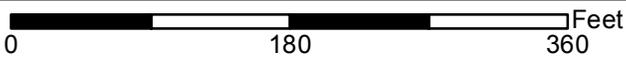
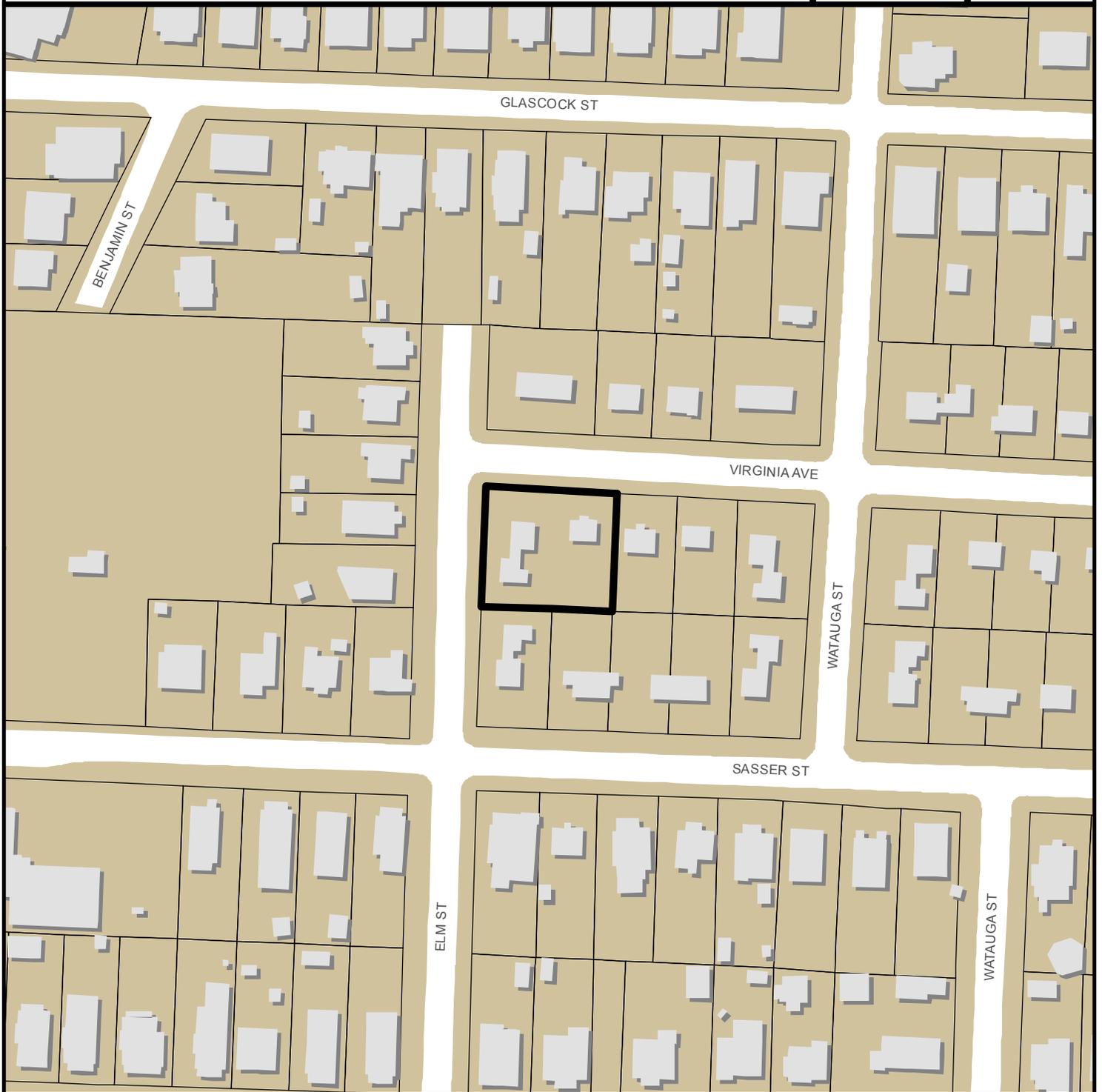


OAKDALE AT MORDECAI LOT 9 S-62-2015



Zoning: **R-10**

CAC: **Mordecai**

Drainage Basin: **Pigeon House**

Acreage: **0.27**

Number of Lots: **2**

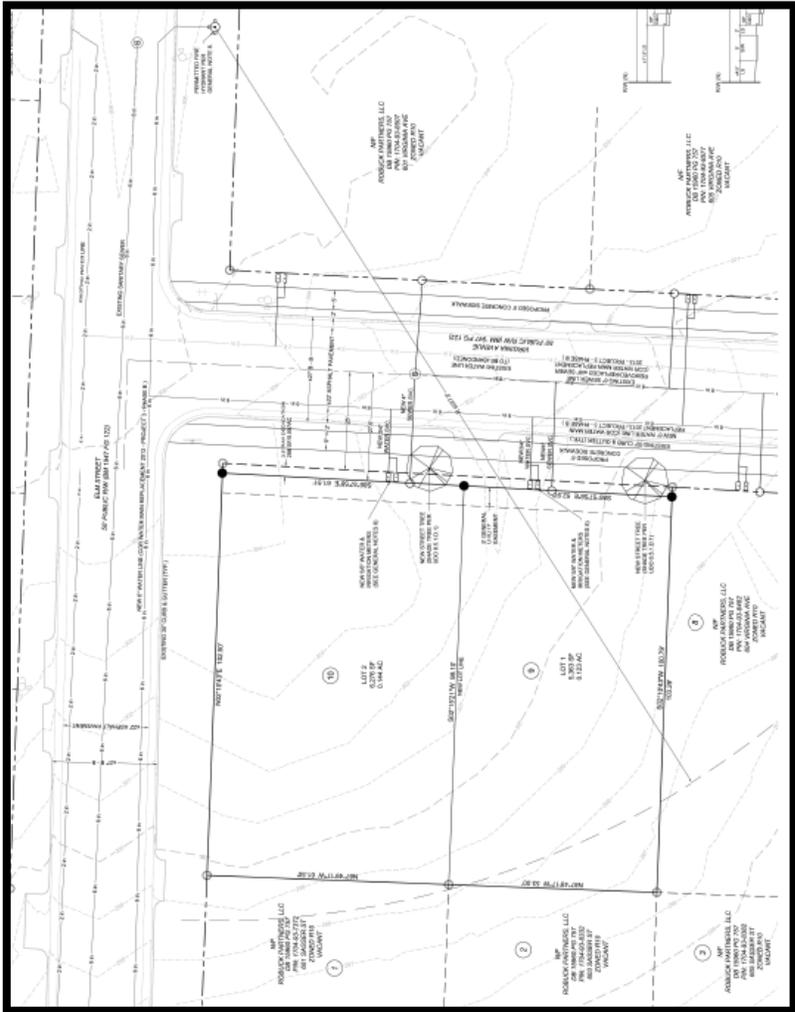
Planner: **Meade Brashaw**

Phone: **(919) 996-2664**

Applicant: **CE Group**

Phone: **(919) 367-8970**





Subdivision Layout

SUBJECT: S-62-15 / Lot 18, Oakdale at Mordecai

CROSS-REFERENCE: Board of Adjustment Variance case #A-16-16

LOCATION: The site is located on the southeast corner of Elm Street and Virginia Avenue, south of the intersection of Elm Street and Glascock Street.

PIN: 1714107372

REQUEST: Subdivision of one .27 acre parcel into two single-family lots, zoned Residential-10.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeded a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

- (2) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (3) That stub permits and a tree impact permit are obtained from the City of Raleigh;
- (4) That a fee-in-lieu for 6' sidewalk for Elm Street and a fee-in-lieu for 1' sidewalk for Virginia Avenue is paid to the Public Works Department;
- (5) That a 5' General Utility Placement Easement is recorded along Virginia Avenue;
- (6) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Virginia Avenue is paid to the Public Works Department.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Keanth Brown (J. Bradshaw)
Date: 3-24-16

Staff Coordinator:

Meade Bradshaw

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, Chapter 8, and Chapter 9. This approval is based on a preliminary plan dated 2/14/16 owned by John Morisey, Roebuck Partners, LLC, submitted by Joe Faulkner, RLA, CE Group.

ZONING:

ZONING DISTRICTS: Residential-10 (Unified Development Ordinance, Effective September 1, 2013)

TREE CONSERVATION: This project is not subject to UDO 9.1 tree conservation area or UDO 9.1.9. Watershed Overlay District

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site

STREET PLAN MAP: The existing street is classified as a Neighborhood Yield Street. Dedication of right-of-way not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Virginia Avenue	Neighborhood Yield	60'	55'	27' b to b	N/A	N/A
Elm Street	Neighborhood Yield	60'	55'	27' b to b	N/A	N/A

Existing streets on the site are classified as Neighborhood Yield.
A surety for the required improvements shall be provided in accordance with 8.1.3 of the UDO.

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

COMPREHENSIVE PLAN: This site is located in the Mordecai Citizens Advisory Council and future land use is moderate density residential.

SUBDIVISION STANDARDS:

- LOT LAYOUT:** The minimum lot size in R-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. 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 residential. A Design Adjustment was approved by the Interim Public Works Director along Virginia Avenue to provide the existing 5' sidewalk with an alternative tree lawn location with trees planted 50' on center. A fee-in-lieu for 6' sidewalk and streets trees will be paid prior to lot recordation along Elm Street.
- PEDESTRIAN:** 5' sidewalk exists along Virginia Avenue with a fee-in-lieu for 1' of sidewalk. A fee-in-lieu for 6' of sidewalk along Elm Street will be required prior to lot recordation.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This project was granted an exemption to stormwater control measures per Board of Adjustment Variance case #A-17-16.
- 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: 3/24/2019s
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.



Public Works Design Adjustment – Staff Response

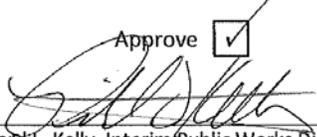
Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt 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.

Project	Project Name	Oakdale at Mordecai	Date Completed Application Received	11/20/2015
	Case Number	S-62,63,64,65-2015	Transaction Number	448963,448964,448965,448966

Staff Response/Recommendation	Staff supports the design adjustment for alternate placement of street trees due to existing sidewalk location.		
	Staff Member	Daniel G. King, PE	Support Request <input checked="" type="checkbox"/> Does Not Support <input type="checkbox"/>

Public Works Director's Action:

Approve
 Approval with Conditions
 Deny


 Richard L. Kelly, Interim Public Works Director

12/3/15
 Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
-------------------------	--

Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

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