



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-40-2014 / Allure Homes Subdivision

General Location: The site is located on the southwest corner of the intersection of Forsyth Street and Alleghany Drive.

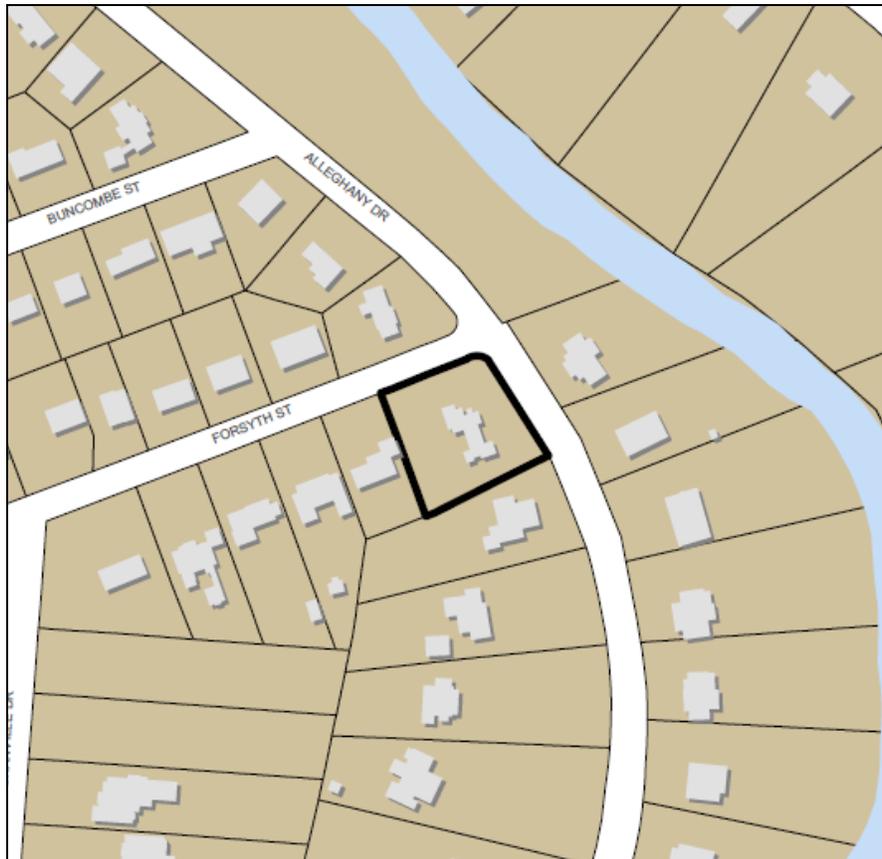
CAC: Glenwood

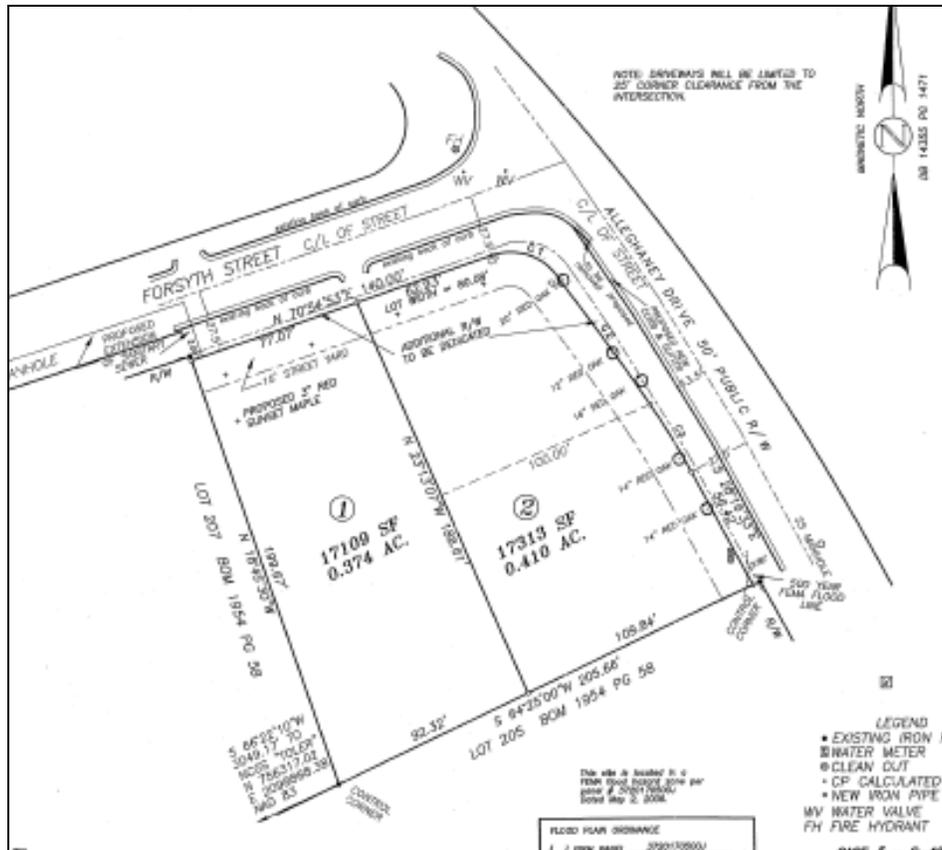
Nature of Case: Subdivision of one .79 acre lot, into two lots, one being .374 acres, the other .410 acres

Contact: Williams Pearce and Associates, P.A./Clyde Pearce

Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment for Forsyth Street and Alleghany Drive has been issued by the Director of Public Works allowing the use of existing trees, and any proposed trees used to meet the streetscape requirements, on private property adjacent the right of way. A fee in lieu for future trees will not be required.





Public Works Design Adjustment – Staff Response



Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	Allure Homes Subdivision	Date Completed Application Received	1/13/14
	Case Number	S-40-14	Transaction Number	409921

Staff Response/Recommendation	<p>Applicant has requested to utilize existing trees just outside the Right of Way to satisfy the "street tree" requirement from the development code. This requires a design adjustment from the UDO streetscape along the frontage. Staff feels that retaining the existing trees is a value to the development and adjacent community. The trees will be designated in a "street yard" outside the Right of Way to protect them from future removal. A fee-in-lieu for future trees will not be required.</p>		
	Staff Member	Bradley Kimbrell	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny


Richard L. Kelly, Interim Public Works Director

1/13/15
Date

* The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

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Phone: 919-996-3030
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Administrative NA
Alternate:

SUBJECT: S- 40-2014

**CROSS-
REFERENCE:** Transaction #409921

LOCATION: The site is located within the city limits.

PIN: 1705176739

REQUEST: This request is to approve the subdivision of a .79 acre tract into 2 lots, zoned Residential-4, (R-4).

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing, and reseeding the site shall be paid to the city;
- (2) That stub permits are approved and issued by the City of Raleigh prior to the approval of infrastructure construction plans;
- (3) That code compliance for Section 8.5.1 regarding the number and spacing, required street trees along Forsyth Street, and the use of existing trees, inside and outside of the Right of Way (as per design adjustment) , along Alleghaney Drive, is demonstrated.

Prior to Planning Department authorization to record lots:

- (4) That a demolition permit for the existing house is obtained and that the permit number is noted on the plat to be recorded in the Wake County Register of deeds;
- (5) That a 5' general utility easement outside of the proposed Right of Way along both streets is shown on the final plat for recordation;
- (6) That infrastructure construction plans (ICPs) for the construction ½ of the 27 foot back to back roadway along Alleghaney Street are to be signed and approved prior to map recordation;
- (7) That a ten foot slope easement outside of the Right of Way along both streets be shown on the final plat for recordation;

- (8) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
- (9) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Forsyth Street is paid to the Public Works Department;
- (10) That a fee in lieu be paid to the city for 6' wide concrete sidewalk along both Forsyth Street and Alleghaney Drive.

I hereby certify this administrative decision.

Signed: (Planning Dir.) *Kenneth Bowen (A. Bowen)* Date: 2-18-15

Staff Coordinator: Michael Walters

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 the Unified Development Ordinance including Chapter 2, Article 2.2, Section 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 10/15/2014 owned by Allure Homes, LLC, submitted by Williams Pearce and Associates P.A., Clyde Pearce.

ZONING:

ZONING DISTRICTS: R-4 Unified Development Ordinance- Effective September 1, 2013.

TREE CONSERVATION: NA

PHASING: There one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: NA.

STREET TYPOLOGY MAP: Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan. Proposed street(s) are classified as Neighborhood Yield Streets. Dedication of Right-of-Way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Alleghaney Drive	Neighborhood Yield	50'	1/2- 55'	20'	27'	10'
Forsyth Street	Neighborhood Yield	50'	1/2- 55'	27'	27'	10'

Existing streets on the site are classified as Neighborhood Yield. A surety for the required improvements shall be provided in accordance with Section 8.1 of the UDO.

One-half of a 27' back to back street section with curb is to be installed along Alleghaney Street.

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

COMPREHENSIVE PLAN: NA

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in R-4 zoning district is 10,000 sq. ft. feet whereas the proposed lot sizes are 17109, and 17313 sq. ft. The minimum lot depth in this zoning district is 100 feet, the depth of the corner lot is 182 feet, and the interior lot 192 feet. The minimum lot width of an interior lot in this zoning district is 65 feet, The proposed interior lot width is 77.07 feet. The minimum lot width of a corner lot in this zoning district is 80 feet, The proposed corner lot width is 80.08 feet. Lots in this development conform to these minimum standards. The maximum allowable density is four units per acre. Two single family lots (units) are being proposed, thus complying with the maximum density requirement.

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 a Neighborhood Yield. Right of Way dedication is required. The street tree requirement is to be met on private property along Alleghaney Drive, and installation of street trees on private property along Forsyth Street, both allowed via an approved design adjustment by the Director of Public Works. A 10 foot slope easement is required to be shown along both

Alleghaney Drive and Forsyth Street. A 5 foot general utility easement is also required adjacent to, and outside of the Right of Way.

PEDESTRIAN: A fee in lieu for a 6' sidewalk is required prior to lot recordation.

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

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Article 9 Chapter 2 of the Unified Development Ordinance, but may claim an exemption under Section 9.2.2.A.1 as this is a residential subdivision less than 1 acre in cumulative size.

Surety

In accordance with Part10A Section 9.4.4, a surety equal to the cost of clearing, grubbing, and reseeding a site shall be paid to the city prior to issuance of a grading permit.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: No new streets are being proposed with this development.

**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: 2/18/2018
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.