



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-48-15 / Medway Drive Subdivision

General Location: The site is located on the southeast corner of the intersection of Medway Drive and Lowden Street.

CAC: Five Points

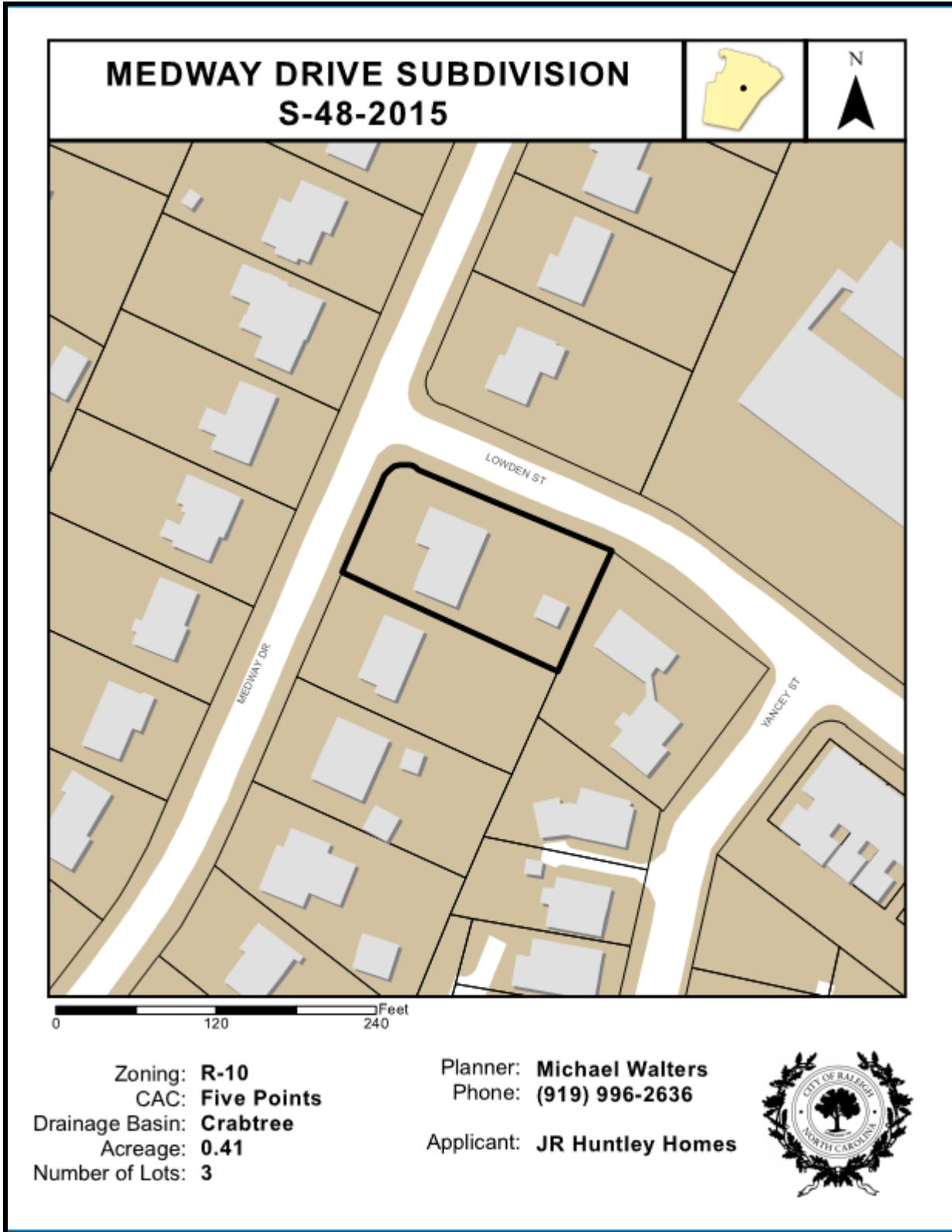
Nature of Case: Subdivision of one parcel totaling .4 acres into three parcels, each zoned Residential-10.

Contact: Stoney Chance, Chance & Associates.

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

1. A Design Adjustment for Medway Drive allowing an alternative streetscape cross section consisting of a 3.5' grass strip and a 5' sidewalk section. Street trees are provided behind the existing sidewalk.

Administrative Alternate: NA



Location Map – 2462 Medway Drive

SUBJECT: S- 48-15 Medway Drive Subdivision

**CROSS-
REFERENCE:** Transaction # 443978

LOCATION: The site is located inside the city limits.

PIN: 1705812640

REQUEST: This request is to approve the subdivision of a .4 acre tract into three lots, 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;

Prior to Planning Department authorization to record lots:

- (2) That a demolition permit be issued for existing structures on site and this building permit number be shown on all maps for recording;
- (3) That ½ of the required 55' right of way and a 5' general utility placement easement, for both existing streets be dedicated to the City of Raleigh and shown on the recorded plat;
- (4) 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 Medway Drive and Lowden Street is paid to the Public Works Department;
- (5) A fee-in-lieu for 1' sidewalk along Lowden Street frontage will be required to be paid prior to subdivision map recordation.
- (6) That a tree impact permit is obtained from the City of Raleigh;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (S. Barton) Date: 11-9-15

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, Sections 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 10/8/15 owned by J.R. Huntly homes, LLC. / Justin Huntley, and submitted by Stoney Chance / Chance & Associates.

ZONING:

ZONING DISTRICTS: Residential 10 (R-10), Unified Development Ordinance, Effective Sept. 1, 2013.

TREE CONSERVATION: N/A

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.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Medway Drive	Neighborhood Yield	½-50'	½-55'	½-27' b-b	½-27' b-b
Lowden Street	Neighborhood Yield	½-50'	½-55'	½-27' b-b	½-27' b-b

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

A 2.5' right-of-way dedication and 5' general utility placement easement is to be dedicated and recorded along both Lowden Street and Medway Drive frontages.

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

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in R-10 zoning district is 4000 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, a corner lot, 60 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:** The existing street layout complies with the block perimeter requirements for a 5,535 square foot to 14,400 square foot lot size. The block perimeter does not exceed the maximum block perimeter of 4,500 linear feet for R-10 zoning. 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 Neighborhood. A fee in lieu for 1' sidewalk width along Lowden Street is required. Proposed are street trees behind the sidewalk, and a 5' utility easement outside of the Right of Way. A typical Neighborhood Streetscape with a 6' wide sidewalk is proposed along Medway Drive.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Medway Drive and Lowden Street. An existing 5' sidewalk exists along Lowden Street, and a fee in lieu will be required for the remaining 1' of width. A 6' wide sidewalk is proposed for Medway Drive .

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

**STORMWATER
MANAGEMENT:** This site is not subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. Project is claiming exemption 9.2.2.1.a, subdivision less than 1 acre 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**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: 11/9/2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/9/2020
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.