suite 600 Raleigh, NC 27602

Phone #: 919 821 5959 Email: mpetty@michaelpettylaw.com

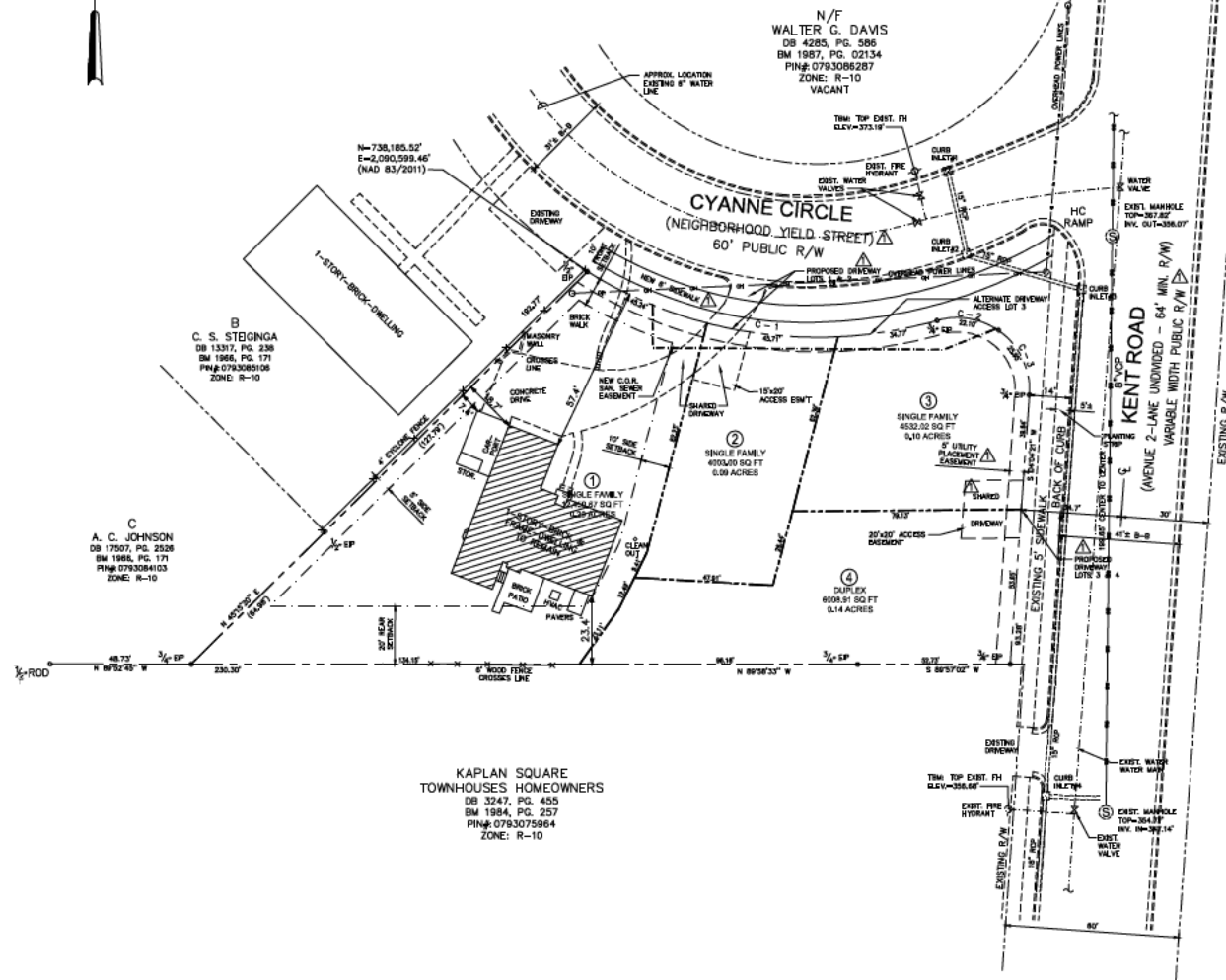
Continue to the next page>

Page 1 of 2

REVISION 06.01.20

raleighnc.gov

CURVE DATA					
NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.	DELTA
C-1	150.00	125.72	S 82°02'31" E	122.07	48°01'11"
C-2	25.00	22.10	S 80°43'28" E	21.39	50°39'17"
C-3	25.00	23.95	S 33°38'44" E	24.80	58°28'16"



NOTES:
1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP # 3720079300J EFFECTIVE DATE: MAY 2, 2006

TRANSPORTATION NOTES:

- RIGHT OF WAY SHALL BE CLOSED AND GRUBBED WITHIN 50 FEET OF ALL RESIDENTIAL OR RESIDENTIAL COLLECTOR STREET INTERSECTIONS, RIGHT OF WAY SHALL BE CLOSED AND GRUBBED WITHIN 100 FEET OF ALL OTHER STREET INTERSECTIONS.
- MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM THE POINT OF TANGENCY AND NO DRIVEWAYS OR PARKING SPACES SHALL ENCROACH ON THE MINIMUM CORNER CLEARANCE. DRIVEWAY TURNSHOTS ON THE CORNER LOTS WILL BE REQUIRED TO BE A MINIMUM OF 20' FROM THE TANGENCY OF THE INTERSECTION AND NO CLOSER THAN 3.5' FROM AN ADJACENT PROPERTY LINE.
- NO SIGN OBSTRUCTING, OR PARTIALLY OBSTRUCTING WALL, FENCE, POLAR, SIGN, SIGN, PARKED VEHICLE, OR OTHER OBJECT BETWEEN THE HEIGHTS OF TWO (2) FEET AND 6'6" (6) FEET ABOVE THE CURB LINE ELEVATION (OR THE EDGE OF PAVEMENT IF NO CURB EXISTS) SHALL BE PLACED WITHIN A RIGHT TRIANGLE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
- WITHIN THE AREA OF A DEFINED RIGHT TRIANGLE, THERE SHALL BE NO SIGN OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, SIGN, POLAR, SIGN, OR PARKED VEHICLE BETWEEN THE HEIGHTS OF TWENTY-FOUR (24) INCHES AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION OR THE HIGHEST TRAVELED WAY IF NO CURBING EXISTS.

Interpretation of Notes					
Subdivision Impervious Surface Coverage (SIC) Rating = 0.0%					
Total Site Area = 23,885 Sq. Ft.					
Maximum Allowable Impervious Surface Coverage = 23,885 Sq. Ft. x 0.0% = 0.0 Sq. Ft.					
Existing Impervious Surface (SIC):					
3,842 Sq. Ft.					
Proposed Impervious Surface					
Area (Sq. Ft.)	Allowable Impervious Surface Coverage (SIC) (%)	Right of Way Impervious Surface Coverage (SIC) (%)	Maximum Impervious Surface Coverage (SIC) (%)	Notes	
Lot 1	0.00%	0.00%	0.00%	0.00%	
Lot 2	0.00%	0.00%	0.00%	0.00%	
Lot 3	0.00%	0.00%	0.00%	0.00%	
Lot 4	0.00%	0.00%	0.00%	0.00%	
Lot 5	0.00%	0.00%	0.00%	0.00%	
Total Proposed Impervious Surface:				23,885 Sq. Ft.	
*Net Existing Impervious Surface = 3,842 Sq. Ft.					

Notes

- Survey information from R.L. Smith Land Surveying.
- Existing easements will remain. Lot 1 and 2 will have shared driveway.
- This lot is subject to UDO Section 2.2.7 (a) Rules.
- Per UDO Section 2.2.2 A.2 subdivision is exempt from active stormwater control requirements. The lot is subject to impervious surface coverage requirements of UDO Section 2.2.2.
- Per UDO Section 2.2.2 subdivision is exempt from tree conservation requirements.
- All construction and materials in street right of way shall be in compliance with City of Raleigh Standards.
- See also for details of standards (see also of Cyanne Circle for street standards). See also for details of standards (see also of Cyanne Circle for street standards).
- Sanitary sewer extension in Cyanne Circle will require construction plan approved and recordation of City of Raleigh public sanitary sewer easement.
- Due to overhead utility lines on Cyanne Circle, underground lines are proposed for street trees.
- Lot 133 (unimproved) was subject of street closing. See STC-01-013 Dated May 3, 2018, Resolution Number 2018- 003.

Site Data

Owner and Developer	Michael P. & Rogers Clark, Jr. 327 West Hargett Street Suite 100 Raleigh, NC 27603 919.821.1800
Street Address	1400 Kent Road (on the City Limits)
PM	0793180200
Area	0.533 acre
Zoning	R-50 (Rural) Overlay
Existing Land Use	Single Family Residential
Proposed Number of Lots	4 (100 Feet)
Proposed Number of Usable Units	5 (3 single family & 1 duplex)
Open Space	No
Maximum Lot Size	4,940 sq. ft. single family 8,400 sq. ft. duplex
Proposed Minimum Lot Area	4,940 sq. ft. single family 8,400 sq. ft. duplex
Proposed Density: 5 units / 0.533 ac = 1.00 units / ac	
Allowable Density: 30 units per acre	

GRAPHIC SCALE

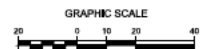




N/F
JEFFERSON & JOYCE
BULLOCK
DB 5288, PG. 85
BM 1984, PG. 257
PIN#: 0793180200
ZONE: R-10

KAPLAN SQUARE
TOWNHOUSES HOMEOWNERS
DB 3247, PG. 455
BM 1984, PG. 257
PIN# 0793075964
ZONE: R-10

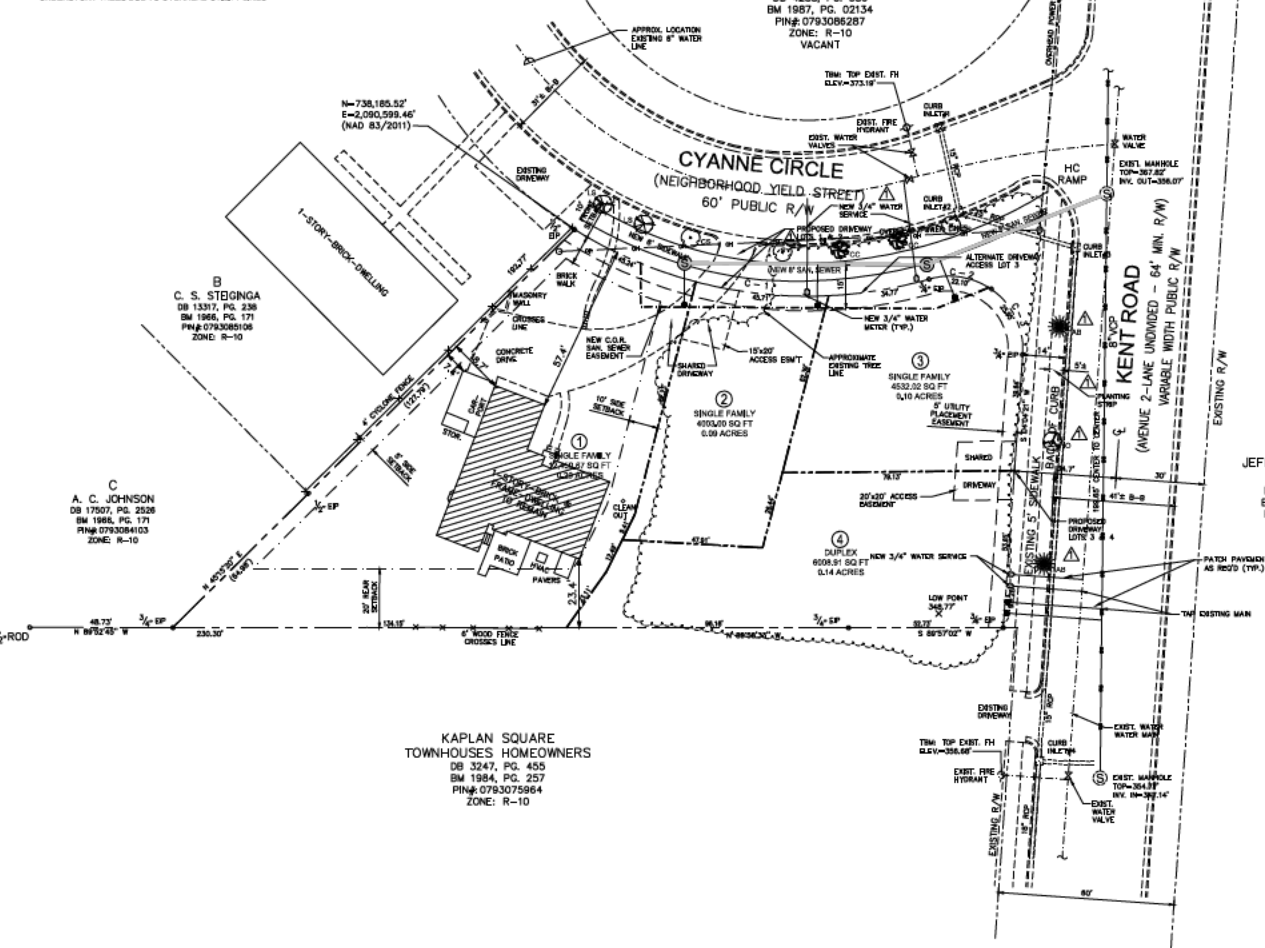
NOTES:
1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD
AREA ACCORDING TO FEMA MAP # 3720079300J EFFECTIVE DATE:
MAY 2, 2006



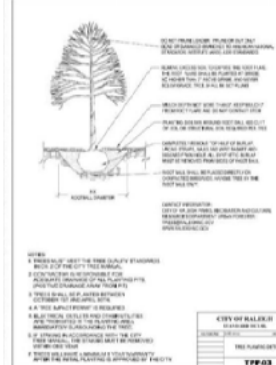
Street Trees									
Quantity		Total	Qty	Botanical Name	Common Name	Caliper	Height	Root	Color
Lot	Lot			Tree					
1	1	1	1						
1	1	2	2K	Acer leucoparvum	White-barked Maple	1" Cal.	12' Ht. Min.		
1	1	2	KD	Ficus spicata	American Fig	1" Cal.	12' Ht. Min.		
Understorey Trees									
Lot	Lot	2	Total						
1	1	2	Quantity						
2	2	2	1S	Lagerströmia	Crope Myrtle	7" Ht. Min.		Single Stem	
			1S	Cassia verticillata	Tree Tagelweed	7" Ht. Min.		Single Stem	
			2	Cassia coccinea					

CURVE DATA					
NUMBER	RADIUS	ARC DIST.	CHORD BEARING	DIST.	DELTA
C-1	150.00	125.72	S 82°02'31" E	122.07	48°01'11"
C-2	25.00	22.10	S 80°45'28" E	21.39	50°39'17"
C-3	25.00	25.95	S 25°39'44" E	24.80	59°28'10"

KENT ROAD FRONTAGE 119.240 ± 2.08 3 PROVIDED
 CYANNE CIRCLE FRONTAGE 124.710 ± 6.28 7 PROVIDED
 * UNDERSTORY TREES DUE TO OVERHEAD UTILITY LINES



NOTES:
 1. THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEMA MAP # 3720079300J. EFFECTIVE DATE: MAY 2, 2006



- Notes
1. Survey information from S.L. Scott Land Surveying.
 2. Existing easements will remain. Lot 1 and 2 will have shared driveway.
 3. This lot is subject to UDO Section 2.2.7.10.1.
 4. Per UDO Section 2.2.2.1.1 a subdivision is exempt from active stormwater control requirements. The lots are subject to impervious surface coverage requirements of UDO Section 2.2.2.
 5. Per UDO Section 2.2.2.1.1 a subdivision is exempt from tree conservation requirements.
 6. All construction and materials in street right of way shall be in compliance with City of Raleigh standards.
 7. Two-to-one for 4 feet of sidewalk (one side of Cyanne Circle) for street frontage. Four-to-one for 4 feet of sidewalk (both sides of Kent Road) for street frontage.
 8. Sanitary sewer extension on Cyanne Circle will require construction plan approval and recordation of City of Raleigh public works department.
 9. Due to overhead utility lines on Cyanne Circle, understory trees are proposed for street trees.
 10. Lot 1 is located within a flood hazard area. See FEMA Map # 3720079300J, dated May 2, 2006, Flood Hazard Map # 2108, Resolution Number 2018-103.

Site Data

Owner and Developer: Michael Petty & Rogers Clark, Jr.
 8770 West Hargett Street
 Suite 400
 Raleigh, NC 27602
 919.411.9999

Street Address: 1400 Kent Road (Inside City Limits)

Pin: 27611 (0601)

Area: 5.42 acres

zoning: R-10 (Single-Family Residential)

Existing Land Use: Single-Family Residential

Proposed Number of Lots: 4 (One Phase)

Proposed Number of Livable Units: 5 (1 single family & 1 duplex)

Open Space: No

Minimum Lot Size: 4,000 sq. ft. single family
 4,000 sq. ft. duplex

Proposed Minimum Lot Area: 4,000 sq. ft. single family
 4,000 sq. ft. duplex

Proposed Density: Single-Family (R-10) = 0.25 units / ac
 Allowable Density: 20 units per acre

