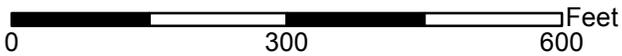
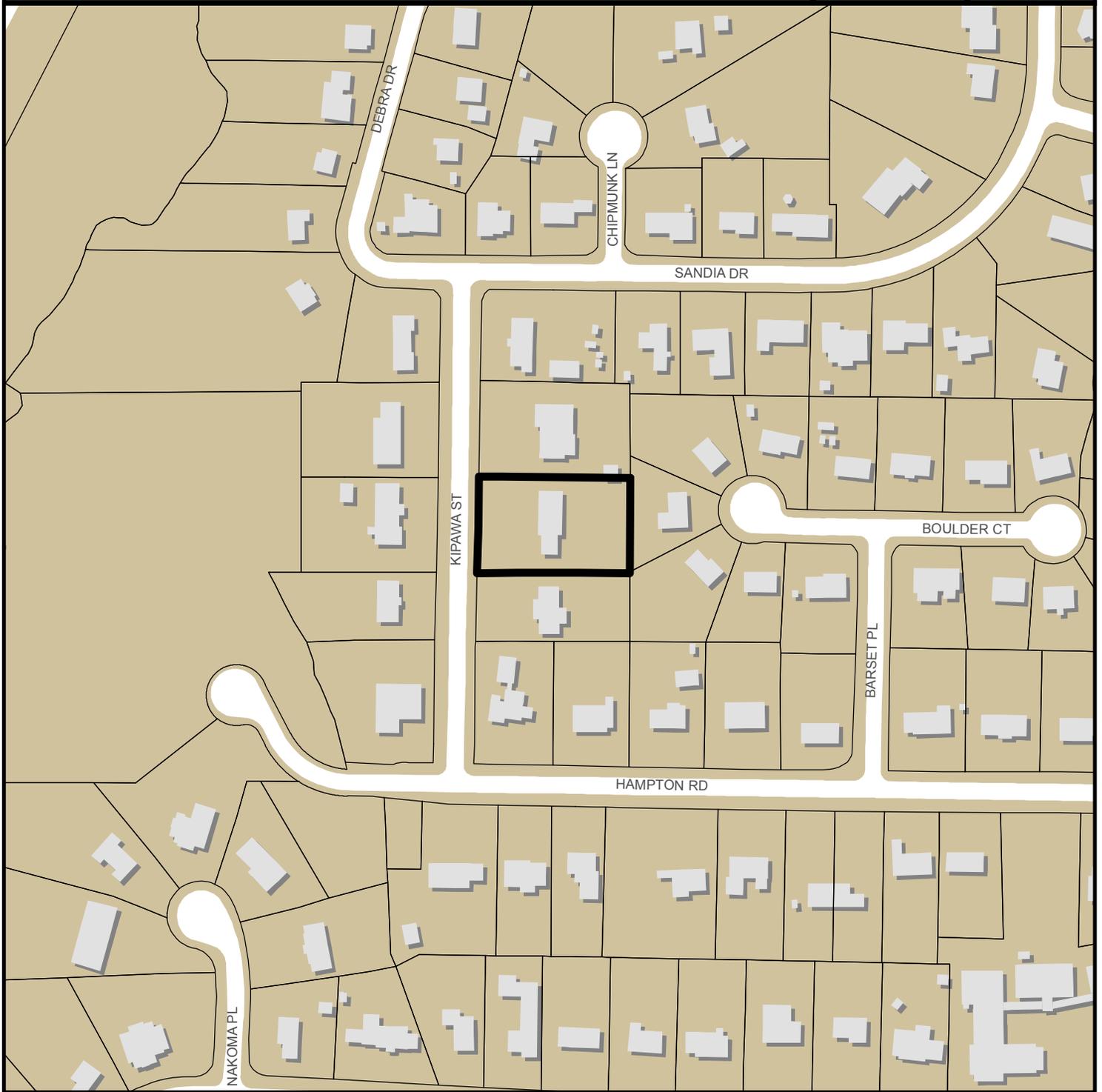


KIPAWA STREET SUBDIVISION S-32-2016



Zoning: **R-4**
CAC: **Glenwood**
Drainage Basin: **House**
Acreage: **0.72**
Number of Lots: **2**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **Warren Smith**
Phone: **919-841-4901**





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-32-16 / Kipawa Street Subdivision

General Location: The site is located on the west side of Kipawa Street, between Sandia Drive and Hampton Road.

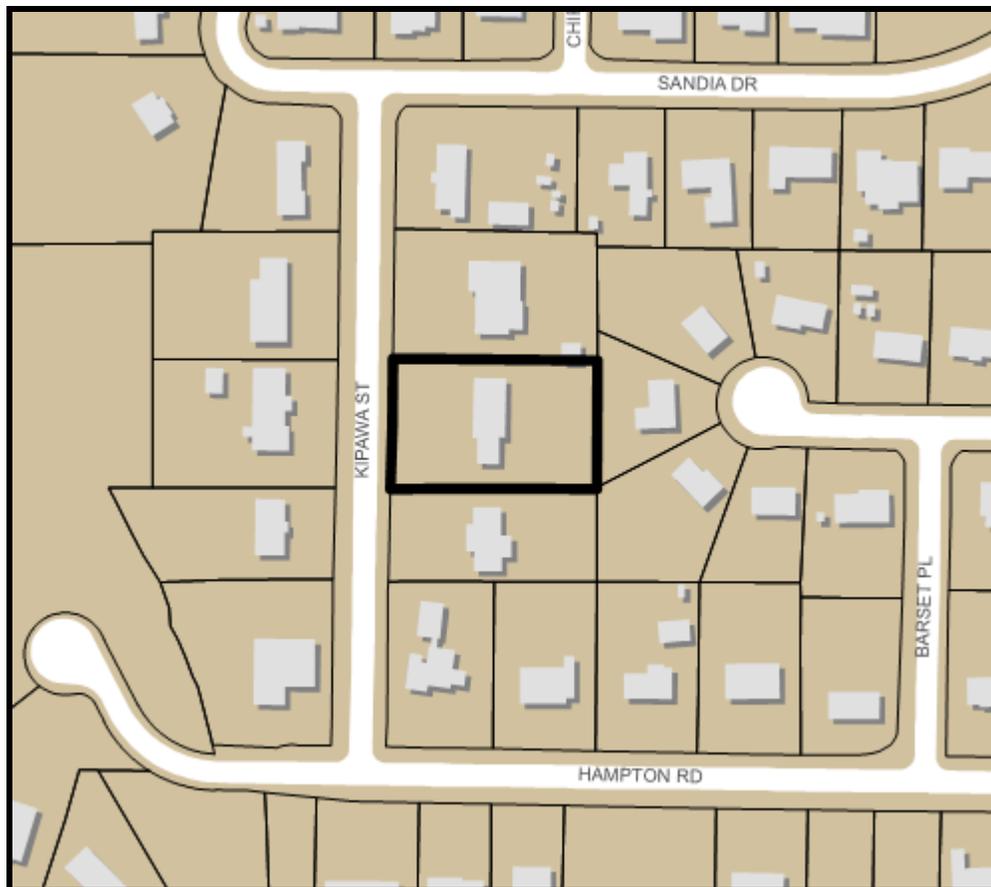
CAC: Glenwood

Nature of Case: Subdivision of a 0.72 acre parcel into two lots zoned Residential-4.

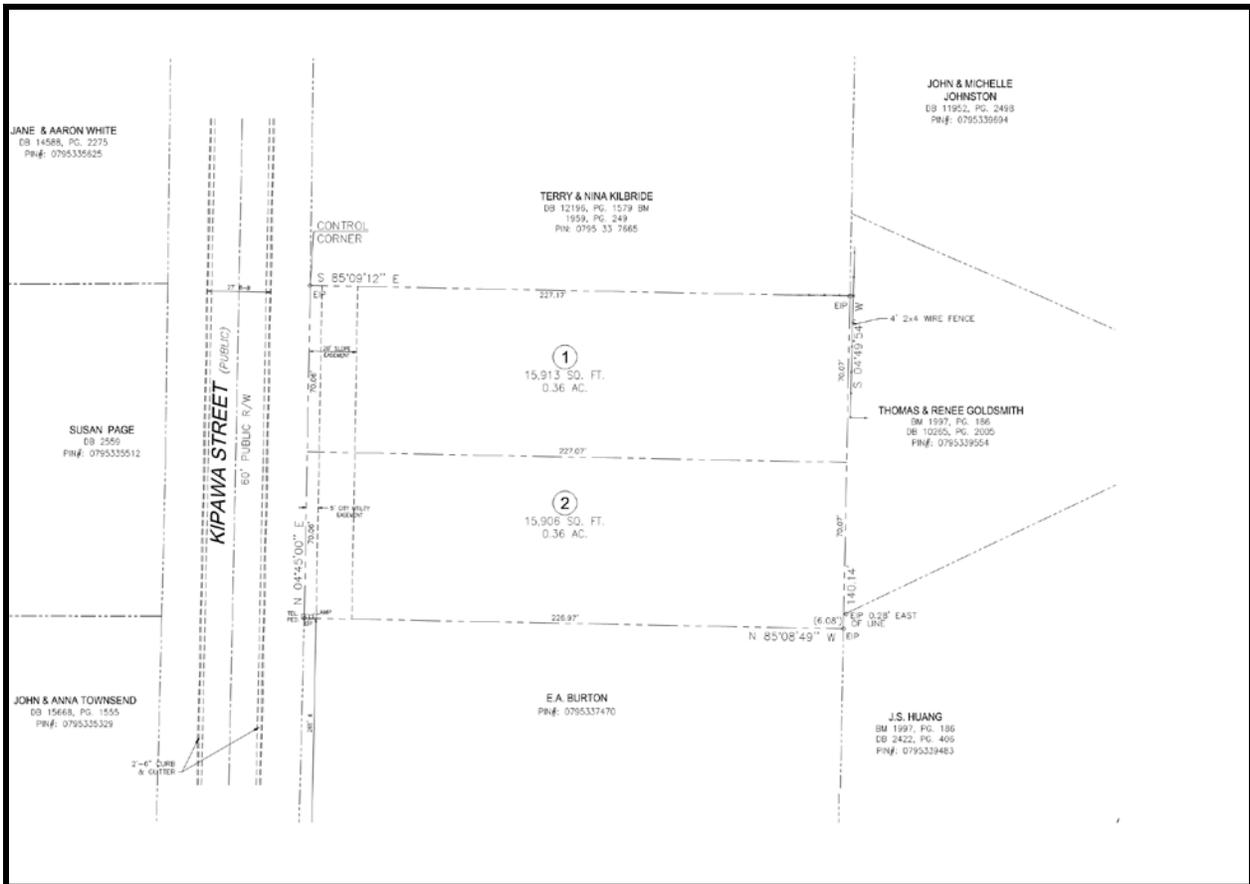
Contact:

Design Adjustment: N/A

Administrative Alternate: NA



S-32-16 Location Map



S-32-16 Preliminary Subdivision Plan

SUBJECT: S-32-16 / Kipawa Street Subdivision

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the west side of Kipawa Street, between Sandia Drive and Hampton Road, inside the city limits.

PIN: 0795337572

REQUEST: This request is to approve the subdivision of a 0.72 acre parcel into two lots, 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 a demolition permit be issued and this building permit number be shown on all maps for recording;
 - (3) That a fee in lieu of construction be paid for 6' of sidewalk and four street trees along Kipawa Street.
-

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Beaman (L. Beaman) Date: 7-14-16

Staff Coordinator: Justin Rametta

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, Section 2.2.1. This approval is based on a preliminary plan dated 6/23/16 owned by L and L of Raleigh, Inc., submitted by Diehl and Phillips.

ZONING:

ZONING DISTRICTS: Residential-4.

TREE CONSERVATION: This parcel is less than two acres and therefore not subject to Article 9.1, Tree Conservation.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: No dedication of right-of-way or construction is required on the existing street. No new streets are proposed with this development. Kipawa Street is classified by the Street Plan Map of the Comprehensive Plan as shown below.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Kipawa Street	Neighborhood Yield	60'	1/2 55'	27'	27'	20'

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

COMPREHENSIVE PLAN: This site is located in the Glenwood CAC in an area designated for low density residential development.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the 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.

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. No new streets are proposed with this development.

STREETSCAPE

TYPE: The applicable streetscape is residential. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

PEDESTRIAN: There are no existing sidewalks along either side of Kipawa Street. A fee in lieu of construction is required for six feet of sidewalk along the property's frontage.

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. The subdivision is claiming an exemption from active stormwater control measures per UDO Article 9.2.2.A (3), as amended by TC-6-15.

**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: 7-14-2019

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.