



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-14-15 / Chestnut Hills Lot 13 Subdivision

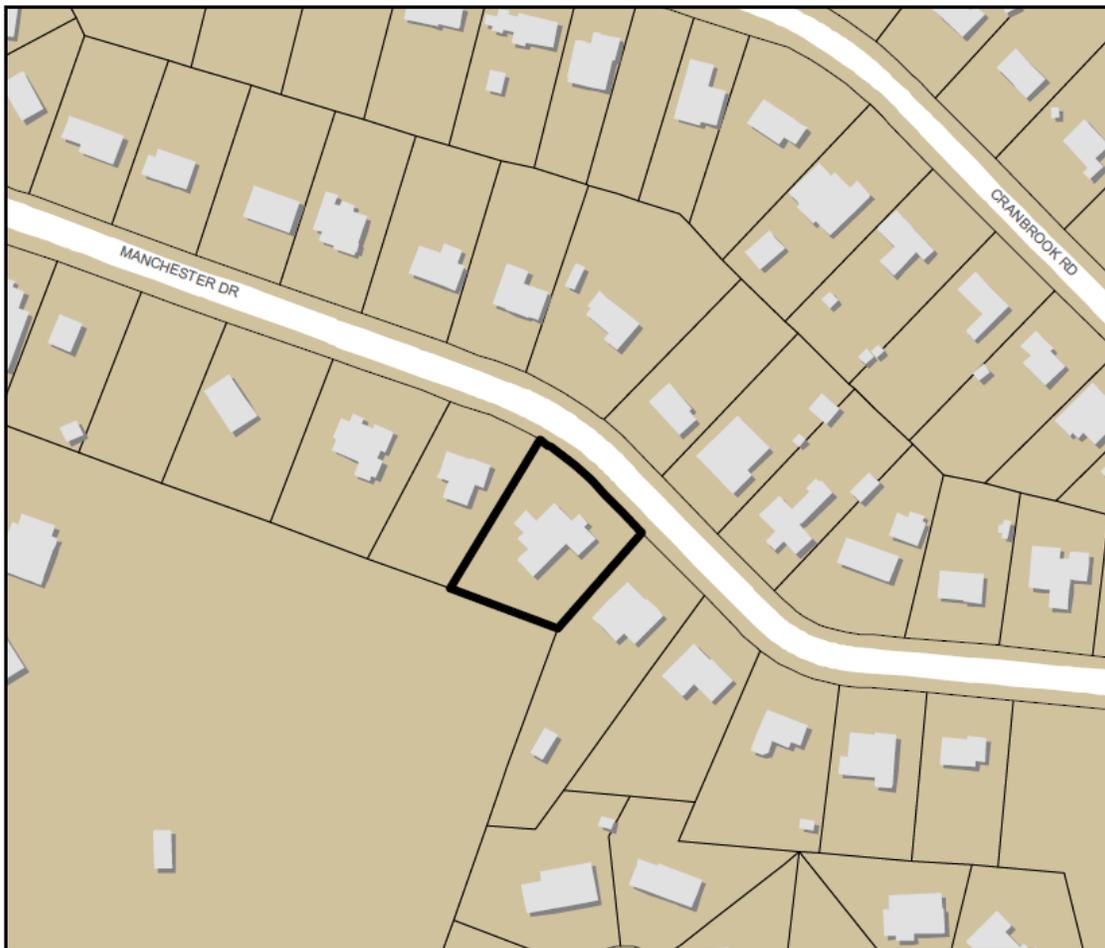
General Location: The site is located on the south side of Manchester Drive, east of the intersection of Rampart Road and Manchester Drive.

Nature of Case: Subdivision of one parcel of 0.54 acres size into two parcels, each zoned Residential-4.

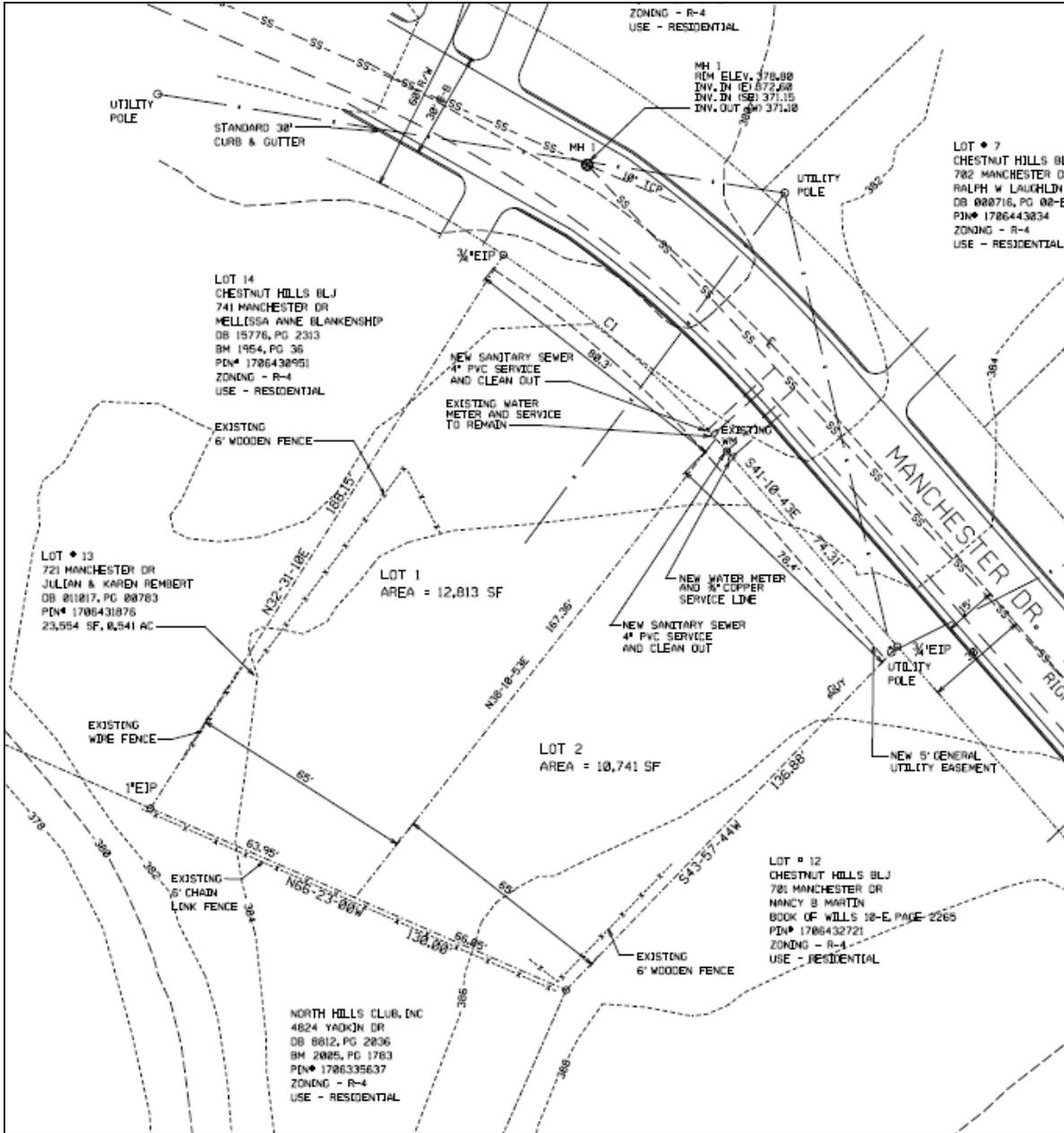
Contact: Alison Pockat, Alison Pockat, ASLA

Design Adjustment: NA

Administrative Alternate: NA



Location Map – 721 Manchester Drive



Preliminary Subdivision Plan

SUBJECT: S-14-15 / Chestnut Hills Lot 13 Subdivision

CROSS-REFERENCE: Transaction # 425195

LOCATION: The site is located on the south side of Manchester Drive, east of the intersection of Rampart Road and Manchester Drive. The site is located within the city limits.

PIN: 1706431876

REQUEST: This request is to approve the subdivision of a 0.54 acre tract, into 2 lots, one 12.813 square feet, the other 10,741 square feet, both of which are zoned Residential-4.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That demolition permits be issued for the existing house on site to be removed from the parent tract and that these building permit numbers be noted on all maps for recording with the Wake County Register of Deeds;
- (2) That a fee in lieu for a sidewalk with a 6' width, and associated street trees along the entire width of the parent tract, be paid to the City of Raleigh Public Works Department prior to plat recordation;
- (3) That a 5' Slope Easement the entire width of the parent tract be shown on the plat for recordation in association with the required 5' Utility Easement;
- (4) That a 5' general Utility Easement be shown on the plat for recordation adjacent to the Right of Way, and in association with the required 5' slope easement;
- (5) That as the existing sewer service is to be abandoned, this shall be noted on the plat for recordation.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (S. Bader) Date: 5-8-15

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 7, Article 7.2. This approval is based on a preliminary plan dated 04/06/15 owned by Grayson homes LLC, submitted by Alison Pockat, ASLA.

ZONING:

ZONING DISTRICTS: Residential 4 (R-4), Unified Development Ordinance, Effective Sept. 1, 2013.

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 of the following street is required by the Street Plan Map of the Comprehensive Plan. A slope easement and Utility Placement Easement will be required.

Street Name	Designation	Exist. R/W	Prop. R/W	Slope Ease.	Util. Ease.
Manchester Drive	Neighborhood Local	60'	None	5'	5'

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.

Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc - boc)	Prop. street (boc to boc)
Manchester Drive	Neighborhood Local	No	None	31'	None

CIRCULATION: The Block perimeter is met.

STREETSCAPE: No construction will be required as this is midblock. A fee-in-lieu for street trees and sidewalk will be applied.

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

COMPREHENSIVE PLAN: This site is located in the Midtown Advisory Council in an area 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 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.

STREETSCAPE TYPE: The applicable streetscape is a Neighborhood Local Street. A fee in lieu for both the sidewalk width for the length of the parent tract, and all street trees, is required prior to lot recordation.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Ridge Road. A fee in lieu for 6' of sidewalk width, the length of the parent, tract will be assessed.

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 of the Unified Development Ordinance.

**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: 5/8/18
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.