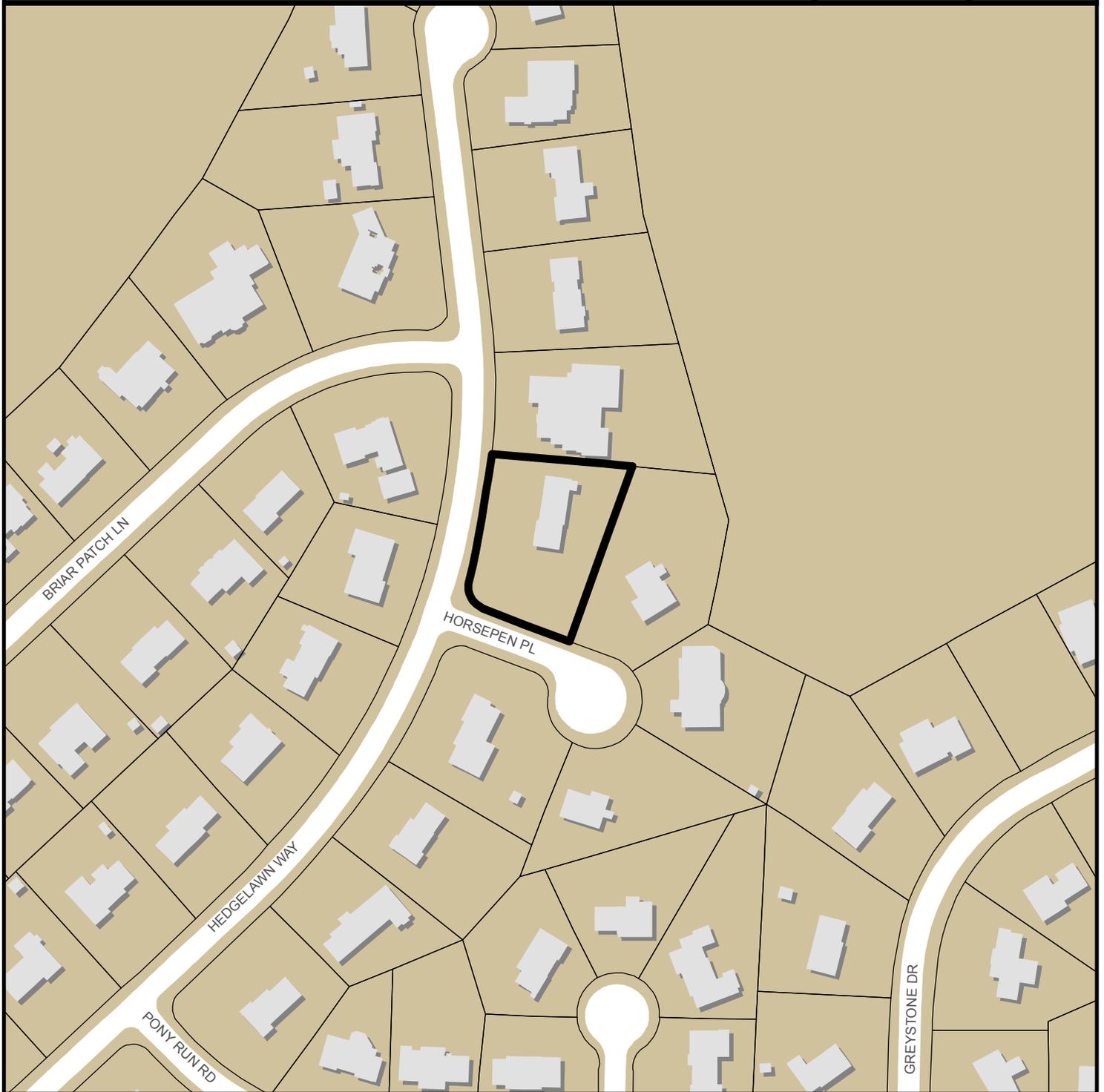


# PONY HEDGE SUBDIVISION S-28-2016



Zoning: **R-6**  
CAC: **North**  
Drainage Basin: **Perry Creek**  
Acreage: **0.66**  
Number of Lots: **2**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Moseley**  
Phone: **919-412-6655**





## Administrative Action Preliminary Subdivision

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

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**Case File / Name:** S-28-16 / Pony Hedge Subdivision (Revised)

**General Location:** The site is located on the northeast corner of the intersection of Horsepen Place and Hedgelawn Way.

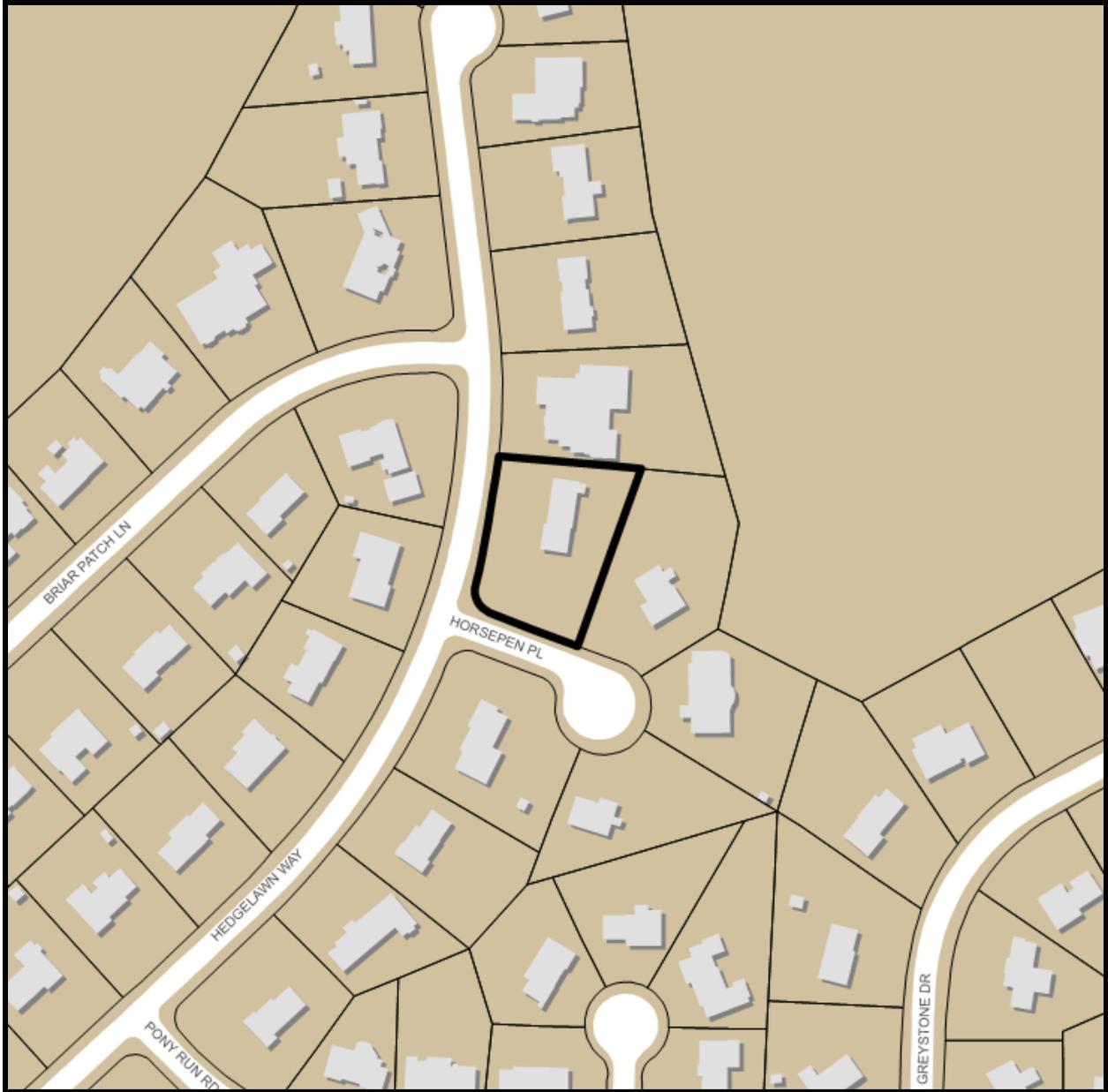
**CAC:** North

**Nature of Case:** Revision of a previously approved subdivision of one parcel totaling .66 acres into two parcels, each zoned Residential-6. The proposed revision is to slightly shift the proposed property line shared between the new lots. The sunset date for this plan is unchanged.

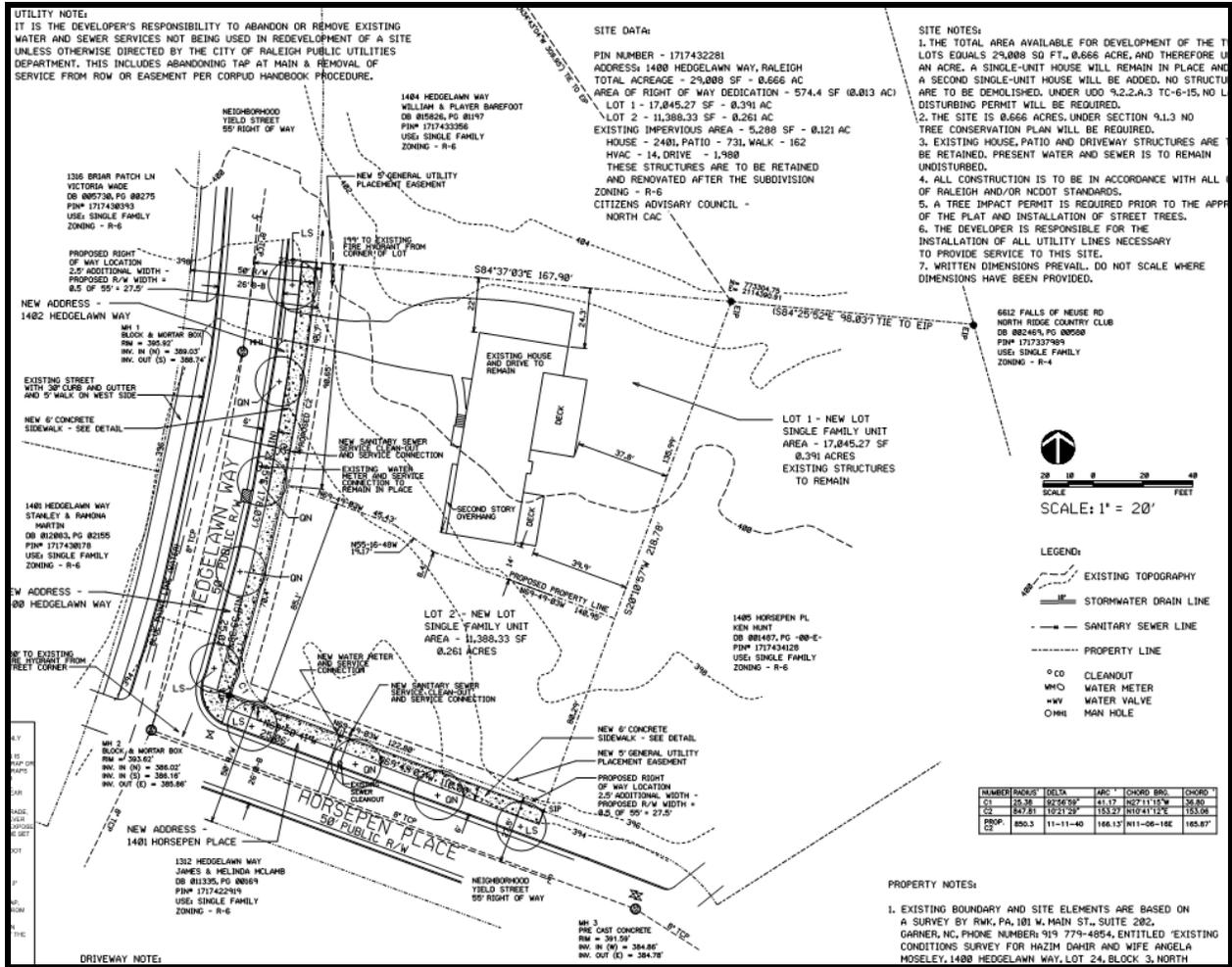
**Contact:** Alison Pockat, Alison Pockat, ASLA

**Design Adjustment:** NA

**Administrative  
Alternate:** NA



Location Map – 1400 Hedgelawn Way



Preliminary Subdivision (Revised) Plan

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**SUBJECT:** S-28-16 / Pony Hedge Subdivision Revision

**CROSS-REFERENCE:** Transaction # 479415

**LOCATION:** The site is located on the northeast corner of the intersection of Horsepen Place and Hedgelawn Way. The site is located within the city limits.

**PIN:** 1717432281

**REQUEST:** This request is to approve the revision of a pre-approved subdivision of a .66 acre tract, into 2 lots, one 17,045.27 square feet, the other 11,388.33 square feet, both of which are zoned Residential-6. The proposed revision is to slightly shift the proposed property line shared between the new lots. The sunset date for this plan is unchanged.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

***Prior to Planning Department authorization to record lots:***

- (1) That ½ - 55' Right of Way for Hedgelawn Way and that ½ - 55' Right of Way for Horsepen Place, and that a 5' general utility easement outside of the Right of Way along both streets, 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;
- (2) 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;
- (3) That a tree impact permit is to be obtained from the City of Raleigh.

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I hereby certify this administrative decision.

**Signed:**(Planning Dir.) *Kenneth Bowen (L. Bowen)*

**Staff Coordinator:** Michael Walters

ORIGINAL APPROVAL DATE  
7-12-16  
REVISION APPROVED  
Date: 8-5-16

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 7/8/16 owned by Angela Moseley / Hazim Dahir, submitted by Alison Pockat, Alison Pockat, ASLA

**ZONING:**

**ZONING DISTRICTS:** Residential 6 (R-6), 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 street is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Existing R/W	Proposed R/W
Hedgelawn Way	Neighborhood Yield	50'	½ - 55'
Horsepen Place	Neighborhood Yield	50'	½ - 55'

**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)
Hedgelawn Way	Neighborhood Yield	-	6'	26'	-
Horsepen Place	Neighborhood Yield	-	6'	26'	-

**CIRCULATION:** The Block perimeter is met.

**STREETSCAPE:** Proposed streetscape is a residential type (8.5.2), both 6' sidewalks and street trees meeting the requirements of the residential streetscape cross section are proposed.

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

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

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**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in R-6 zoning district is 6,000 square feet. The minimum lot depth in this zoning district is 80 feet. The minimum lot width of an interior lot in this zoning district is 50 feet, a corner lot, 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.

**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 6' sidewalk locations conform to City regulations.

**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 the exemption provided by TC-6-15 CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE Section 9.2.2.A 3. Any detached house used for single-unit living or any attached house used for two-unit living, including their accessory uses, placed within any subdivision of one acre or less in aggregate size approved after May 1, 2001;

**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.