



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-21-15 / Mills Street Townhomes

General Location: The site is located on the east side of Mills Street, south of Hodges Street and east of Wake Forest Road.

CAC: Five Points

Nature of Case: Subdivision of two existing lots, totaling .93 acres, into four townhome lots and one open space lot, zoned Residential-10.

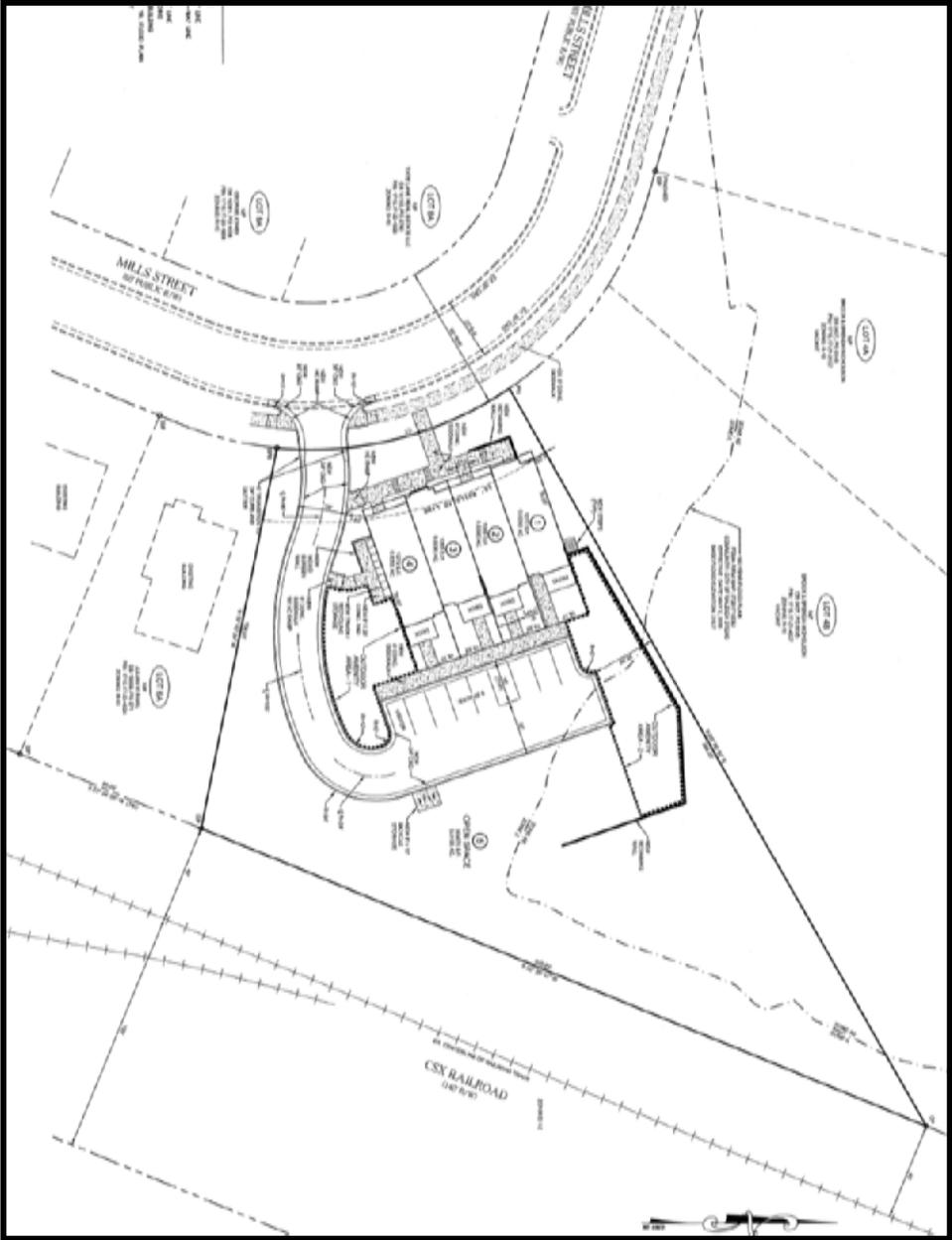
Contact: Johnny Edwards

Design Adjustment: A Design Adjustment has been approved by the Public Works Director for this project, to allow an alternate streetscape. This adjustment allows street trees to be placed in the right-of-way of Mills Street, but behind the existing sidewalk.

Administrative Alternate: NA



S-21-15 Location Map



S-21-15 Preliminary Subdivision Layout

SUBJECT: S-21-15

CROSS-REFERENCE: NA

LOCATION: The site is located on east side of Mills Street, inside the city limits.

PIN: 1715204924

REQUEST: This request is to approve the subdivision of two existing lots, totaling .93 acres, into four townhome lots and one opens space lot, zoned Residential-10.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to issuance of a mass grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (2) That a 100-year floodplain analysis be submitted and approved by the Public Works Department;

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

- (3) That conditions 1 and 2, above, be met;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;

Prior to Planning Department authorization to record lots:

- (6) That if the required street trees are not installed, in accordance with Part 10A Section 8.1.3, a surety equal to 125% of their cost is paid to the Public Works Department;
- (7) That the final plat show the impervious surface limit as approved on the preliminary plan;
- (8) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal

documents shall be recorded within 1 day of the approval of a recorded map, if applicable;

Prior to issuance of building permits:

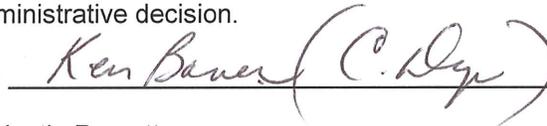
(9) That a tree impact permit be issued by the Urban Forester;

Prior to issuance of a certificate of occupancy for either lot:

(10) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval.

I hereby certify this administrative decision.

Signed: (Planning Dir.)



Date: 6-17-15

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 2.2.3. This approval is based on a preliminary plan dated 4/27/15 owned by Daniel Ward and Molly W Russell, submitted by John A Edwards and Co.

ZONING:

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

TREE CONSERVATION: This parcel is less than two acres in size. Therefore, compliance with Article 9.1, Tree Conservation, is not required.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

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**STREET
 PLAN MAP:**

No dedication of right-of-way or road construction is required by the Street Plan Map of the Comprehensive Plan. Mills Street is classified as a Neighborhood local street. The existing 60' right-of-way is greater than the required 59' and the number of proposed units is not great enough to require widening.

| Street Name | Designation | Exist R/W | Required R/W | Existing street (b to b) | Proposed street (b to b) |
|--------------|--------------------|-----------|--------------|--------------------------|-------------------------------|
| Mills Street | Neighborhood Local | 60' | 1/2- 59' | 27' | 27'(No construction required) |

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

**COMPREHENSIVE
 PLAN:**

This site is located in the Five Points Citizens Advisory Council in an area designated for Moderate Density Residential development.

**SUBDIVISION
 STANDARDS:**

LOT LAYOUT: The minimum site area for a townhome development in the R-10 zoning district is 3,300 square feet. Individual lots must be at least 16' wide. A 10' minimum/30' maximum build-to is required, with 70% building width required in the build-to. A 10% outdoor amenity area is also required. This development conforms to these standards of Section 2.2.3.

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. A fee in lieu for a 1' of sidewalk (5' sidewalk currently exists) is required prior to lot recordation. Street trees shall be planted in the right-of-way in accordance with the approved Design Adjustment.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. Sidewalk is existing along Mills Street. 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:
 STORMWATER
 MANAGEMENT:** Mapped FEMA floodplain is located on site.
 This site is exempt from stormwater quantity control per Article 9.2.2.E.2.D of the Unified Development Ordinance.

**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: 6/17/18

Record at least ½ of the land area approved.

5-Year Sunset Date: 6/17/20

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.