



## 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-61-14 / Breedlove Subdivision (Revised)

**General Location:** The site is located on the southeast corner of the intersection of Kimbrough and Ridley Street(s).

**CAC:** Five Points

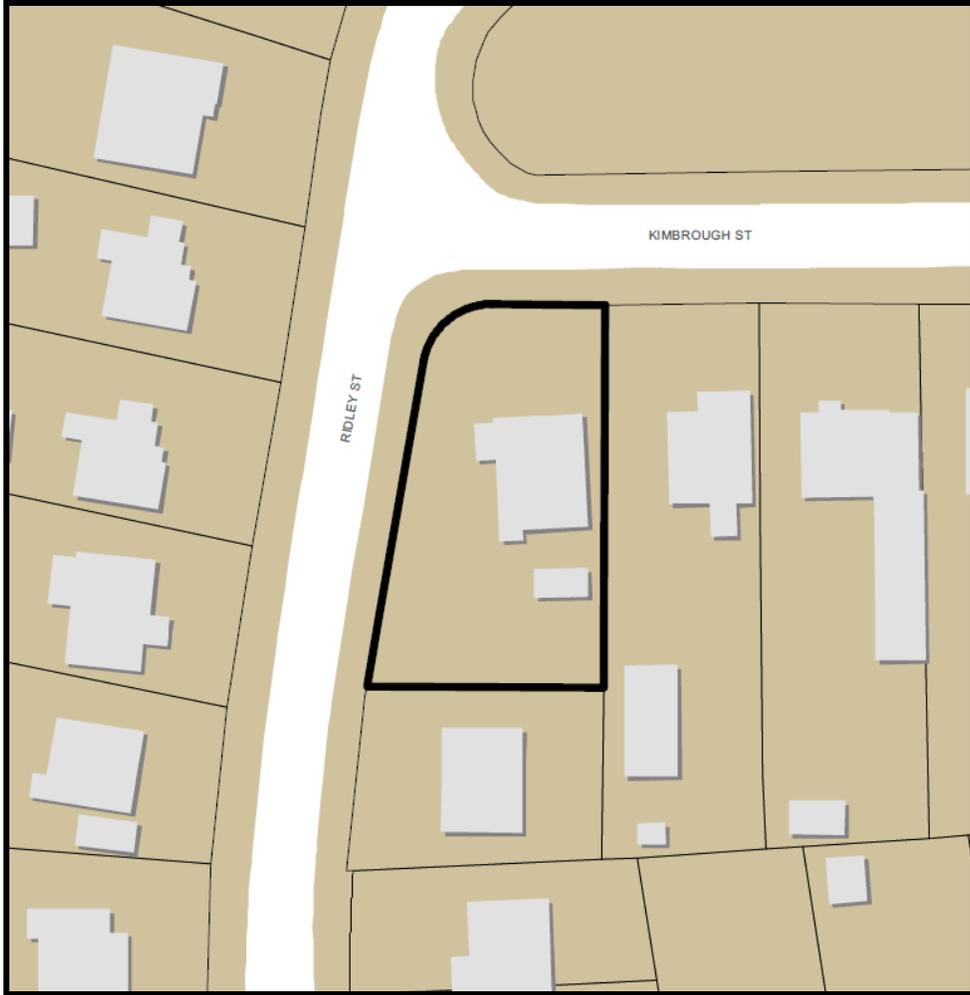
**Nature of Case:** Subdivision of one lot into 2 lots, currently zoned Residential-10 District. Proposed lot # 2 fronts Ridley Street, lot #1 is a corner lot. This was submitted post September 1, 2013, and is subject to the Unified Development Ordinance. This is a modification of the original plan approved on April 7, 2015 (AA# 3256). The modifications include use of a design adjustment for street tree requirements and payment of a fee in lieu of sidewalk construction. The sunset date for the project is unchanged. This includes a new condition of approval, number 5.

**Contact:** Jeff Davis, Turning Point Surveying, PLLC.

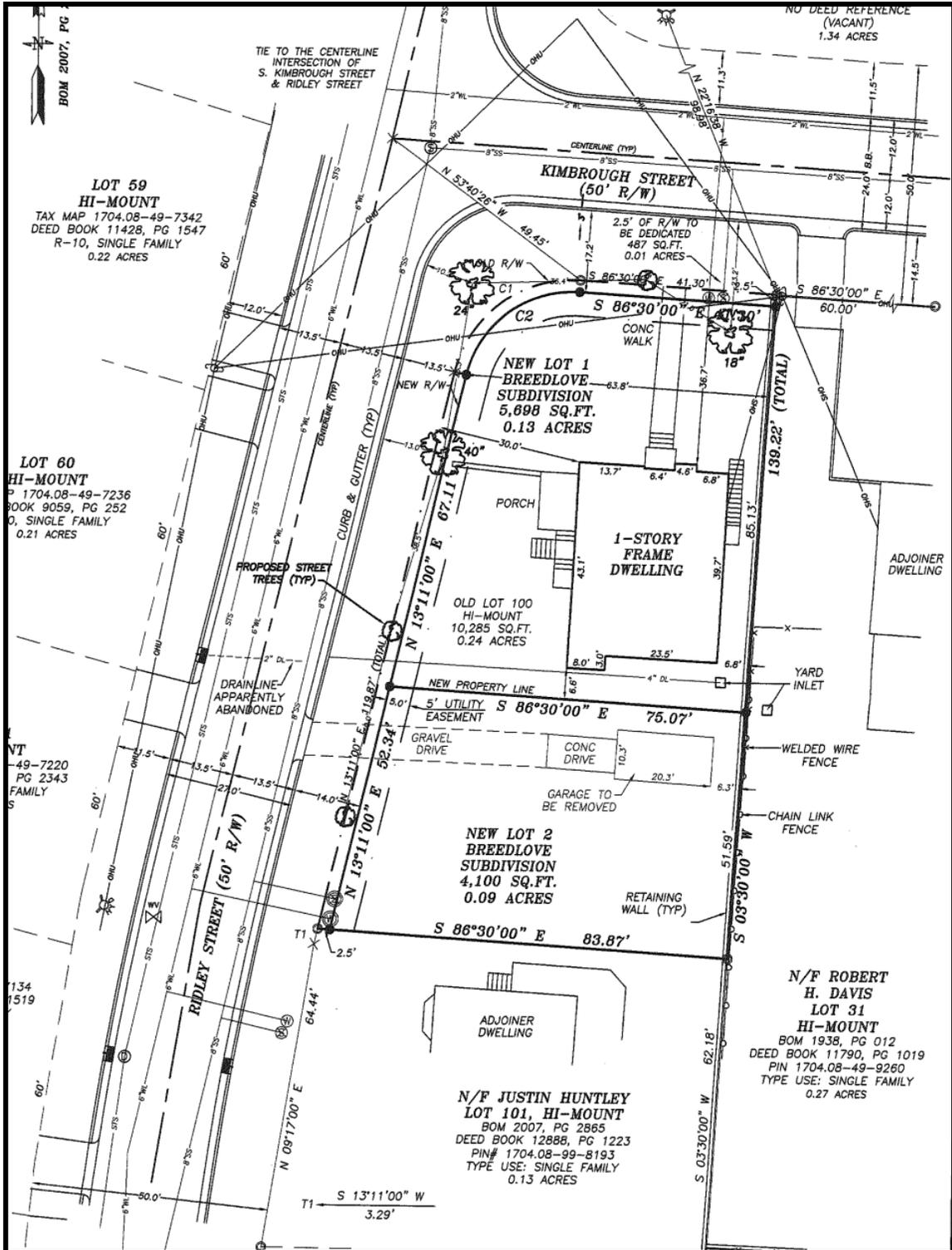
**Design Adjustment:** One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment has been approved for the allowance of the streetscape tree requirement being met utilizing two existing and established shade trees while providing additional trees spaced 40' on center for the frontage along both streets. (8.5)

**Administrative  
Alternate:** NA



Preliminary Subdivision Location Map



Preliminary Subdivision Plan – Breedlove Subdivision Revised



**Engineering Services Design Adjustment – Staff Response**

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name Breedlove Subdivision	Date Completed Application Received: 7/19/2016
	Case Number: S-61-2014	Transaction Number: 418090

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	<i>[Signature]</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input checked="" type="checkbox"/>	PRCR: <i>[Signature]</i>

Given the existence of the two large oak trees and the desire for consistency in the streetscape, staff is in **SUPPORT** of this request.

**Engineering Services Director or Designee Action:**

Approve  Approval with Conditions  Deny

*[Signature]* \_\_\_\_\_ *8/2/16*  
 Authorized Signature Date

\*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS FOR APPROVAL</b>	
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Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh  
 Engineering Services

Phone: 919-996-3030  
 www.raleighnc.gov

Approved Public Works Design Adjustment

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**SUBJECT:** S- 61-14 / Breedlove Subdivision Revised

**CROSS-  
REFERENCE:** Transaction # 418090

**LOCATION:** The site is located inside the city limits.

**PIN:** 1704999203

**REQUEST:** This request is to approve the subdivision of a .24 acre tract into 2 lots, one being 5,698 sq. ft, the other 4100 sq. ft., zoned Residential-10. This proposal conforms to the density, minimum lot size, and dimension standards of the Residential-10 district. Surrounding periphery lots are developed as single family residential. There exists a single family residence which is to remain on proposed Lot #1. This is a modification of the original plan approved on April 7, 2015 (AA# 3256). The modifications include use of a design adjustment for street tree requirements and payment of a fee in lieu of sidewalk construction. The sunset date for the project is unchanged. This includes a new condition of approval, number 5.

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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 a demolition permit be issued for all structures to be removed, and this building permit number be shown on all maps for recording;
- (2) 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 streetscape trees installed on Kimbrough and Ridley Streets is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (3) That a fee in lieu shall be paid to the City of Raleigh prior to plat approval and recordation in the Wake County Register of Deeds for ½ - 27' back to back roadway section along Kimbrough Street;
- (4) That ½ - 55' Right of Way along both Kimbrough and Ridley Street(s) is to be dedicated to the City of Raleigh prior to map recordation with the Wake County Register of Deeds.
- (5) That a fee in lieu shall be paid to the City of Raleigh for 6' width of sidewalk running the length of the frontage along both Kimbrough and Ridley Street(s).

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) *Kenneth Bowen (S. Bowen)* Date: 8-10-16

**Staff Coordinator:** Michael Walters

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, Sections 2.2.1, and Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 1/22/15 owned by Breedlove, Heather and Brian, submitted by Jeff Davis PLS, Turning Point Surveying, PLLC.

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**ZONING:**

**ZONING  
DISTRICTS:** Residential-10 District,  
Unified Development Ordinance, Effective September 1, 2013.

**TREE  
CONSERVATION:** NA

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

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**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	Exist R/W	Required R/W	Existing street (boc -boc)	Proposed street (boc to boc)
Kimbrough Street	Neighborhood Yield	50'	55' (to be dedicated)	24' b/b	27' b/b (via fee in lieu)
Ridley Street	Neighborhood Yield	50'	55' (to be dedicated)	27' b/b	sufficient

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

**CONSTRUCTION:** Proposed street improvements shall conform to normal City construction standards. A fee-in-lieu for the construction of 1.5' of street along Kimbrough Street is required.

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

**STREETSCAPE:** Proposed sidewalk locations conform to City regulations. A fee in lieu for the 6' sidewalk is required along both Ridley Street and Kimbrough Streets. A design adjustment has been approved allowing an alternative streetscape cross section.

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

**COMPREHENSIVE PLAN:** NA

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in R-10 zoning district is 4,000 sq. 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. The minimum lot width of a corner lot in this zoning district is 60 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.

**STREETSCAPE TYPE:** The applicable streetscape for both Kimbrough Street and Ridley Street is a Neighborhood Yield. A fee in lieu is to be paid for the required 6' sidewalk along Ridley Street and Kimbrough Street. A design adjustment has been approved allowing an alternative streetscape cross section.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations.

Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc - boc)	Prop. street (boc to boc)
Kimbrough Street	Neighborhood Yield	None	-	24' b/b	27' b/b (fee in lieu)
Ridley Street	Neighborhood Yield	None	-	27' b/b	Sufficient

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

**STORMWATER MANAGEMENT:** This site is exempt from stormwater regulations per Article 9 Section 2 of the UDO.

**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:** 4/7/2018  
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.