



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-22-14 / Courtland Subdivision

General Location: The site is located on the northwest side of Courtland Drive, at the intersection of Courtland Drive and Sycamore Street.

CAC: Northwest

Nature of Case: Subdivision of one lot into 9 lots currently zoned Residential-10 (R-10) and within an NCOD/Mordecai Neighborhood-Conservation District 1 (Neighborhood Conservation Overlay District). All proposed lots front onto Courtland Drive. This was submitted post September 1, 2013, and is subject to the Unified Development Ordinance.

Contact: Chance and Associates, Stoney Chance.

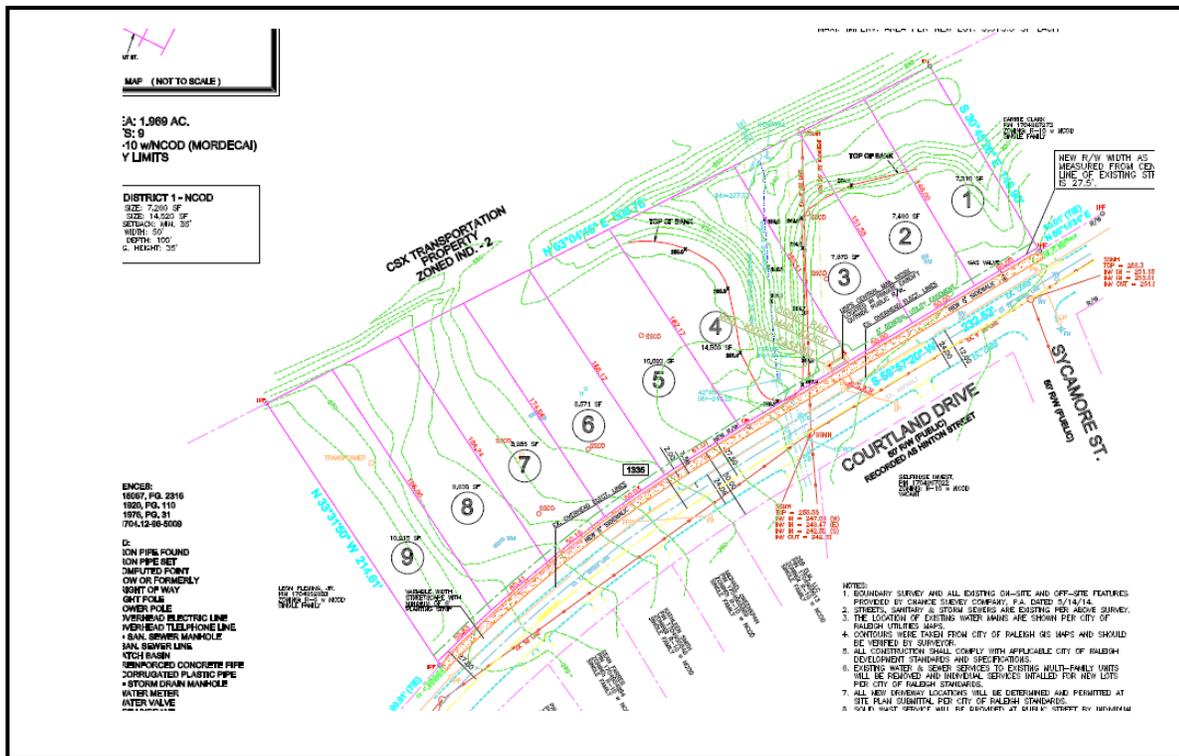
Design Adjustment: A Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. As per Section 8.3 of UDO, a Design Adjustment from the Public Works Director has been granted in regards to the required 2' maintenance strip along Granville Drive between the proposed sidewalk and the Right of Way. Due to the fact that Granville Drive is not constructed in the center of the existing Right of Way, and the lane widths are not consistent with the Neighborhood Local street type, a design adjustment has been granted allowing the required 2' maintenance strip to exist within an easement outside of the proposed Right of Way.

**Administrative
Alternate:** NA



Location Map



Site

SUBJECT: S-22-14 / Courtland Subdivision

CROSS-REFERENCE: COR Transaction # 401274

LOCATION: The site is located on the northwest side of Courtland Drive, at the intersection of Courtland Drive and Sycamore Street.

PIN: 1704965009

REQUEST: This request is to approve the subdivision of a 1.969 acre tract into 9 lots, all zoned Residential-10 (R-10) and within an NCOD/Mordecai Neighborhood-Conservation District 1 (Neighborhood Conservation Overlay District), as per the Unified Development Ordinance. Proposed Lot 1 will be 7,310 square feet in size, proposed Lot 2 will be 7,490 square feet in size, proposed Lot 3 will be 7,670 square feet in size, proposed Lot 4 will be 14,500 square feet in size, proposed Lot 5 will be 10,093 square feet in size, proposed Lot 6 will be 8,571 square feet in size, proposed Lot 7, will be 8,985 square feet in size, proposed Lot 8, will be 9,630 square feet in size, and proposed Lot 9 will be 10,215 square feet in size. This proposal conforms to the density, minimum, and maximum lot sizes, and dimension standards of both the Residential-10, and the NCOD/Mordecai Neighborhood-Conservation District 1 Zoning District(s). Surrounding peripheral lots are developed as single family detached, and a CSX Transportation Right of Way Corridor.

At present, on site are three framed buildings, all multi-family/apartments. The site is fronted by an existing 4' wide public sidewalk in need of repair, overhead utility lines along Courtland Drive, and to the rear, a CSX Transportation Corridor.

The residential street tree requirement of 13 shade trees, and 6' width of sidewalk along the 499.81' linear frontage, is to be met via installation. An additional 2.5' of Right of Way and a 5' private utility easement is to be dedicated along the frontage of all nine proposed lots. All existing overhead line utility poles are to be relocated to within the 5' general utility easement. A mail kiosk is proposed between lots 3 and 4, outside of the Right of Way and the 5' Private Utility Easement.

As per Section 8.3 of UDO, a Design Adjustment from the Public Works Director has been granted in regards to the Block Perimeter standards. This being due to the surrounding site constraints, especially the Railroad Right of Way to the rear, which makes a road connection infeasible, and impractical.

Demolition permits for all existing structures to be removed will be obtained from the City of Raleigh prior to recordation of final subdivision plat.

Existing impervious surface areas of 28,408 sf are to be re-allocated to the 10 lots. The proposed sidewalk is 1,300 sf which is accounted for. The remaining existing impervious is assigned to the new lots. Lots 1, 2 and 3 have a maximum impervious surface area of 2,005 sf/lot. Lots 4-9 have a maximum impervious surface area of 3,515.5 sf/lot. This site is therefore exempt from storm water management controls in accordance with Article 9.2.2, A, 4, of the Unified Development Ordinance.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

***Prior to approval of a concurrent review of Final Site Review and
Infrastructure construction plans, or whichever is applicable:***

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (2) That a 20' City of Raleigh Sanitary Sewer Easement shall be recorded centered on the existing sewer main that crosses this subdivision.

Prior to Planning Department authorization to record lots:

- (3) That a surety covering all work proposed in the Right of Way, shall be posted with the City prior to map recordation.
- (4) That demolition permits are issued for the existing dwellings and accessory structures and the permit numbers be shown on all maps for recording with the Wake County Register of Deeds office;
- (5) That if the proposed public improvements are not installed and inspected by the city to accept for maintenance, a surety in the amount of 125% of the cost of construction for the 6' sidewalk and streetscape trees is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (6) That a fee-in-lieu for additional asphalt needed to bring the existing road width of twenty-four feet up to the ultimate twenty-seven feet shall be paid to the city. (Coordinate with Public Works for execution and payment of said fee) and

Prior to issuance of a certificate of occupancy for either lot:

- (7) That prior to the issuance of the first certificate of occupancy within the subdivision, all public improvements are inspected and accepted for maintenance by the City of Raleigh Public Works department.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Bower (Culver) Date: 11-3-14

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 5.3, Article 5.4.3, Chapter 7, and Article 7.2. This approval is based on a preliminary plan dated 09/09/14, owned by Tephra Development, LLC., and submitted by Stoney Chance, Chance & Associates.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10) and NCOD/Mordecai Neighborhood-Conservation District 1 (Neighborhood Conservation Overlay District). Effective September 1, 2013.

TREE CONSERVATION: N/A

PHASING: There are no phases in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: Dedication of right-of-way for the following street(s) are required by the Street Typology Map of the Comprehensive Plan. Proposed street(s) are classified as Neighborhood Yield (27' back to back in 55' R/W),. Dedication of (2.5') of Right-of-Way is required.

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Courtland Drive	½ ult. R/W of 55'	NA.	NA

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

Courtland Drive is classified on the City Street Typology Map as Neighborhood Yield, which has an ultimate Right of Way width of 55'. The existing Right of Way width along the site frontage is 50'. Therefore this development is required to provide their half (27.5') which means the dedication of 2.5' of Right of Way.

In the new UDO (Chapter 8.4.5A) the required streetscape for Courtland Drive includes a 6' concrete sidewalk and 16 Street Trees (40' OC) within a 6' wide planting strip. Because a 4' concrete sidewalk in need of repair exists along the site's frontage this development is responsible for its replacement with a 6' in width sidewalk.

An additional 2.5' of Right of Way and a 5' General Utility easement is to be dedicated along the frontage of all nine proposed lots. All existing overhead line utility poles are to be relocated to within the 5' General utility easement. A mail kiosk is proposed between proposed lots 3 and 4, and outside of the Right of Way and the 5' General Utility Easement.

The pavement width does not meet the minimum required back to back curb of 27' b/b. A fee-in-lieu for additional asphalt needed to bring the existing road width (24') up to the ultimate (27') is required.

As per Section 8.3 of UDO, a Design Adjustment from the Public Works Director has been granted in regards to the Block Perimeter standards due to surrounding site constraints, especially the Railroad Right of Way to the rear, making a road connection infeasible, and impractical.

An additional 2.5' of Right of Way and a 5' utility easement just outside of the proposed Right of Way, as per Section 8.4.5 A, of the Unified Development Ordinance, is to be shown on all plats, and said plats once approved, are to be recorded with the Wake County Register of Deeds;

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

COMPREHENSIVE PLAN: NA

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential - 10 zoning district is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet, and a corner lot, 60 feet. The minimum lot size NCOD/Mordecai Neighborhood-Conservation District 1 (Neighborhood Conservation Overlay District) is 7,260 square feet and the maximum lot size is 14,520 square feet. The minimum lot width in this overlay district is 50 feet, and the maximum lot width is 100 feet. Lots in this development conform to these minimum, and maximum, standards.

PUBLIC UTILITIES: City water and sewer services are available. The sub-divider 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 do not conform to Chapter 8 of the UDO. As per Section 8.3 of UDO, a Design Adjustment from the Public Works Director has been granted in regards to the Block Perimeter standards due to surrounding site constraints, especially the Railroad Right of Way to the rear,

making a road connection infeasible, and impractical. Access to individual lots is gained from Courtland Drive.

STREETSCAPE

TYPE: The designated streetscape is residential. Proposed is the installation of thirteen street trees.

PEDESTRIAN: Proposed, is the replacement of an existing 4' sidewalk presently in need of repair, with a 6' wide sidewalk along the 499.81 linear feet of frontage. Each proposed lot has access to the public right of way in accordance with 8.3.4 of the UDO.

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 9.2.2, A, 4, of the Unified Development Ordinance.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: NA

**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: 11/03/17
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/03/19
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE 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 Engineering Department for street construction; by the first working day in November and May each year.