

DIXON TEMPLE SUBDIVISION S-21-2016



W MILLBROOK RD

TEMPLE ST

DIXON DR

COLLINS DR

0 155 310 Feet

Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Mine**
Acreage: **0.51**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Revolution**
Homes, LLC
Phone: **919 536-2781**





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-21-16 / Dixon Temple Subdivision

General Location: The site is located on the southwest corner of the intersection of Dixon Drive and Temple Street.

CAC: Midtown

Nature of Case: Subdivision of one .514 acre parcel .92 acres into two parcels, each zoned Residential-4.

Contact: Alison Pockat, Alison Pockat, ASLA

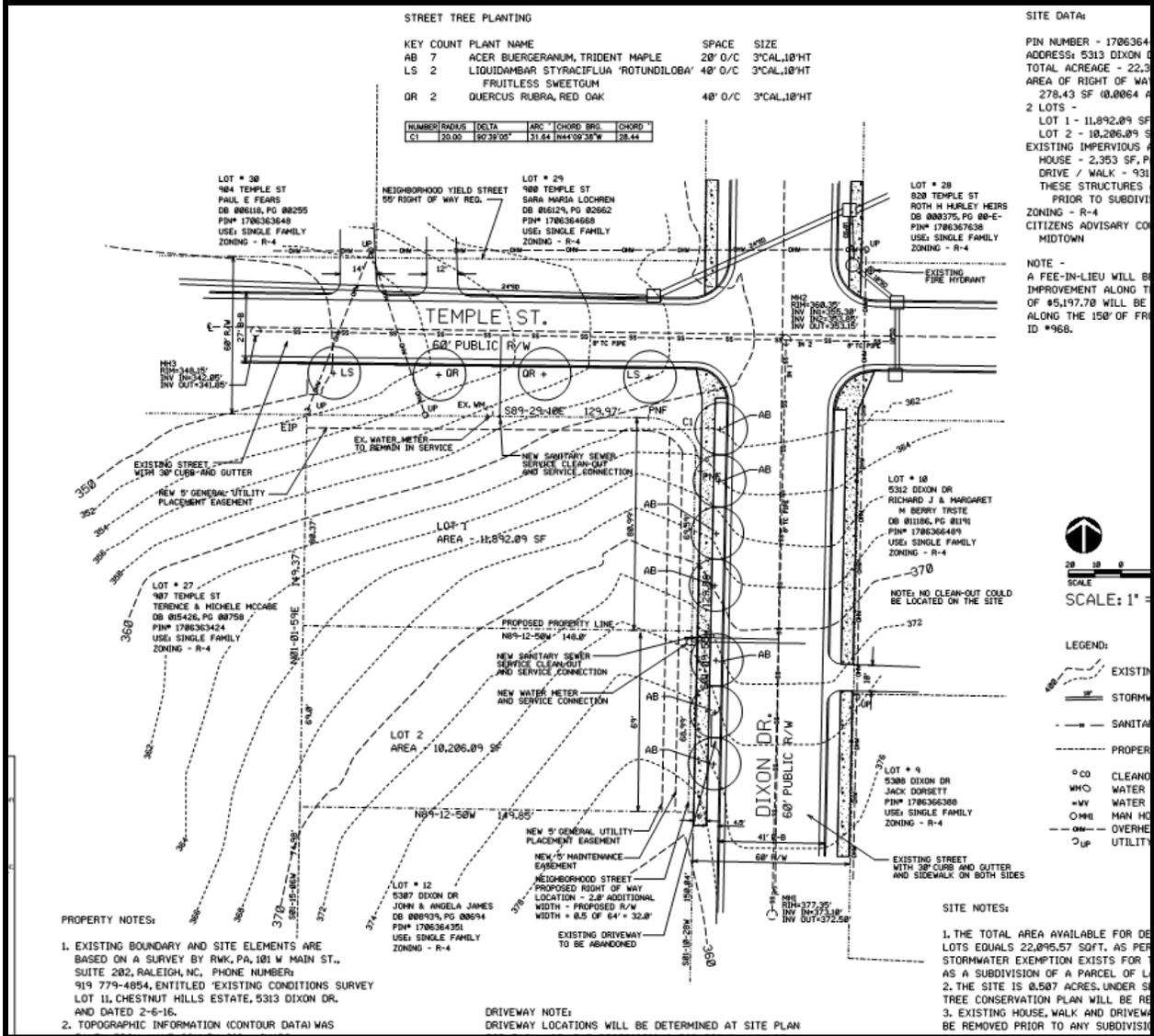
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. Due to existing infrastructure, a Design Adjustment has been granted allowing an alternative streetscape cross section.

Administrative Alternate: NA



Location Map – 5313 Dixon Drive



Preliminary Subdivision 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.

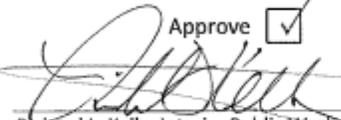
Project	Project Name	Dixon Temple Subdivision	Date Completed Application Received	6/21/2016
	Case Number		Transaction Number	467874

The client will provide street trees in the existing 4.5' strip behind the back of curb, which is adequate space to plant the required trees per Urban Forestry. Staff approves the adjustment for the proposed alternate street-scape.

Staff Response/Recommendation

Staff Member Cadell D. Hall Support Request Does Not Support

Public Works Director's Action:

Approve Approval with Conditions Deny

 Richard L. Kelly, Interim Public Works Director 6/24/16
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

Design Adjustment

SUBJECT: S-21-16 / Dixon Temple Subdivision

CROSS-REFERENCE: Transaction # 467874

LOCATION: The site is located on the east side of Ridge Road, north of the intersection of Ridge Road and Wade Avenue. The site is located within the city limits.

PIN: 1706364457

REQUEST: This request is to approve the subdivision of a .514 acre tract, into 2 lots, one 11,892.09 square feet, the other 10,206.09 square feet, both of which are zoned Residential-4.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a 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 demolition permits be issued for the existing house on site noted as to be removed and that this building permit number is noted on all maps for recording with the Wake County Register of Deeds;
- (3) That a tree impact permit is obtained from the City of Raleigh;
- (4) That ½ - 64' Right of Way, or an additional 2 feet of Right of Way along Dixon Drive is to be shown on the plat and dedicated to the City of Raleigh prior to map recordation with the Wake County Register of Deeds;
- (5) That a fee in lieu for 1' of sidewalk width along Dixon Drive, and a fee in lieu for 6' of sidewalk width along Temple Street, shall be paid to the City of Raleigh prior to recordation in the Wake County Register of deeds;
- (6) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowan (A Bailon) Date: 7-12-16

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 05/06/16 owned by Revolution homes, LLC, submitted by Alison Pockat, Alison Pockat, ASLA

ZONING:

ZONING DISTRICTS: Residential 4 (R-4), Unified Development Ordinance, Effective Sept. 1, 2013.

TREE CONSERVATION: NA

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 of the following streets is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Existing R/W	Proposed R/W
Dixon Drive	Neighborhood Street	½ - 60'	½ - 64'
Temple Street	Neighborhood Yield	½ - 60'	NA

CONSTRUCTION: Proposed street improvements shall conform to normal City construction standards.

Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc - boc)	Prop. street (boc to boc)
Dixon Drive	Neighborhood Street	5'	1' width fee in lieu	41'	None
Temple Street	Neighborhood Yield	0'	6' width fee in lieu	27'	None

CIRCULATION: The Block perimeter is met.

STREETSCAPE: Existing sidewalk along Dixon Drive is 5' in width. A fee-in-lieu will be charged for 1' of sidewalk. A fee in lieu for a sidewalk 6' in width along Temple Street will be charged. Street trees will be placed behind the existing sidewalk in the right-of-way. A Design Adjustment has been approved for the alternative streetscape cross section. The applicable streetscape is Residential (8.5.2).

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

COMPREHENSIVE PLAN: This site is located in the Midtown Advisory Council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in R-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 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. The existing well on site is to be abandoned.

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.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides Dixon Drive and Temple Street. An existing 5' wide sidewalk exists along the project side of Dixon Drive. A fee in lieu for 1' of sidewalk width, the length of the parent tract, and a 6' width of sidewalk along Temple Street will be paid.

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

STORMWATER MANAGEMENT: This site is exempt from stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. Site is proposed as a subdivision less than 1 acre in size and therefore exempt under UDO 9.2.2.A.1.

**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: 7-12-2019
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.