



Administrative Action Preliminary Subdivision

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

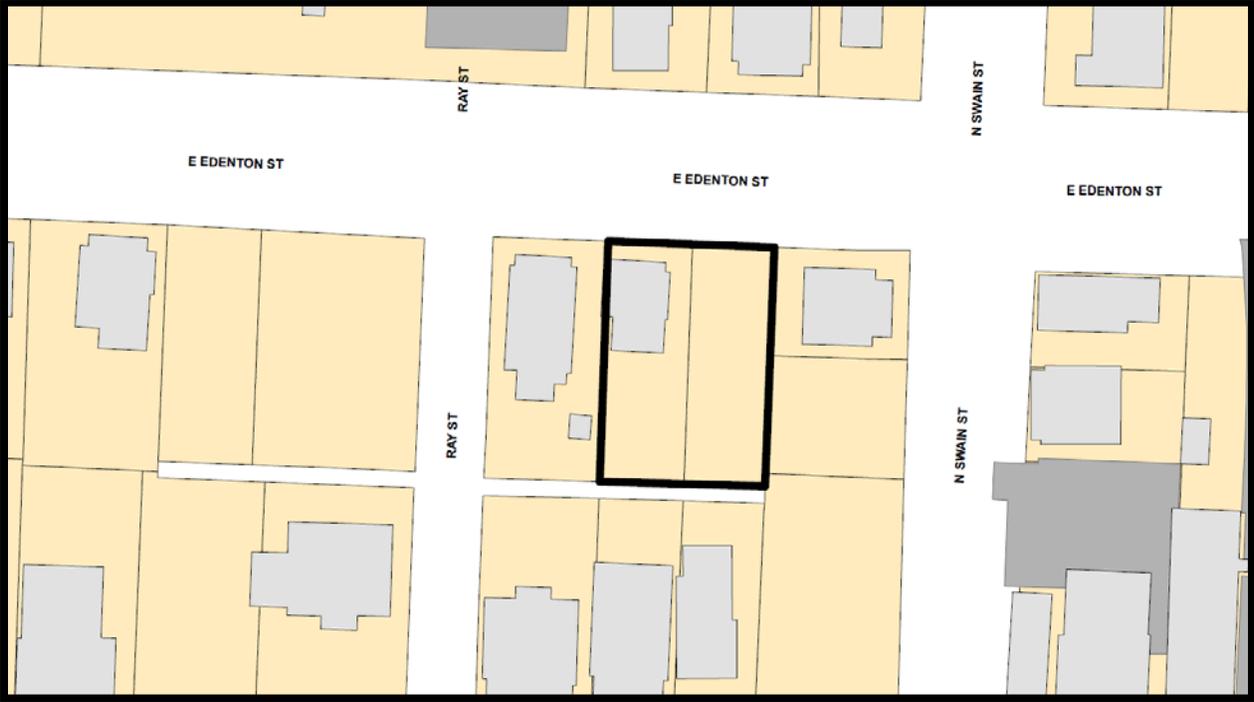
Case File / Name: S-20-13 / Henry J. Cromartie Property Subdivision

General Location: on the south side of Edenton Street between its intersections with S. Swain Street and Ray Street

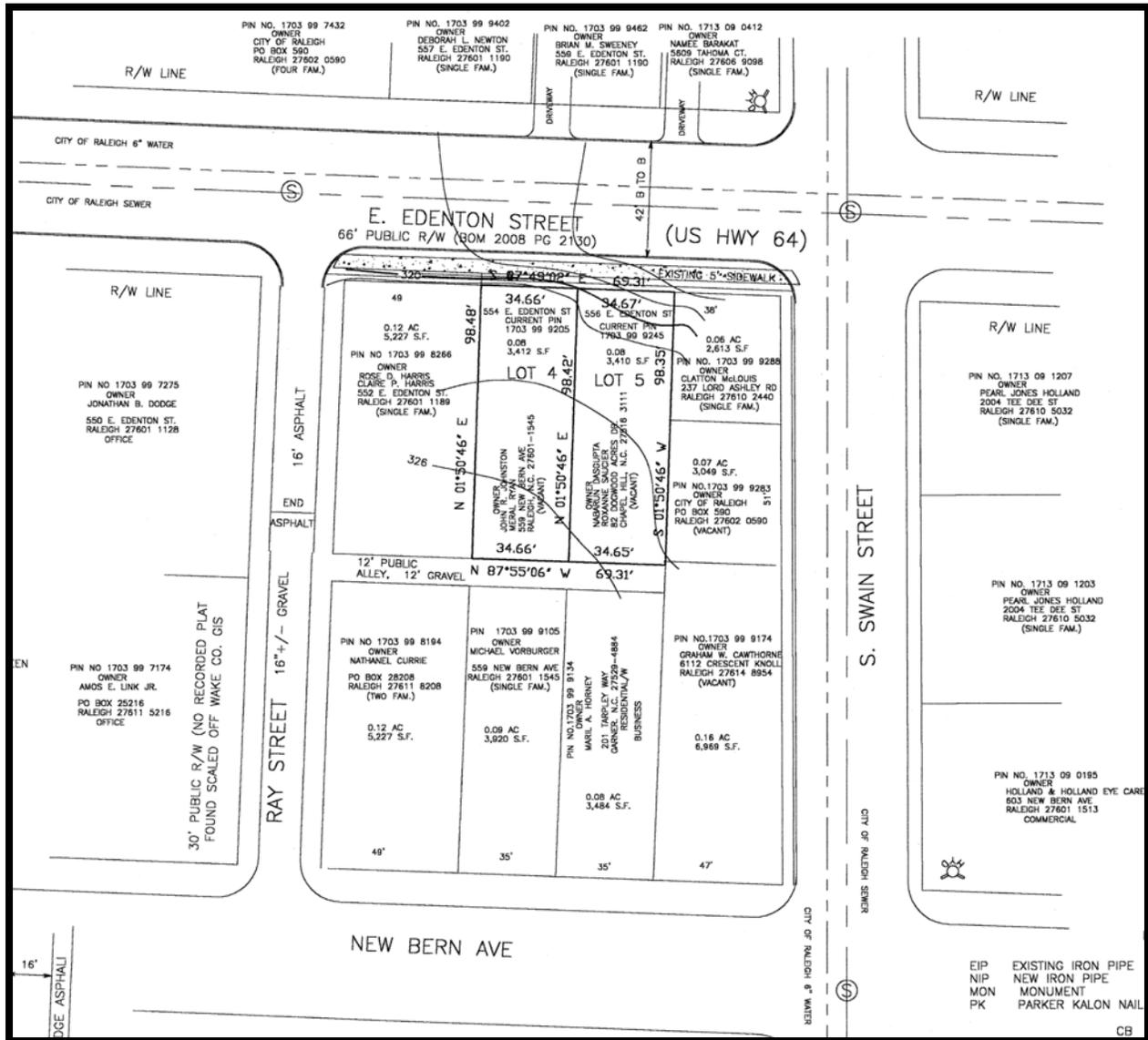
CAC: North Central

Nature of Case: The subdivision of a .16 acre parcel into two .08 acre parcels. The property is zoned Office and Institution-2 and Neighborhood Conservation Overlay District. This development does not constitute being considered an “infill subdivision” because the property isn’t zoned exclusively for residential uses.

Contact: Mitchell Hatchett



S-20-13 Henry J. Cromartie Subdivision – Site Location Map



S-20-13 / Henry J. Cromartie Property Subdivision – Preliminary Subdivision Plan

- SUBJECT:** S/20/13 Henry J. Cromartie Subdivision
- CROSS-REFERENCE:** Board of Adjustment Case: A-44-13
- LOCATION:** This site is located on the south side of Edenton Street, between its intersections with S. Swain Street and Ray Street, inside the City Limits.
- REQUEST:** This request is to approve the subdivision of a .16 acre tract into two lots, zoned Office and Institution-2 and Neighborhood Conservation Overlay District.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permits, site review or building permit issuance for the site:

- (1) That a plat is recorded with the Wake County Register of Deeds that reflects the layout of this preliminary subdivision;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Lile (C. Lile) Date: 7-15-13

Staff Coordinator: Eric S. Hodge, AICP

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 10-2103, 10-2036 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 5/30/13, owned by John R. Johnston and Nabarun Dasgupta, submitted by Mitchell Hatchett and John R. Phelps, Jr.

ZONING:

ZONING DISTRICTS: Office and Institution-2 with NCOD.

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

TREE CONSERVATION: As this site is less than 2 acres in size and no trees within 50' of a Thoroughfare meet the requisite sizes or density, no tree conservation areas are required.

PHASING: This is a one phase development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: No 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.
--------	-----	-----------	-------------

Edenton Street 66' Existing N/A N/A

Edenton Street is classified as a Secondary arterial with a 110' right-of-way. Because Edenton Street is part of a "one-way pair" with New Bern Avenue, the existing 66' of right-of-way on Edenton satisfies the Thoroughfare/Collector Plan requirements.

TRANSIT: No transit-oriented features are incorporated into the proposed plan.

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 minimum lot size in the Office & Institution-2 zoning district is 5000 square feet. However, the New Bern-Edenton Neighborhood Conservation Overlay District allows the minimum lot size to drop to 4000 square feet and requires minimum lot frontages of 30'. The minimum lot depth in the Office & Institution zoning district is 70. Lots in this development conform to these minimum standards with the exception of minimum lot size. Proposed lots are 3,410 and 3,412 square feet. Board of Adjustment Case A-44-13 approved a variance allowing for this minimum lot size to be approved.

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.

PEDESTRIAN: Existing sidewalk locations conform to City regulations.

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

**STORMWATER
MANAGEMENT:** This site is exempt from stormwater management regulations per code section 10-9021(3): "Any single-family detached dwelling, any single-family attached dwelling not exceeding two dwelling units, and any duplex dwelling, including their accessory uses, placed within any subdivision of one acre or less in aggregate size approved after application of this regulations (May 1, 2001).

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

STREET NAMES: No new street names are required for this development.

**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 construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval by City Council 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: 7/15/2016

Record at least ½ of the land area approved.

5-Year Sunset Date: 7/15/2018

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.