



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-20-15 / Barmettler Street, Lot 5 Subdivision

General Location: The site is located on the north side of Barmettler Street, east of the intersection of Barmettler Street and Dixie Trail.

CAC: Wade

Nature of Case: Subdivision of a .404 acre lot into two lots, both of which are zoned R-6, SRPOD.

Contact: Sonya Ward, Ward Surveying Services, PLLC.

Design Adjustment: NA

**Administrative
Alternate:** NA



SUBJECT: S-20-15, Barnettler Street, Lot 5 Subdivision

CROSS-REFERENCE: Transaction # 420548

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

PIN: 0794655855

REQUEST: This request is to approve the subdivision of a .404 acre tract into 2 lots, zoned Residential-6 (R-6), and Special Residential Parking Overlay District (SRPOD).

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (2) That a fee-in-lieu for 145 linear feet of 6' sidewalk and associated construction fees, and street trees on 40' spacing for a total of 3.63 trees is to be paid to the City of Raleigh;
- (3) That a Right-of-way for ½-55-foot street section and a 5-foot general utility placement easement dedication is required;
- (4) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."

I hereby certify this administrative decision.

Signed:(Planning Dir.) Keith Benson (J. Barber) Date: 6-22-15

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 5, Article 5.6, Sections 5.6.1. This approval is based on a preliminary plan dated 4/20/15 owned by Charles and Wendy Boss, submitted by Sonya Ward, Ward Surveying Services, PLLC.

ZONING:

ZONING DISTRICTS: Residential-6 (R-6), and Special Residential Parking Overlay District (SRPOD), Unified Development Ordinance. Effective September 1, 2013

TREE CONSERVATION: This site is less than 2 acres and not subject to UDO Article 9.1 Tree Conservation Area requirements.

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 and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Proposed street(s) are classified as a Neighborhood Yield Street. 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)
Barmettler Street	Neighborhood Yield	50'	1/2- 55'	27'	27'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between the required 27' street with curb, gutter and sidewalk and the proposed construction is 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: NA

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Residential-6 zoning district is 6,000 square feet. The minimum lot depth in this zoning district is 80 feet. The minimum lot width of an interior lot in this zoning district is 50 feet, a corner lot, 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 along Barmettler Street is Residential. A fee-in-lieu for a 6' sidewalk, and (3.63) street trees along Barmettler Street is required prior to lot recordation.
- PEDESTRIAN:** A fee-in-lieu of 6' sidewalk construction is required along Barmettler Street.
- 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:** A Neuse River riparian buffer is applicable to a portion of 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: 6/22/2018
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.