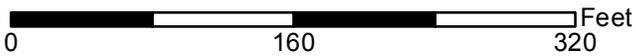
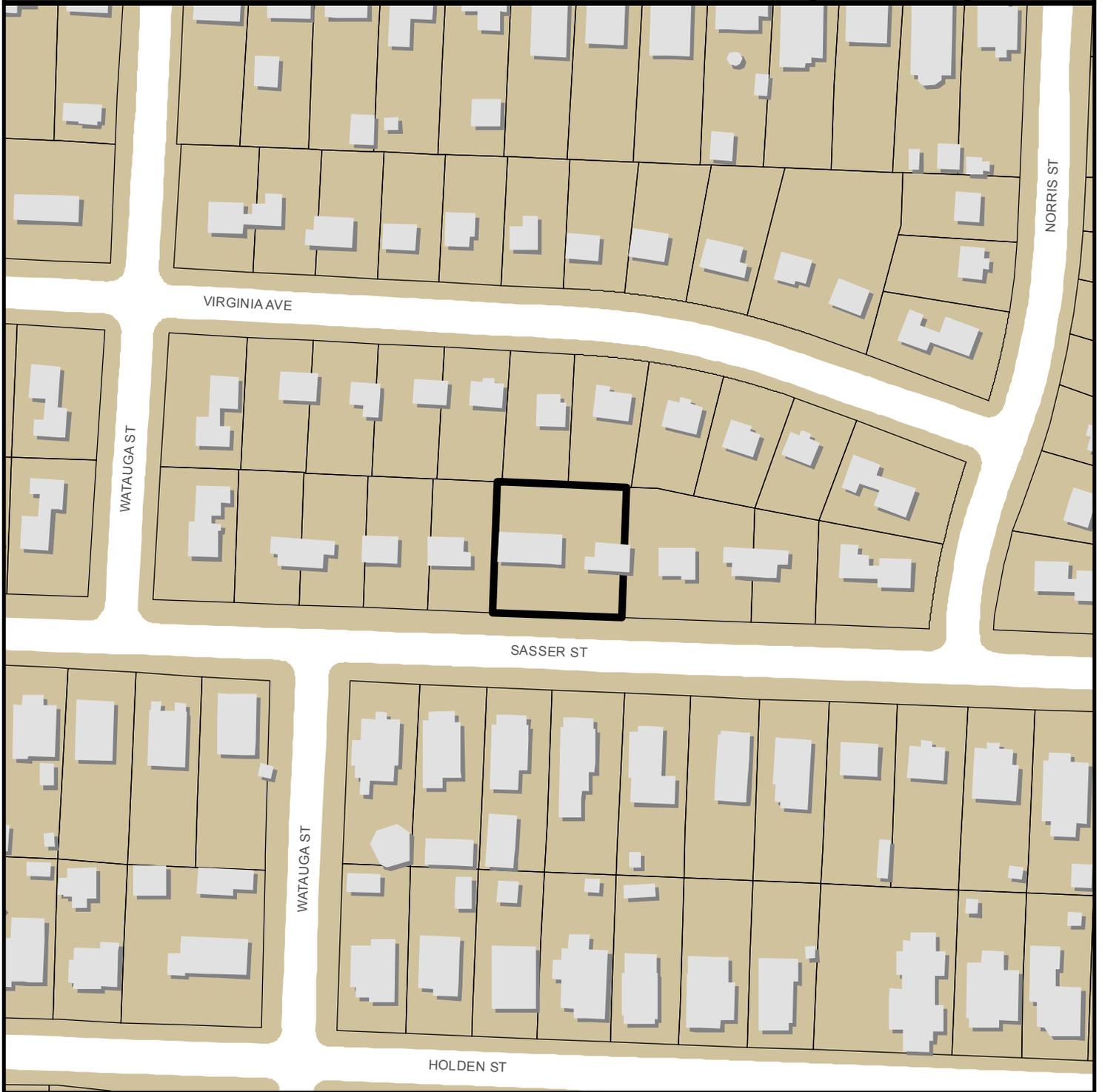


OAKDALE AT MORDECAI LOT 16 S-64-2015



Zoning: **R-10**
CAC: **Mordecai**
Drainage Basin: **Pigeon House**
Acreage: **0.23**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Robuck Partners, LLC**
Phone: **(919) 785-4472**





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-64-15 / Lot 16, Oakdale at Mordecai

General Location: The site is located on the north side of Sasser Street, west of the intersection of Sasser and Norris Streets.

CAC: Mordecai

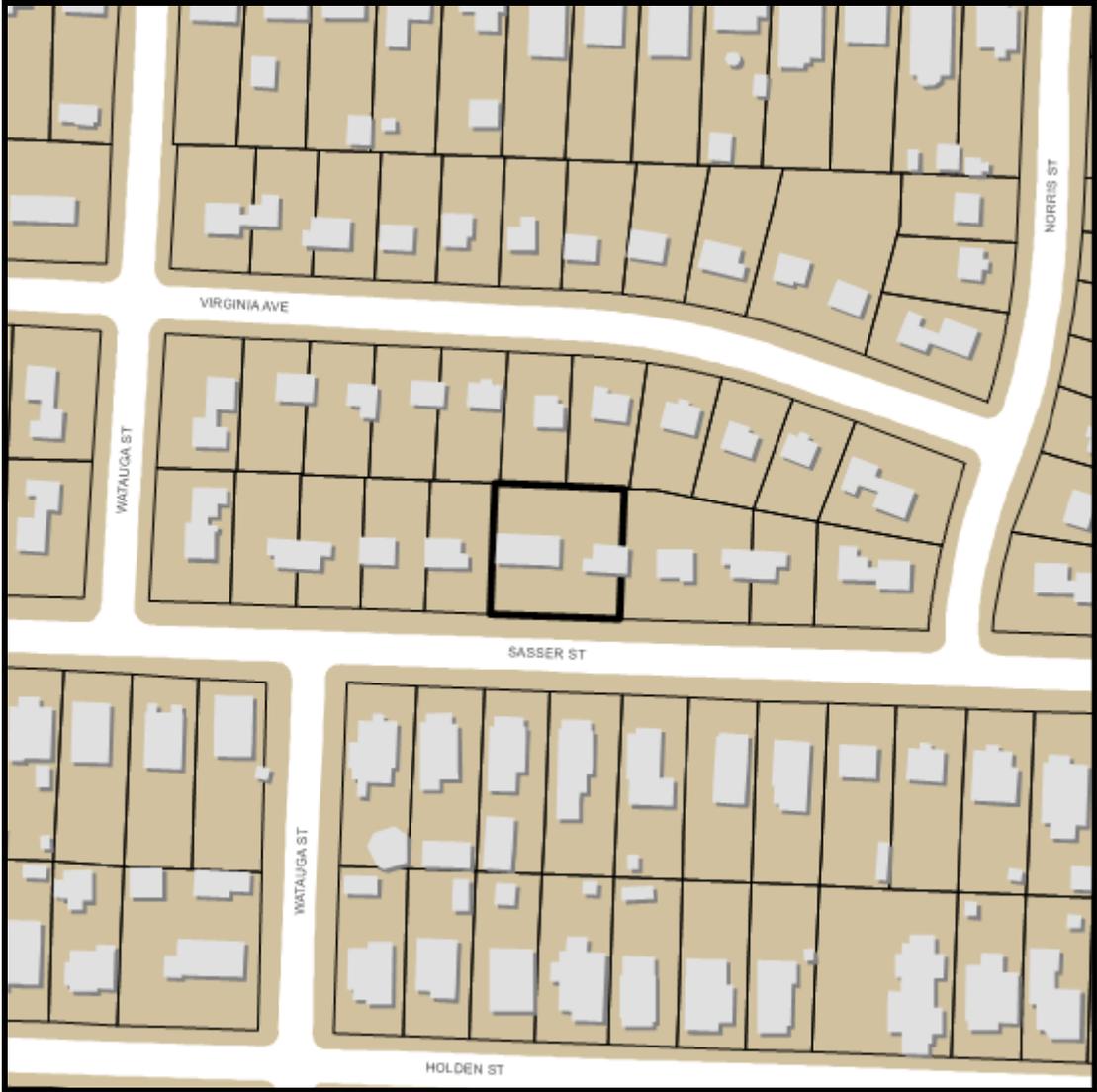
Nature of Case: Subdivision of one .227 acre lot into two single family dwelling lots, both zoned Residential-10.

Contact: Joe Faulkner, RLA / CE Group

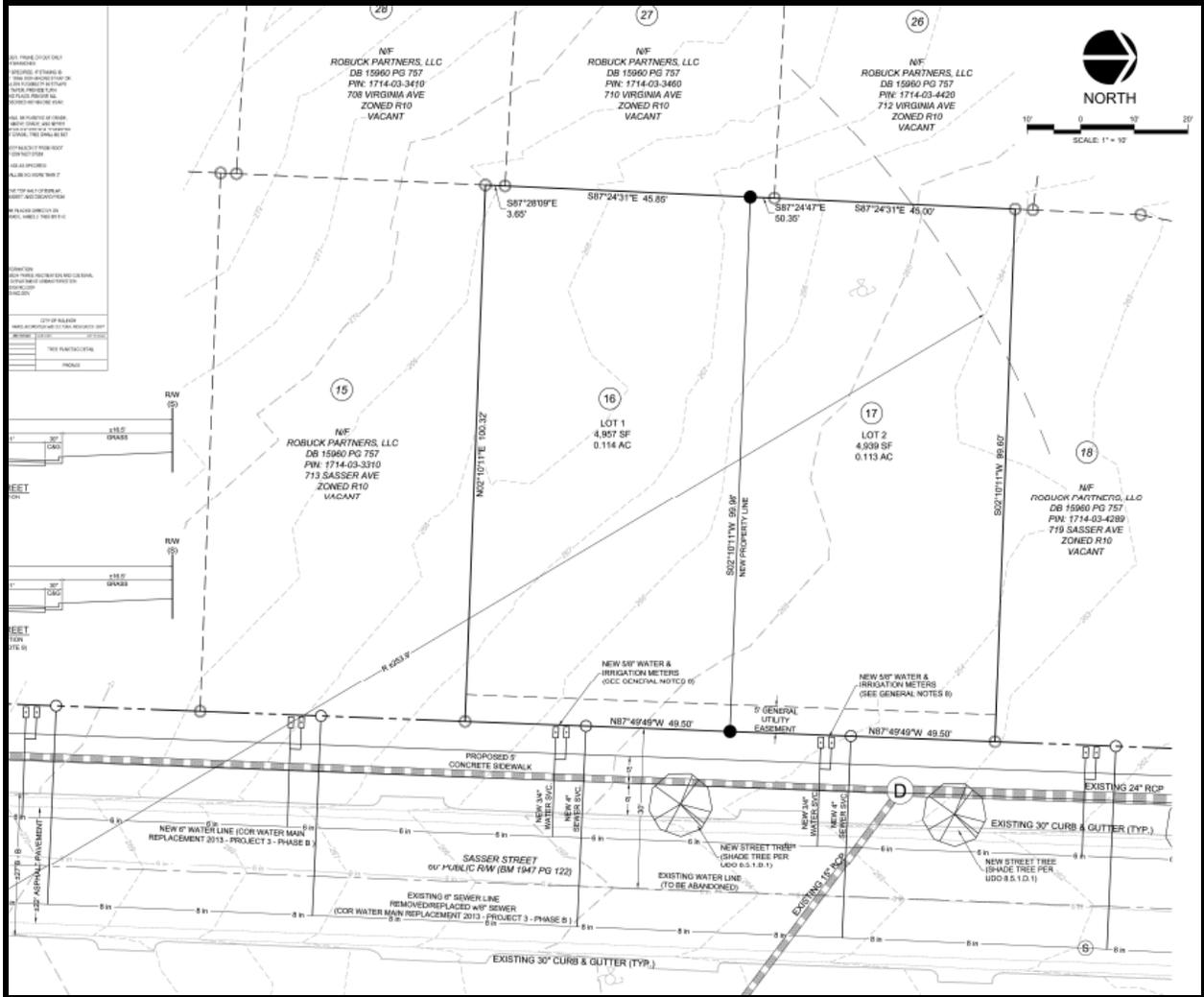
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment for Sasser Street alternative street cross section noting specifically alternate sidewalk, tree sizes and locations;

Administrative Alternate: NA



S-64-15 Site Map



S-64-15 Preliminary Plan



Public Works Design Adjustment – Staff Response

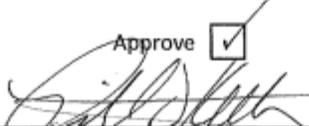
Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt 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	Oakdale at Mordecai	Date Completed Application Received	11/20/2015
	Case Number	S-62,63,64,65-2015	Transaction Number	448963,448964,448965,448966

Staff Response/Recommendation	Staff supports the design adjustment for alternate placement of street trees due to existing sidewalk location.		
	Staff Member	Daniel G. King, PE	Support Request <input checked="" type="checkbox"/> Does Not Support <input type="checkbox"/>

Public Works Director's Action:

Approve
 Approval with Conditions
 Deny


12/3/15

Richard L. Kelly, Interim Public Works Director 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	
-------------------------	--

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).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov

SUBJECT: S-64-15 / Lot 16, Oakdale at Mordecai

CROSS-REFERENCE: Transaction # 448964

LOCATION: The site is located at 715 Sasser Street, on the north side of the street, west of the intersection of Sasser and Norris Streets and is within the city limits.

PIN: 1714033380

REQUEST: This request is to approve the subdivision of a .227 acre tract into two lots, both zoned Residential-10 (R-10).

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) That a tree impact permit shall be required prior to landscape installation;
- (2) 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:

- (3) That a demolition permit be issued and the permit number be shown on the final subdivision map;
- (4) That street tree species, type and size is specified on the plan and approved by the urban forester;
- (5) 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 Sasser street is paid to the Public Works Department.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowen (S. Bowen) Date: 3-23-18

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 2/14/16 owned by John Morisey, Roebuck Partners, LLC, submitted by Joe Faulkner, RLA, CE Group.

ZONING:

ZONING DISTRICTS: Residential-10

TREE CONSERVATION: This project is not subject to UDO 9.1 tree conservation area or UDO 9.1.9. Watershed Overlay District

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: The existing street is classified as a Neighborhood Yield Street. Dedication of right-of-way not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Sasser Street	Neighborhood Yield	60'	55'	27' b to b	NA	NA

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.

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

COMPREHENSIVE PLAN: This site is located in the Mordecai Citizens Advisory Council and future land use is moderate density residential.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in 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. 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 a Residential Streetscape. The streetscape requirement is being met via an approved Design Adjustment allowing an alternative street cross section noting specifically an alternate 5' sidewalk, tree sizes and locations.
- PEDESTRIAN:** Proposed sidewalk locations conform to a Design Adjustment approved by the Public Works Director allowing an alternate sidewalk 5' in width along the project side of Sasser Street.
- 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. This project was granted an exemption to stormwater control measures per Board of Adjustment Variance case #A-17-16.
- 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: 3/23/19

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.