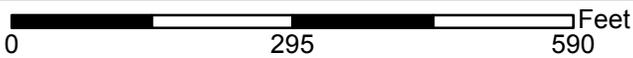
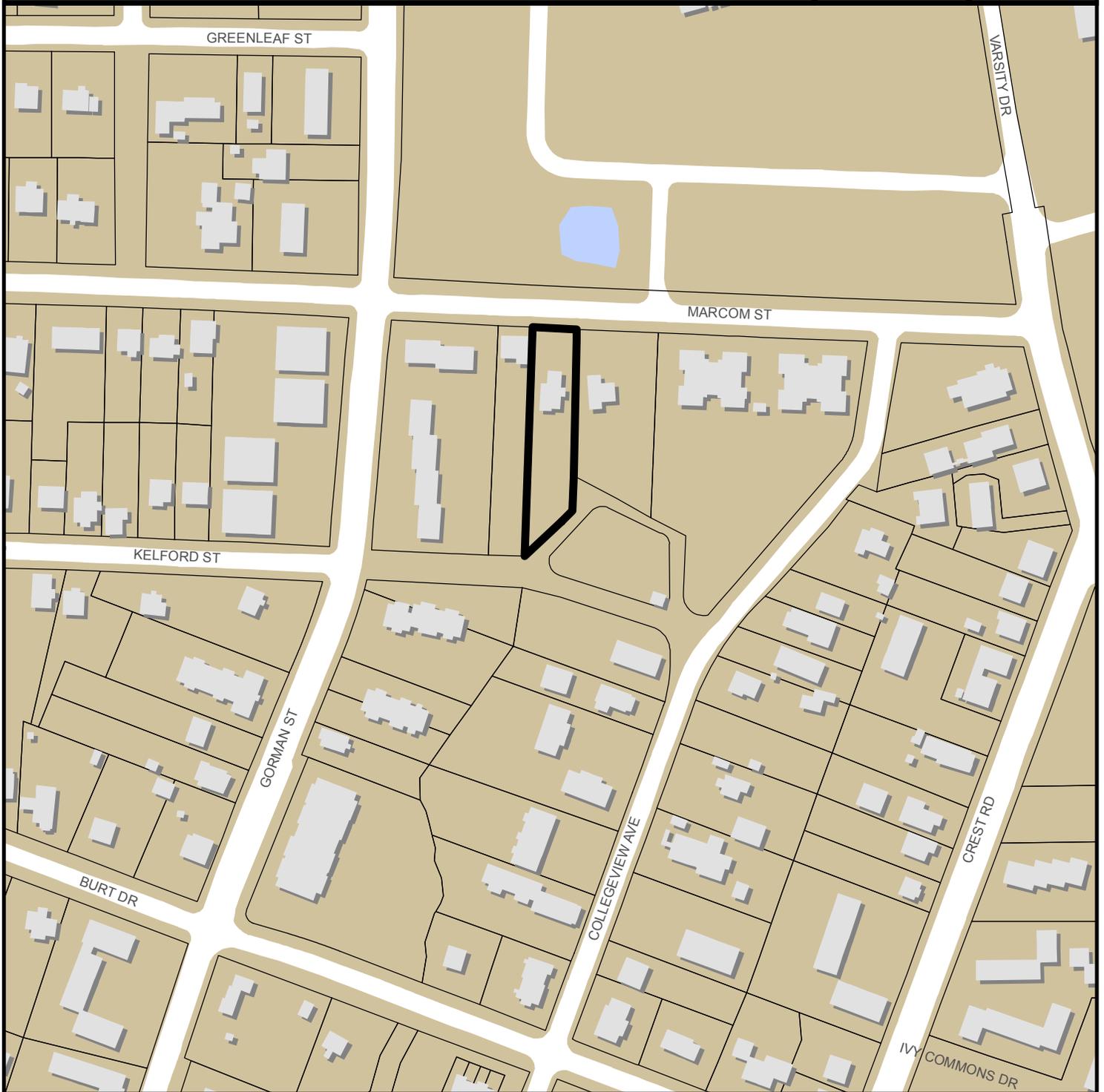


# 3607 MARCOM STREET SR-49-2016



Zoning: **R-10, SRPOD**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.45**

Units: **1,989**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **3607 Marcom**





## Administrative Action Administrative Site Review

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** SR-49-16 / 3607 Marcom Street

**General Location:** This site is located on the south side of Marcom Street, between the intersections of Gorman and Marcom Streets, and the intersection of Collegeview Avenue and Marcom Street, and is within the city limits.

**CAC:** West

**Request:** Development of an attached house (per UDO Section 2.2.2) on a .45 acre tract zoned Residential-10 and within an SRPOD Overlay. The proposed attached house is to be 1989 square feet in size, 57' 6" long, 37' 4" wide, and 28' 5" tall. A structure exists which is to be removed exists on this lot.

**Cross-Reference:** TR# 479501





<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	Residential-10	<a href="#">2.1,</a>
<b>Overlay District:</b>	SRPOD	<a href="#">5.1</a>
<b>Parking:</b>	Required = (2 spaces/unit)(2 units) = 4 spaces Proposed = 4 spaces Bicycle parking = n/a  VSA and parking max in front yard = 40%, proposed = 34.43%.	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	Neighborhood Street requiring a 64' Right of Way. Right of Way existing = 60'. Dedication of ½ of a 64' Right of Way is required.	<a href="#">8.4</a>
<b>Streetscape:</b>	Residential  6' sidewalk and street tree (2 street trees) requirements being met via fee in lieu.  ½ of 64' (or 2') Right of Way is to be dedicated	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	Front = 10' Side = 5' Rear = 15'	<a href="#">2.2</a>
<b>Neighborhood Transitions:</b>	NA	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	NA	<a href="#">7.2.4</a>
<b>Stormwater:</b>	Project is exempt from active stormwater control measures, per UDO 9.2.2, exemption 3, as modified by TC-6-15  Site is not within FEMA 100 year Flood Plain nor does it contain any wetland areas, or Neuse River Buffers.	<a href="#">9.2</a>

<b>Tree Conservation:</b>	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	<a href="#">9.1</a>
<b>Variances, Design Adjustments, Administrative Alternates:</b>	NA	
<b>Other:</b>	<p>Maximum height = 40' and 3 stories          Proposed height = 28.5' and 3 stories</p> <p>Residential Infill is not applicable (2.2.7 B), as less than 50% of the side and rear property lines abut existing attached or detached building types.          There is no attached or detached dwelling to the west, south, or part of the east side of this parcel.</p>	

**OFFICIAL ACTION: Approval with conditions**

**CONDITIONS OF APPROVAL:**

**Prior to issuance of a mass land disturbing 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 the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:**

2. That a demolition permit be issued;

**Prior to issuance of building permits:**

3. That a fee in lieu for 6' of sidewalk width, and 2 street trees along the frontage of the parent tract, shall be paid to the City of Raleigh;
4. That ½ - 64' Right of Way, or an additional 2 feet of Right of Way, is to be dedicated to the City of Raleigh and a copy of the recorded map is to be provided to the City.

---

I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Brewer (S. Barlow) Date: 11-2-16

**Staff Coordinator:** Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

---

**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 09/08/16, submitted by Randy Miller, Thompson and Associates.

---

**EXPIRATION DATES:** **The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan.** If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** 11-2-2019

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

**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.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.