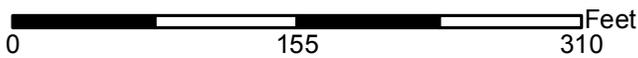
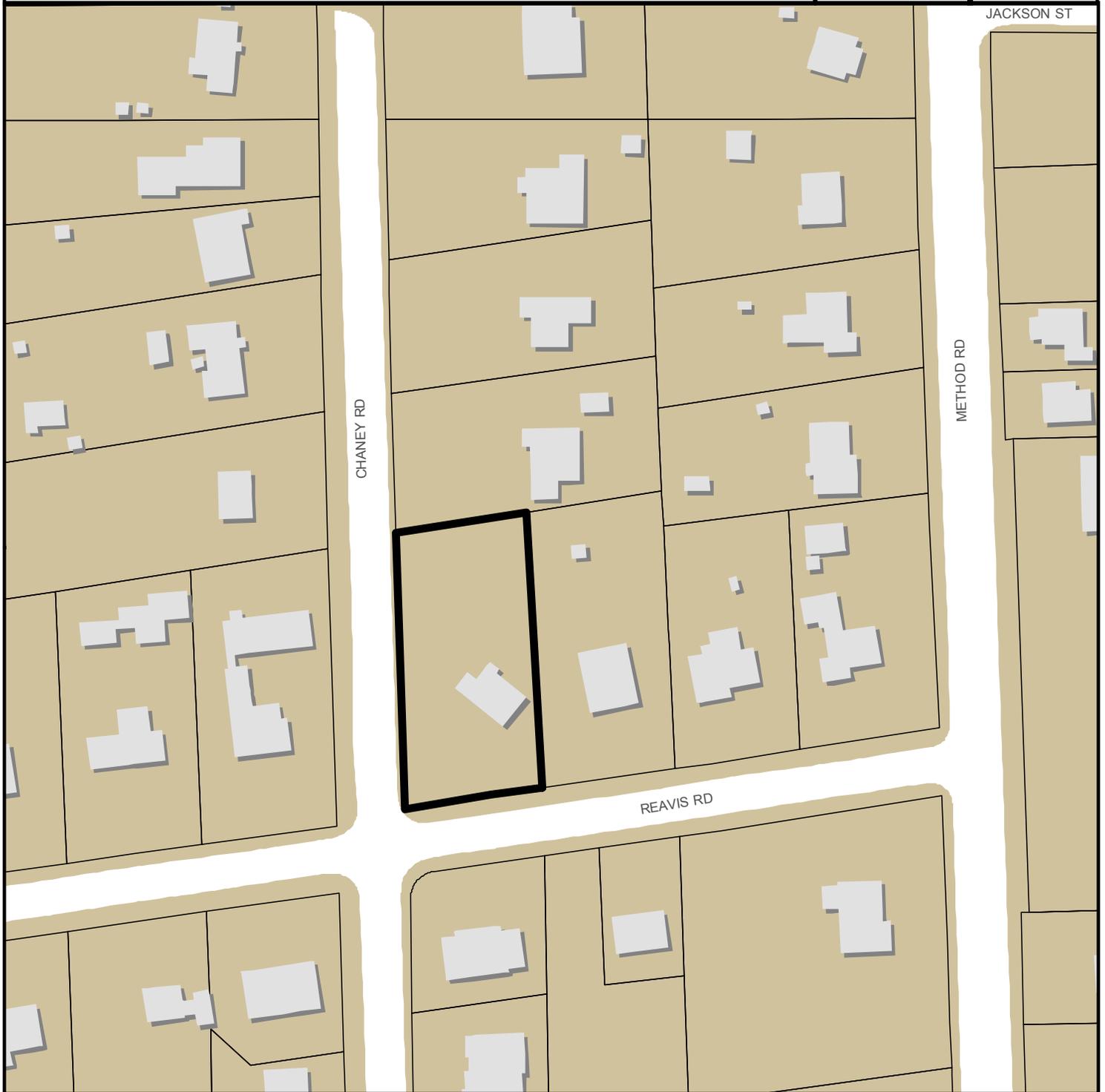


BOULEVARD 39A & 39A S-16-2015



Zoning: **R-10, SRPOD**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.46**

Number of Lots: **1**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Harvey Moss**

Phone: **(919) 553-4373**





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-16-15 / Boulevard Park Lots 38A & 39B Subdivision

General Location: The site is located at the northeast quadrant of the intersection of Reavis Road and Chaney Road.

CAC: West

Nature of Case: Subdivision of .46 acres into two single family residential lots, zoned Residential-10 (R-10) with Special Residential Overlay Parking District (SPROD).

Contact: Curk Lane; True Line Surveying

Design Adjustment: NA

Administrative Alternate: NA



S-16-15 Location Map

SUBJECT: S-16-15

**CROSS-
REFERENCE:** NA

LOCATION: The site is located at the northeast quadrant of the intersection of Reavis Road and Chaney Road, inside the city limits.

PIN: 0794014024

REQUEST: This request is to approve the subdivision of .46 acres into two single family residential lots, zoned Residential-10 (R-10) with Special Residential Overlay Parking District (SPROD).

OFFICIAL ACTION: **Approval with conditions**

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That stub permits and a tree impact permit are obtained from the City of Raleigh;
- (2) 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 Reavis Road and Chaney Road street is paid to the Public Works Department;
- (3) That ½ the required right-of-way for Reavis Road and Chaney Road is dedicated to the city and shown on all plats for recording.

I hereby certify this administrative decision.

Signed:(Planning Dir.) *Kenneth Bowers (S. Bowers)* Date: 2-19-16

Staff Coordinator: Justin Rametta

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. This approval is based on a preliminary plan dated 11/10/15 owned by Harvey L and Janet P Moss, submitted by True Line Surveying.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10) with Special Residential Overlay Parking District (SPROD).

TREE CONSERVATION: The subject parcel is smaller than two acres. Compliance with UDO Article 9.1, Tree Conservation, is therefore not required.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way is required by the Street Plan Map of the Comprehensive Plan as shown below.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Reavis Road	Neighborhood Yield	50'	½ 55'	27'	27'	NA
Chaney Road	Neighborhood Yield	50'	½ 55'	31'	31'	NA

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference

Construction of a residential streetscape is required. A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

COMPREHENSIVE PLAN: This site is located in the West CAC in an area designated for low density residential development.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the R-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 (60 feet for a corner lot). 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- STREETSCAPE TYPE:** The applicable streetscape is residential. Construction of a 6' sidewalk with a 6' planting area is required.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both street frontages. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** Per UDO section 9.2.2.A.1, site is exempt from stormwater regulations because "Any detached house used for single-unit living or any attached house used for two-unit living, built as part of a subdivision one acre or less in aggregate size."
- 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: 2-19-2019
Record entire subdivision

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE 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 Public Works Department for street construction; by the first working day in November and May each year.