



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

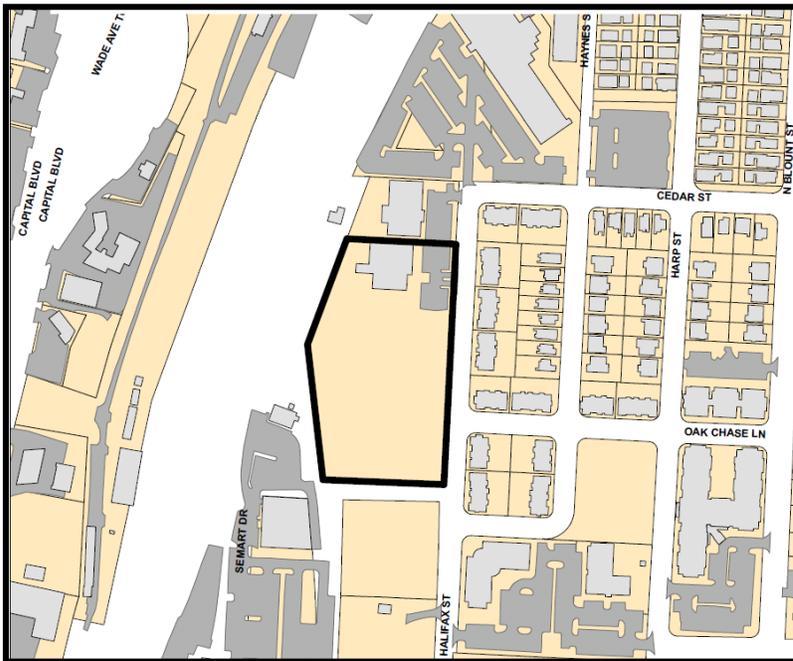
Case File / Name: S-18-11/ Halifax Park Subdivision

General Location: Intersection of Halifax St. and Oak Chase Ln.

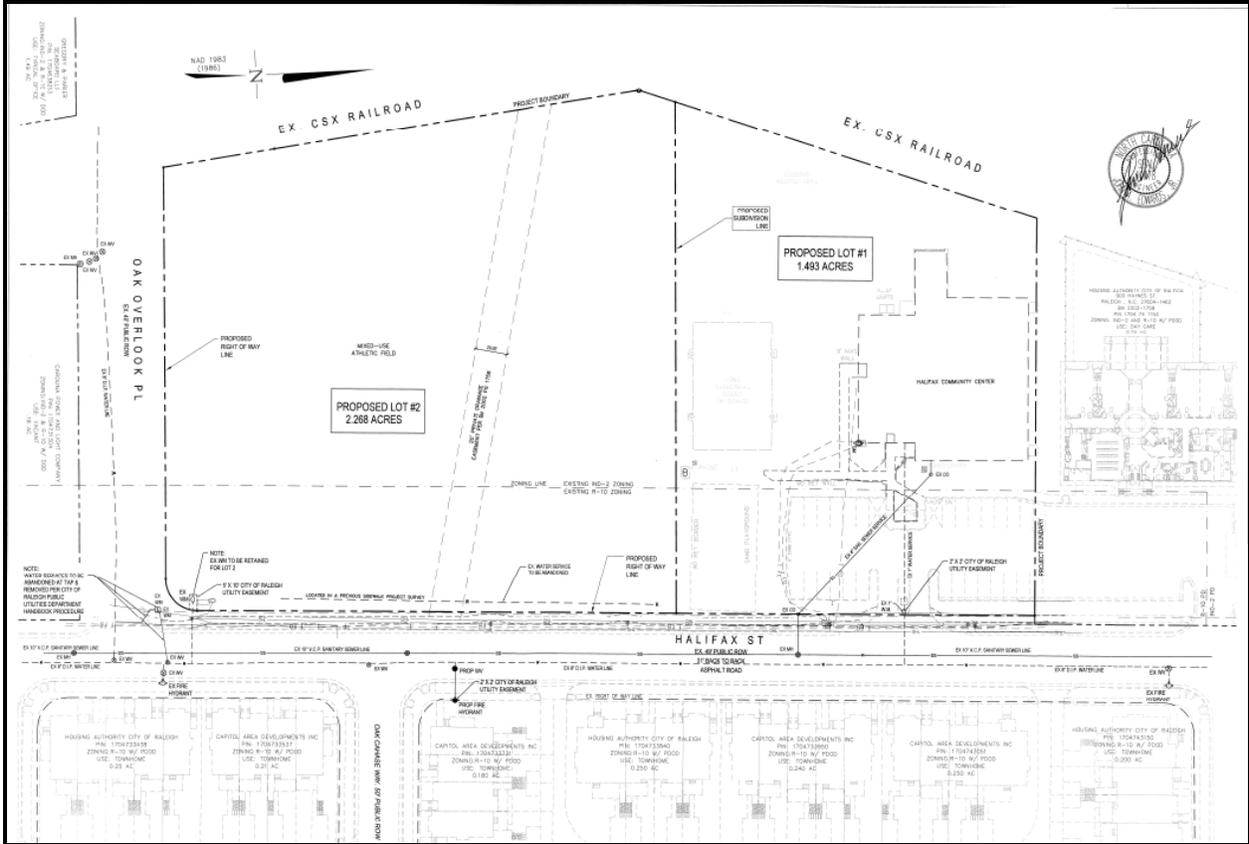
CAC: Mordecai

Nature of Case: This is a subdivision of a 3.94 acre parcel that is split zoned Industrial-2 and R-10 with Downtown Overlay District. The proposed plan is to create 2 lots; Lot 1 is 1.49 acres and Lot 2 is 2.26 acres.

Contact: Ken Thompson



Location Map



Proposed Subdivision

SUBJECT:
CROSS-REFERENCE: N/A

LOCATION: This site is located at the intersection of Halifax St. and Oak Chase Ln., within the city limits.

REQUEST: This is a subdivision of a 3.94 acre parcel that is split zoned Industrial-2/R-10 with Downtown Overlay District. The proposed plan is to create 2 lots; Lot 1 is 1.49 acres and Lot 2 is 2.26 acres.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That a fee-in-lieu of construction for the difference between the existing ½-31-foot bb and the proposed ½-41-foot bb along Halifax Street is paid to the Public Works Department;
 - (2) That a fee in lieu of construction of ½-41'bb for Overlook Road is paid to the Public Works Department;
 - (3) That cross access agreements between lots 1 and 2 be recorded at the Wake County register of deeds and recorded copies provided to the Planning Department within 14 days or plat recordation;
 - (4) That the City Attorney approve a 4.5' public sidewalk easement for any portion of the public sidewalk along Halifax Street and Oak Overlook Place located within private property;
 - (5) That ½ of a 60-foot right of way and a 20-foot slope easement along Oak Overlook Place and Halifax Street be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Site Review Specialist in the Inspections Department at permit review;
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I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Silen (C. Waige)

Date:

3-20-12

Staff Coordinator:

James Marapoti

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 Chapter 2, Part 10, Sections 10-2047, 10-2021, 10-2051 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2.8.12, owned by Raleigh Housing Authority, submitted by JDavis Architects.

ZONING:

ZONING DISTRICTS: Industrial 2 and R-10 with Downtown Overlay District.

LANDSCAPING: Individual landscape plans will be reviewed for conformity prior to permit issuance.

TREE CONSERVATION: No tree conservation priorities exist; therefore tree conservation is not required.

UNITY OF DEVELOPMENT: Not applicable

PHASING: Not applicable

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Easement
Oak Overlook Pl.	½ 60'	Fee in lieu	20'
Halifax St.	½ 60'	Fee in lieu	20'

A fee-in-lieu of construction for Oak Overlook Place is required for a ½-41' curb and gutter with ½-5' sidewalk. Halifax Street exists as a 31' b-b curb and gutter roadway with sidewalk. The fee-in-lieu of construction on Halifax Street is required for an additional 5-feet of pavement to complete the requirement for a ½-41' b-b curb and gutter roadway.

TRANSIT: Not required

URBAN FORM: This site is located in the Mordecai Citizen Advisory Council, since this subdivision is in the Downtown Overlay District, site plans will be subject to constructing 14' sidewalks.

SUBDIVISION STANDARDS:

- LOT LAYOUT:** The minimum lot size in this zoning district is 5,000 square feet. The minimum lot depth in this zoning district is 70'. The minimum lot width in this zoning district is 45'. Lots in this development conform to these minimum standards.
- BLOCK LAYOUT:** Not applicable.
- PUBLIC UTILITIES:** City water and sewer services exist.
- SOLID WASTE:** Individual lot service by the City is to be provided.
- CIRCULATION:** No proposed construction requirements in the public right of way.
- PEDESTRIAN:** Due to the 14' sidewalk requirements for the Downtown Overlay District, this project is dedicating adequate right of way and 4.5' private sidewalk easements along Halifax Street and Oak Overlook Place. All future sidewalk improvements are deferred until site plan approval for Proposed Lot 2. Sidewalk construction is required upon site development of either or both lots.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This subdivision is subject to stormwater and nitrogen reduction requirements of Part 10, Chapter 9 of the Raleigh City Code. All proposed lots exceed one acre in size. Therefore, stormwater management measures will be required at the time of site plan submittal for each lot or at the time of further subdivision.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** Not required.
- OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

SUNSET DATES: If significant lot recording 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: 3/20/2015
Record at least ½ of the land area approved.

5-Year Sunset Date: 3/20/2017
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE 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 Engineering Department for street construction; by the first working day in November and May each year.