



# 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-42-14 / 310 Seawell Avenue Subdivision

**General Location:** The site is located on the east side of Seawell Avenue, between Oakwood Avenue and East Lane Street.

**CAC:** North Central

**Nature of Case:** Subdivision of .18 acres into two single-family residential lots, zoned Residential-10 with Neighborhood Conservation Overlay District.

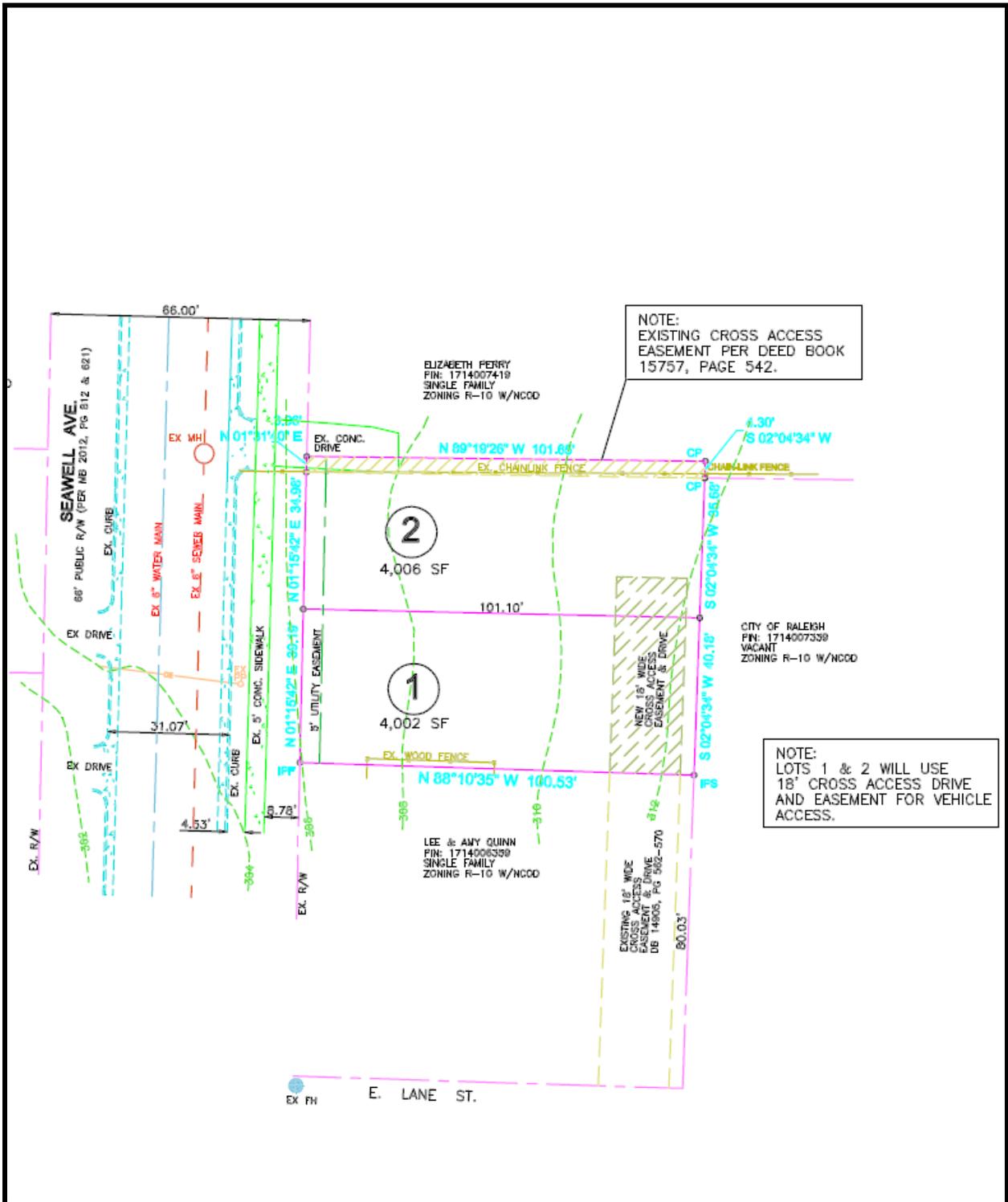
**Contact:** Stony Chance, Chance and Associates

**Design Adjustment:** NA

**Administrative Alternate:** NA



S-42-14 Location Map



S-42-14 Preliminary Subdivision Layout

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**SUBJECT:** S-42-14

**CROSS-  
REFERENCE:** NA

**LOCATION:** The site is located on the east side of Seawell Avenue, between Oakwood Avenue and East Lane Street, inside the city limits.

**PIN:** 1714006454

**REQUEST:** This request is to approve the subdivision of a .18 acre tract into two single-family lots, zoned Residential-10 with Neighborhood Conservation Overlay District (New Bern-Edenton Neighborhood).

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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 if the proposed public improvements are not installed and inspected by the City to be accepted for maintenance, a surety in the amount of 125% of the cost of installation of streetscape trees installed on Seawell Avenue is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (2) That a fee-in-lieu be paid for 1' of sidewalk along the property's frontage of Seawell Avenue to meet the residential streetscape requirements.

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I hereby certify this administrative decision.

**Signed:**(Planning Dir.) *Keith Bower (A. Barlow)* Date: *1/9/15*

**Staff Coordinator:** Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**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 12/16/14 owned by Tephra Development, LLC submitted by Chance and Associates.

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**ZONING:**

**ZONING DISTRICTS:** Residential-10 (R-10) with Neighborhood Conservation Overlay District (NCOD - New Bern-Edenton Neighborhood).

**TREE CONSERVATION:** This site is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore not required.

**PHASING:** There is one phase in this development.

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET TYPOLOGY MAP:** Seawell Avenue is an existing street classified as a Neighborhood Local street. No right-of-way dedication or street improvements are required and no new streets are proposed with this development.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Seawell Avenue	Neighborhood Local	66'	1/2- 59'	31'	31'

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

**COMPREHENSIVE PLAN:** This site is located in the North Central Citizens Advisory Council, in an area designated for moderate-density residential.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** Lots in the New Bern-Edenton NCOD are subject to the following standards:

- 1. Minimum lot size: 4,000 square feet
- 2. Minimum lot frontage: 30 feet

Additionally, lots in the R-10 district are required to have a minimum lot depth of 60'. Lots in this development conform to these minimum standards and the

density standards of the New Bern-Edenton NCOD, which are dictated by the 4,000 square foot minimum lot size requirement.

**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 or street signs are required.

**STREETSCAPE TYPE:** The applicable streetscape is residential. A fee in lieu for a 1 of' sidewalk is required prior to lot recordation. Street trees will be installed in the existing planting area.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 5' sidewalk exists along Seawell Avenue and a fee in lieu will be paid for the additional required foot. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

**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, therefore 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 or street signs 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:** 1/9/2018  
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.