



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-14-12 / 1009 Gardner Street

General Location: Located on Gardner Street, between the intersection with Wade Avenue and Barmettler Road.

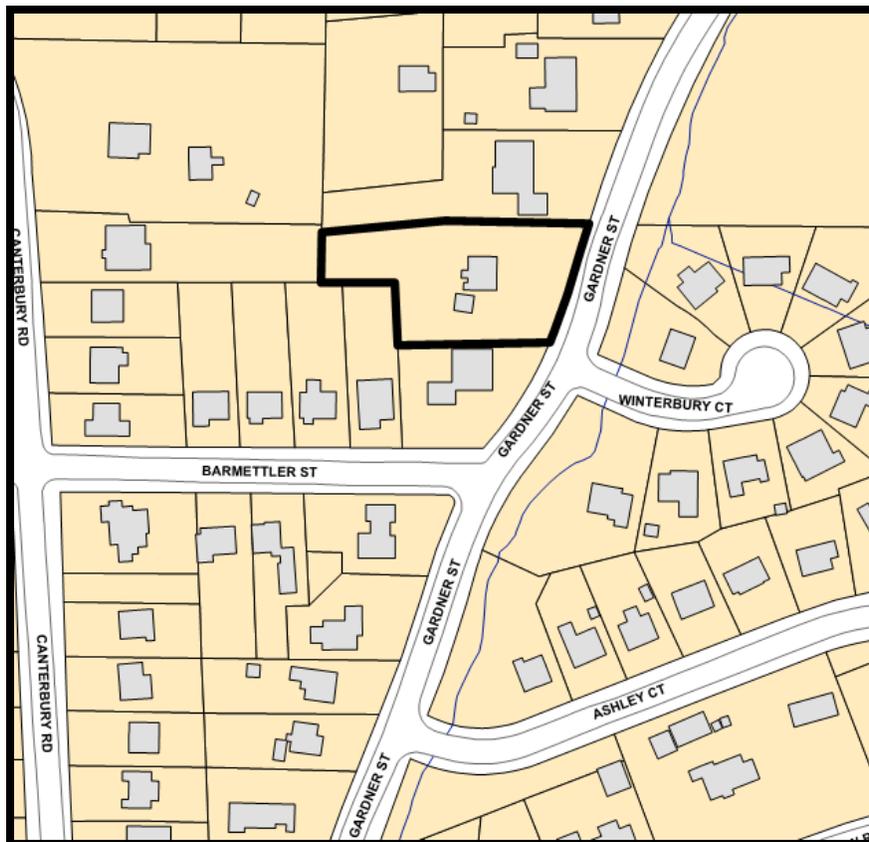
CAC: Wade

Nature of Case: The subdivision of a 0.72 into two parcels zoned Special Residential-6.

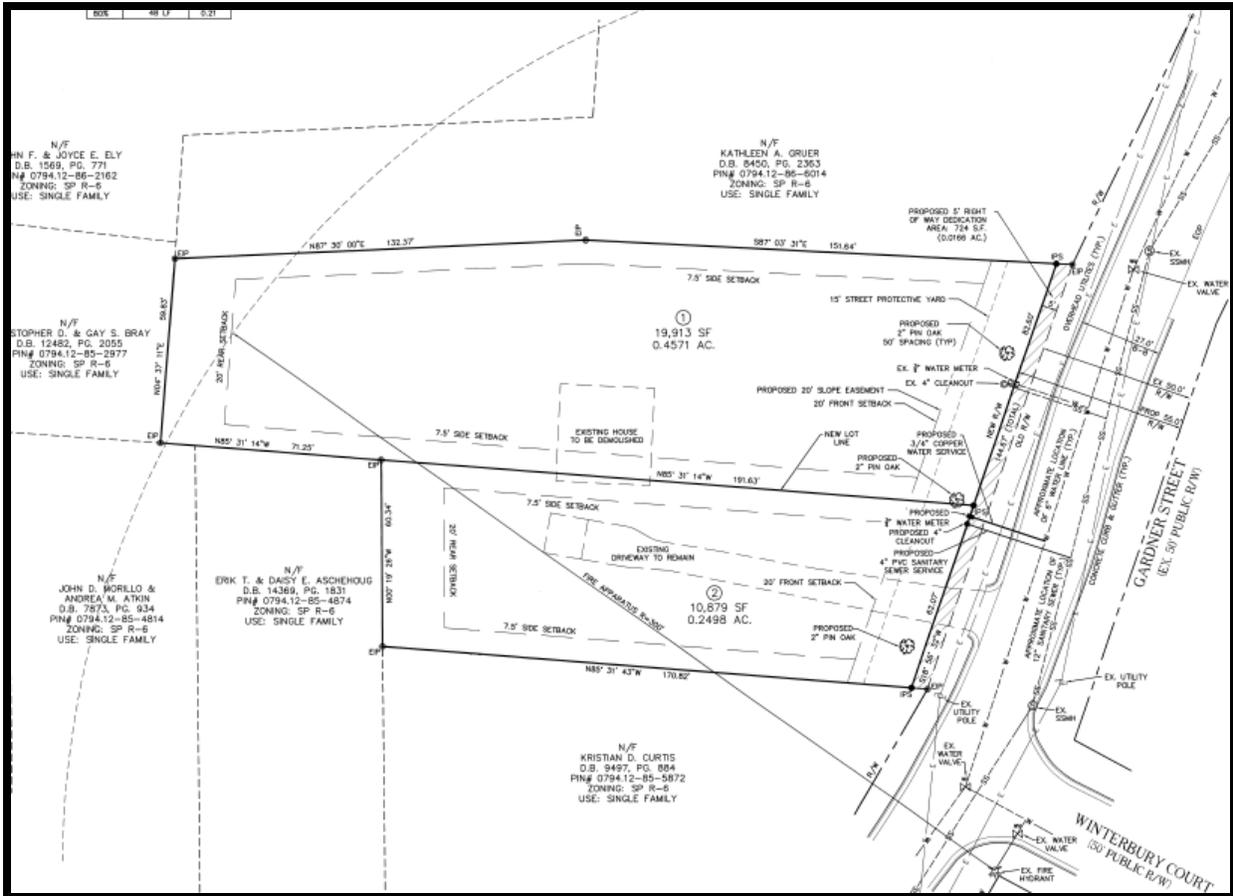
Lot 1 – 0.46 acres
Lot 2 - 0.26 acres

The proposed lots are greater than 80% the median lot size and 80% the median street frontage, not constituting an infill subdivision.

Contact: John A. Edwards & Company



S-14-12 1009 Gardner Street – Site Location Map



S-14-12 1009 Gardner Street – Subdivision Layout

SUBJECT: S-14-12 / 1009 Gardner Street

**CROSS-
REFERENCE:**

LOCATION: This site is located on the west side of Gardner Street, south of its intersection with Wade Avenue, inside the City Limits.

REQUEST: The subdivision of a 0.72 into two parcels zoned Special Residential-6.

Lot 1 – 0.46 acres

Lot 2 - 0.26 acres

The proposed lots are greater than 80% the median lot size and 80% the median street frontage, not constituting an infill subdivision.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That a demolition permit for both structures be issued by the Planning and Development Department and this building permit number be shown on all maps for recording;
- (2) That 1/2'-60' in width of right of way a 20' slope easement along Gardner 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;
- (3) That a fee in lieu for 1/2 of a 5' sidewalk on Gardner Street be paid to the Public Works department;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Michelle Chen (C. Wayer)

Date: 9-12-12

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 10-2018 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 6/15/12, owned by Raleigh Custom Homes, Inc, submitted by John A. Edwards Company.

ZONING:

ZONING DISTRICTS: Special Residential-6 Ordinance 280 ZC 336 Effective 11/3/93.

Z-27-93 University Park Area, generally located north of Hillsborough Street between Chamberlain Street and Faircloth Street, north to Wade Avenue and being numerous lots on Dixie Trail, Brooks Avenue, Gardner Street, Clark Avenue, Barmettler Street and others rezoned to Special Residential-6 District as shown on map entitled "Z-27-93, Law and Finance Committee Recommendation" dated October 28, 1993, with the exception that parcels in Block D-127 facing Daisy, Raymond, Douglas and Clark and the Anderson property on Gardner Street as recommended by the Planning Commission be excluded.

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

TREE CONSERVATION: This site is less than 2.0 acres in size, not adjacent to a thoroughfare. Tree conservation is not required.

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

PHASING: There one phase in this development.

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 Esmt.
Gardner Street	½ 60'	N/A	20'

A fee-in-lieu of construction for ½ of a 5' sidewalk along the property frontage on Gardner Street.

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

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

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in this zoning district is 7,260 square feet. The minimum lot depth in this zoning district is 80'. The minimum lot width in this zoning district is 50'. Lots in this development conform to these minimum standards.
- 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:** Proposed street improvements shall conform to normal City construction standards. This layout indicates a stream crossing that is to be shared with an adjacent property owner. The developer of this property will construct the entire stream crossing, and will be reimbursed by the City for 1/2 the cost of construction.
- PEDESTRIAN:** A fee-in-lieu of construction for ½ of a 5' sidewalk along Gardner Street.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** The subdivision is claiming an exemption from Stormwater Control Regulations under 10-9021(3) as the subdivision is less than 1 acre in cumulative size and will have no more than 2 dwelling units. No floodplain or Neuse River Buffers exist on the site.
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new Streets 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: 9/12/2015
Record at least ½ of the land area approved.

5-Year Sunset Date: 9/12/2017
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.