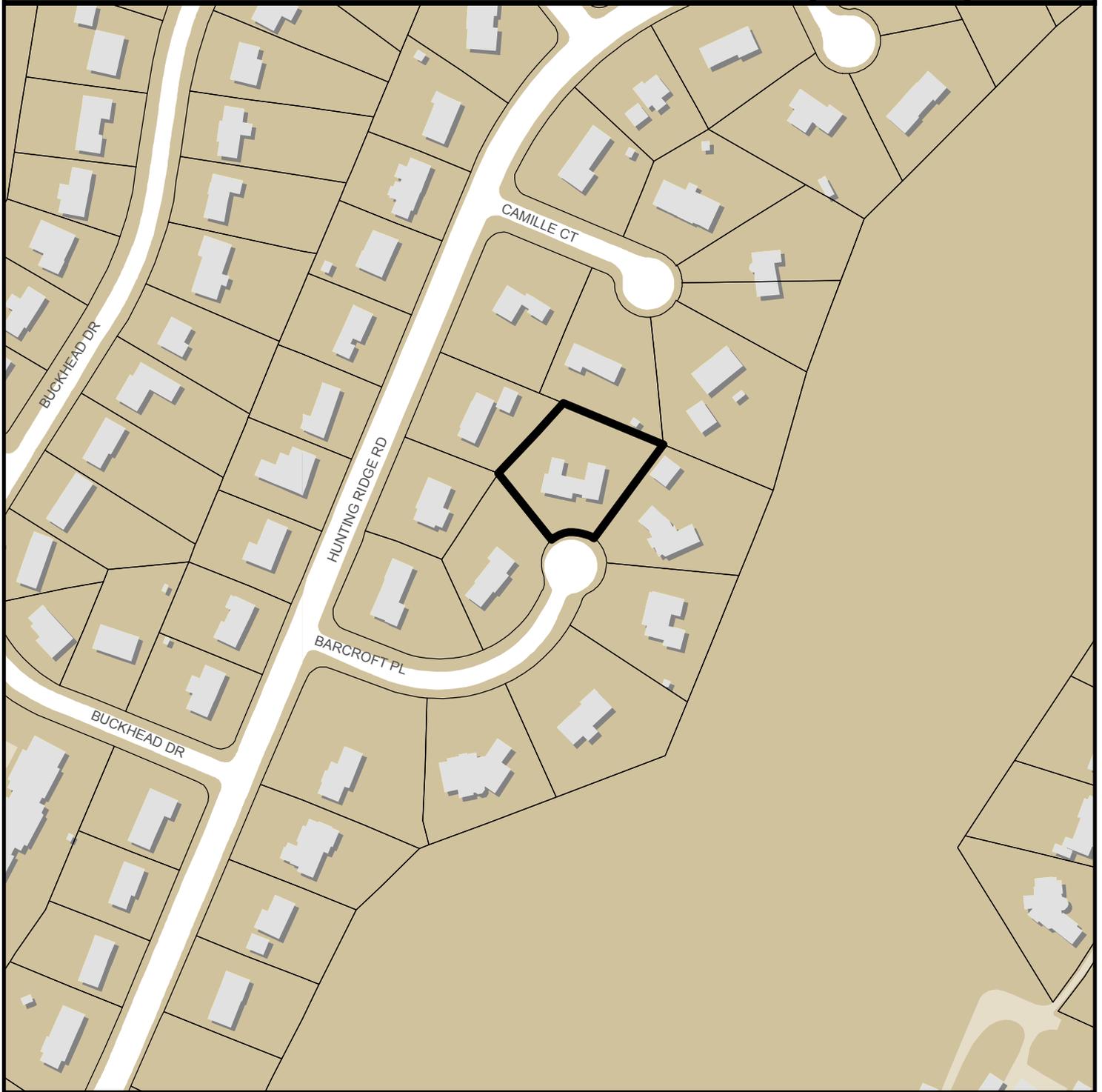


BARCROFT POINT SUBDIVISION S-48-2016



0 300 600 Feet

Zoning: **R-4**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **0.64**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Alison A Pockat**
Phone: **919-363-4415**





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-48-16 / Barcroft Point Subdivision (corrected approval action)

General Location: The site is located on the west side of Barcroft Place, east of the intersection of Barcroft Place and Hunting Ridge Road, and is inside the city limits.

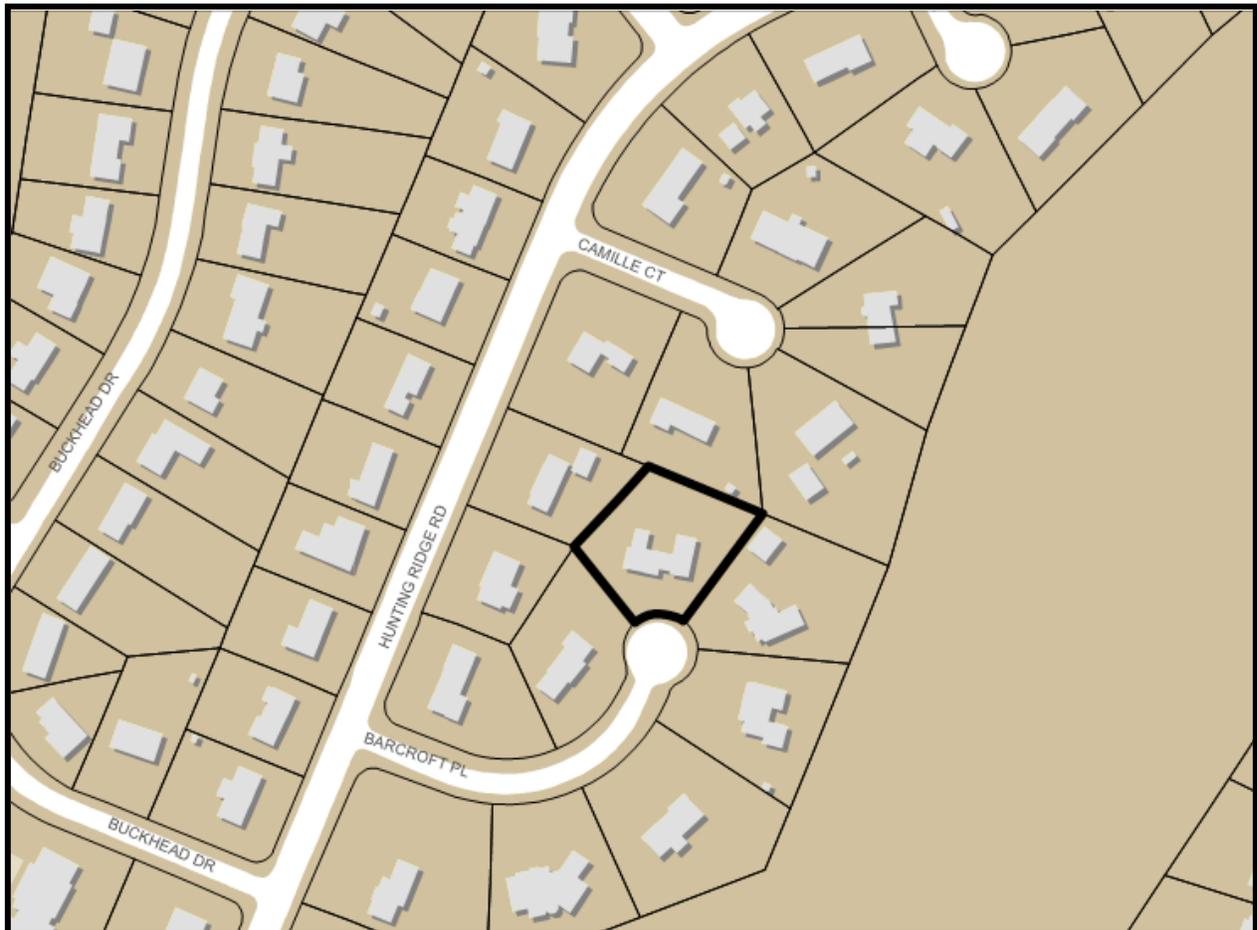
CAC: North Citizen's Advisory Council

Nature of Case: Subdivision of a .65 acre parcel into two lots zoned R-4. This plan was approved on September 15, 2016 and this corrected action removes previous condition of approval #4 requiring a surety to be paid for street trees. Street trees are not required in this location. The sunset date for this approval is unchanged.

Contact:

Design Adjustment: N/A

Administrative Alternate: NA



SUBJECT: S-48-16 / Barcroft Point Subdivision

CROSS-REFERENCE: Transaction # 481242

LOCATION: The site is located on the west side of Barcroft Place, east of the intersection of Barcroft Place and Hunting Ridge Road, and is inside the city limits.

PIN: 1717258099

REQUEST: This request is to approve the subdivision of a .65 acre parcel into two lots zoned R-4. This plan was approved on September 15, 2016 and this corrected action removes previous condition of approval #4 requiring a surety to be paid for street trees. Street trees are not required in this location. The sunset date for this approval is unchanged.

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 an additional 2 feet of right of way 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;
- (3) That a demolition permit be issued and this building permit number be shown on all maps for recording.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bourner (J. Bourner)

Staff Coordinator: Michael Walters

- SUNSET DATE
UNCHANGED
- ORIGINAL APPROVAL
9-15-16
Date: 12-16-16

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. This approval is based on a preliminary plan dated 8/17/16 owned by Raleigh Custom Homes, Inc. submitted by Alison Pockat, ASLA.

ZONING:

ZONING DISTRICTS: Residential-4.

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 is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Barcroft Place	Neighborhood Yield – Cul de Sac	D=98'	Additional 2' r/w to be dedicated	R=40'	na	na

Existing streets on the site are classified as Neighborhood Yield.

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

COMPREHENSIVE PLAN: This site is located in the North Citizen's Advisory Council in an 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 70' from the point where the cul de sac lot meets

the minimum lot width of the district. 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is a Neighborhood Streetscape. As this is a cul de sac, sidewalks are not applicable.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is not required.

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

STORMWATER MANAGEMENT: The parent tract is less than one acre, and no more than two lots are proposed, such that the proposed subdivision is exempt from stormwater regulations per 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: 9-15-2019
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.