



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-1-12 / Idlewild Avenue Subdivision

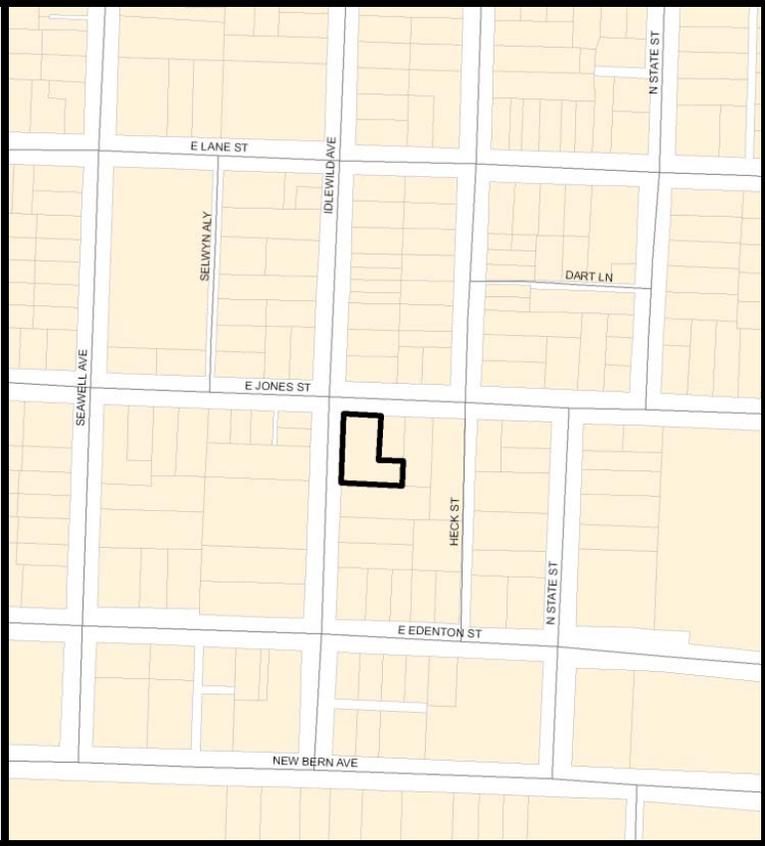
General Location: The site is located on Idlewild Avenue, between the East Joes Street and East Edenton Street.

CAC: North Central

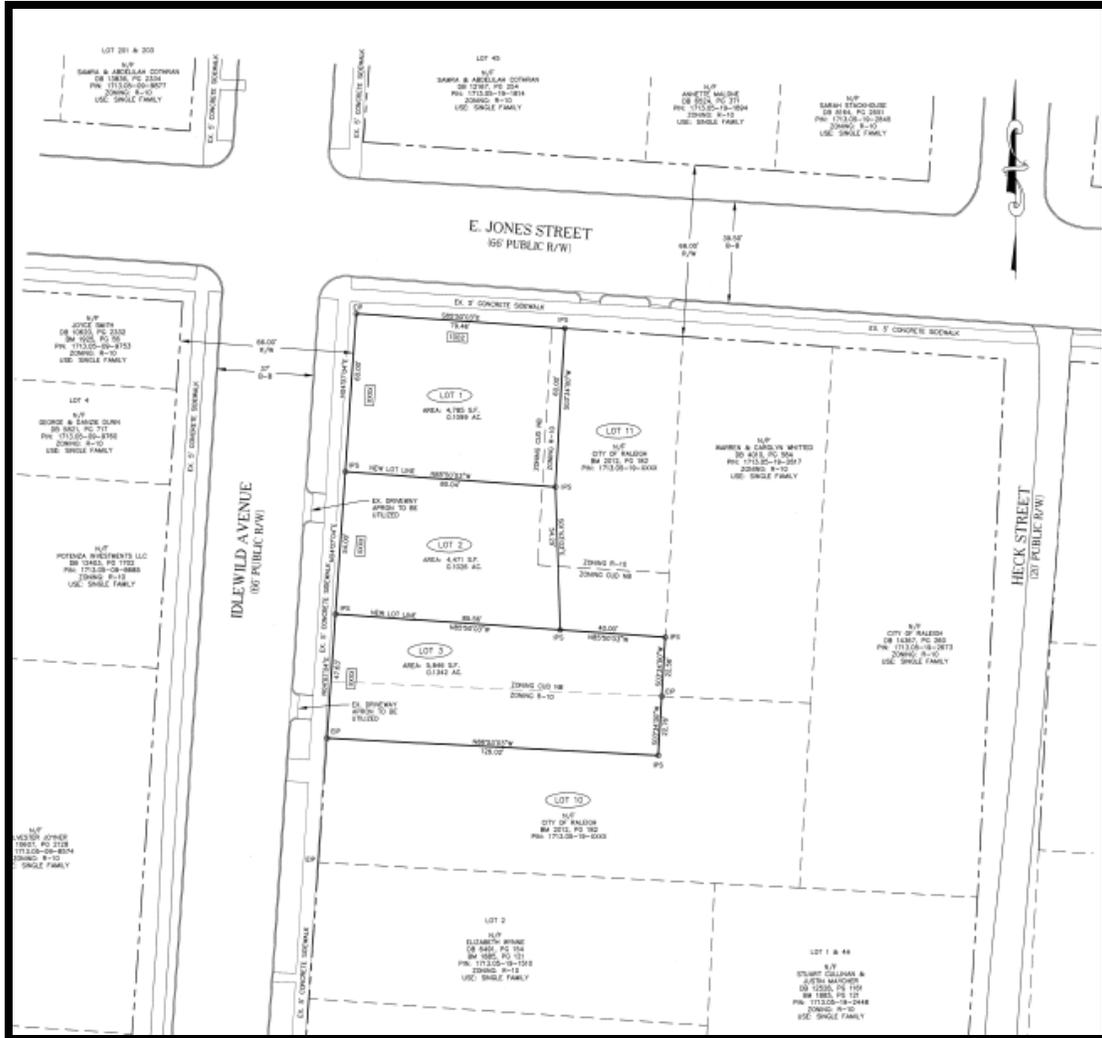
Nature of Case: The subdivision of a .3467 acre parcel into 3 lots.

- Lot 1 - 0.1099 acres (4,785 square feet)
- Lot 2 - 0.1025 acres (4,471 square feet)
- Lot 3 - 0.1342 acres (5,846 square feet)

Contact: John A. Edwards



S-1-12 Idlewild Avenue Subdivision Location Map



S-1-12 Idlewild Avenue Subdivision Layout

SUBJECT: S-1-12 / Idlewild Avenue Subdivision

**CROSS-
REFERENCE:** Z-33-92

LOCATION: This site is located on the east side of Idlewild Avenue, south of its intersection with East Jones Street, inside the City Limits.

REQUEST: The subdivision of a 0.3467 acre parcel into 3 lots, zoned Residential-10 & Neighborhood Business w/ Neighborhood Conservation Overlay The property is located in the New Bern – Edenton Neighborhood Conservation Overlay District.

Lot 1 - 0.1099 acres (4,785 square feet)
Lot 2 - 0.1025 acres (4,471 square feet)
Lot 3 - 0.1342 acres (5,846 square feet)

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:** *Prior to issuance of building permits:*

- (1) That a map is recorded showing the dedication of City of Raleigh Utility Easements on lots 1 and 3 for existing water meters.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Silen (C. Wayne) Date: 3-21-12

Staff Coordinator: Meade Bradshaw

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 10-2021, 10-2042, 10-2054 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2/14/12, owned by City of Raleigh, submitted by John A. Edwards.

ZONING:

ZONING DISTRICTS: Residential-10 & Neighborhood Business w/ Neighborhood Conservation Overlay District

Z-123-85 East Jones Street and Idlewild Avenue, southeast corner of the intersection, being Parcel 5, Block G-26, Tax Map G-2, rezoned to Neighborhood Business Conditional Use.

Conditions:

Neighborhood Business CUD; only those permitted uses, including the sign regulations, in the Buffer Commercial District (Section 10-2042 of the Raleigh City Code), including an interior decorating business, but not including hotels or motels.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: The site is exempt from tree conservation under Code Section 10-2082.14(2) and 10-2132.2(20)

UNITY OF DEVELOPMENT: Unity of development criteria is not required in this subdivision.

PHASING: There is not a phased development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Sufficient right-of-way and road improvements exist along Idlewild Avenue and East Jones Street.

TRANSIT: This site is presently not served by the existing transit system.

URBAN FORM: This site is located in the North Central Citizen Advisory Council, in an area designated a residential area.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The subdivision is located in the New Bern – Edenton Neighborhood Conservation Overlay District.

New Bern – Edenton Neighborhood (Zoning Case Z-33-92)

Minimum lot size: 4,000 square feet (0.09 acre)

Minimum lot frontage: Thirty (30) feet

Front yard setback: Minimum of ten (10) feet, maximum of twenty-five (25) feet.

Side yard setback: Minimum of zero (0) feet when minimum building separation is met.

Building separation: Minimum of ten (10) feet.

Maximum building height: Thirty-five (35) feet.

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

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.

CIRCULATION: Lots will receive direct access to either East Jones Street or Idlewild Avenue.

PEDESTRIAN: Sidewalks exist along Idlewild Avenue and East Jones Street.

FLOOD HAZARD: There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Subdivision is exempt from Part 10, Chapter 9 – Stormwater Regulations. The intent of the exemptions listed in 10-9021 are being achieved. Lot 11 remains less than ½ acre; therefore meeting the intent of 10-9021(2). Lots 1, 2 3 meet the intent of 10-9021(3) and 10-9021(4).

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

STREET NAMES: No new street names are being proposed.

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: 3/21/2015
Record at least ½ of the land area approved.

5-Year Sunset Date: 3/21/17
Record entire subdivision.

**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.