



# 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-8-14 / Hi Mount Subdivision

**General Location:** The site is located on the east side of Ridley Street, between Kimbrough Street and East Whitaker Mill Road.

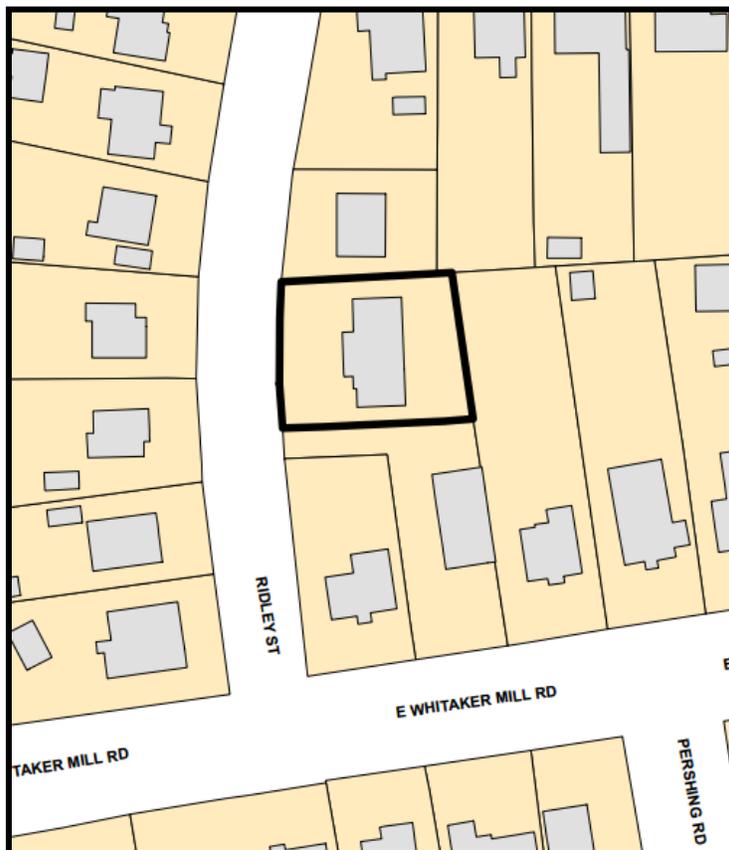
**CAC:** Five Points

**Nature of Case:** Subdivision of .23 acres into two single-family lots, zoned Residential-10. Both proposed lots will have public road frontage on Ridley Street.

**Contact:** Danny Howell; Bass, Nixon, and Kennedy, Inc.

**Design Adjustment:** NA

**Administrative Alternate:** NA



**S-8-14 Hi Mount Subdivision Location Map**



S-8-14 Hi Mount Subdivision Layout

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**SUBJECT:** S-8-14

**CROSS-  
REFERENCE:** NA

**LOCATION:** This site is located on the east side Ridley Street, between Kimbrough Street and East Whitaker Mill Road, inside the city limits.

**PIN:** 1704999005

**REQUEST:** This request is to approve the subdivision of a .23 acre tract into two lots, zoned Residential-10.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

***Prior to Planning Department authorization to record lots:***

- (1) That payment of fee in lieu for 6' concrete sidewalk and street trees, based on frontage length and City's current rates be made;
  - (2) That a demolition permit be issued and this building permit number be shown on all maps for recording;
  - (3) That ½ of the required right of way for the Ridley street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
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I hereby certify this administrative decision.

**Signed:**(Planning Dir.) Ken Bowen (C. Day) Date: 6-3-14

**Staff Coordinator:** Justin Rametta

**SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.**

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to City Administration finds that this request, with the above conditions being met, conforms to Part 10A of the Unified Development Ordinance. This approval is based on a preliminary plan dated 4/4/14 owned by Jonathan and Joanie Hughes, submitted by Bass, Nixon, and Kennedy, Inc.

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**ZONING:**

**ZONING DISTRICTS:** Residential-10 (R-10)

**TREE CONSERVATION:** This subdivision is less than 2 acres and therefore not subject to UDO Section 9.1, Tree Conservation.

**PHASING:** There is one phase in this development.

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET TYPOLOGY MAP:** Ridley Street is classified as a Neighborhood Yield, requiring 55' of right-of-way and a 27' back-to-back cross section. Dedication of 1/2 of the required 55' right-of-way is required to meet the Neighborhood Yield requirements. A 10' slope easement and 5' utility easement will be required to be shown on all plats for recording.

<b><u>Street</u></b>	<b><u>ROW</u></b>	<b><u>Construct</u></b>	<b><u>Slope Esmt.</u></b>
Ridley Street	55'	NA	10'

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

**COMPREHENSIVE PLAN:** This site is located in the Five Points CAC in an area designated as low density residential.

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**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in the Residential-10 zoning district is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet. Lots in this development conform to these minimum standards.

**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.

**BLOCKS / LOTS / ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

**STREETSCAPE TYPE:** The applicable streetscape is residential. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

- PEDESTRIAN:** No sidewalks are proposed to be built with this subdivision. A fee in lieu for a 6' sidewalk is required prior to recordation. Access to the public right of way is provided in accordance with 8.3.4 of the UDO.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This project is exempt from Active Stormwater Control Measures by UDO Section 9.2.2 A.1. The parent tract is less than one acre, and no more than two lots are proposed, such that the proposed subdivision is exempt from stormwater regulations per UDO 9.2.2.A.1.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new streets are being proposed to be built with this development. No fee for street signs is required as all streets are existing.
- OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, 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 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:** 6/3/2017  
Record 100% of the land area approved.
- 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.