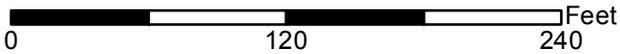
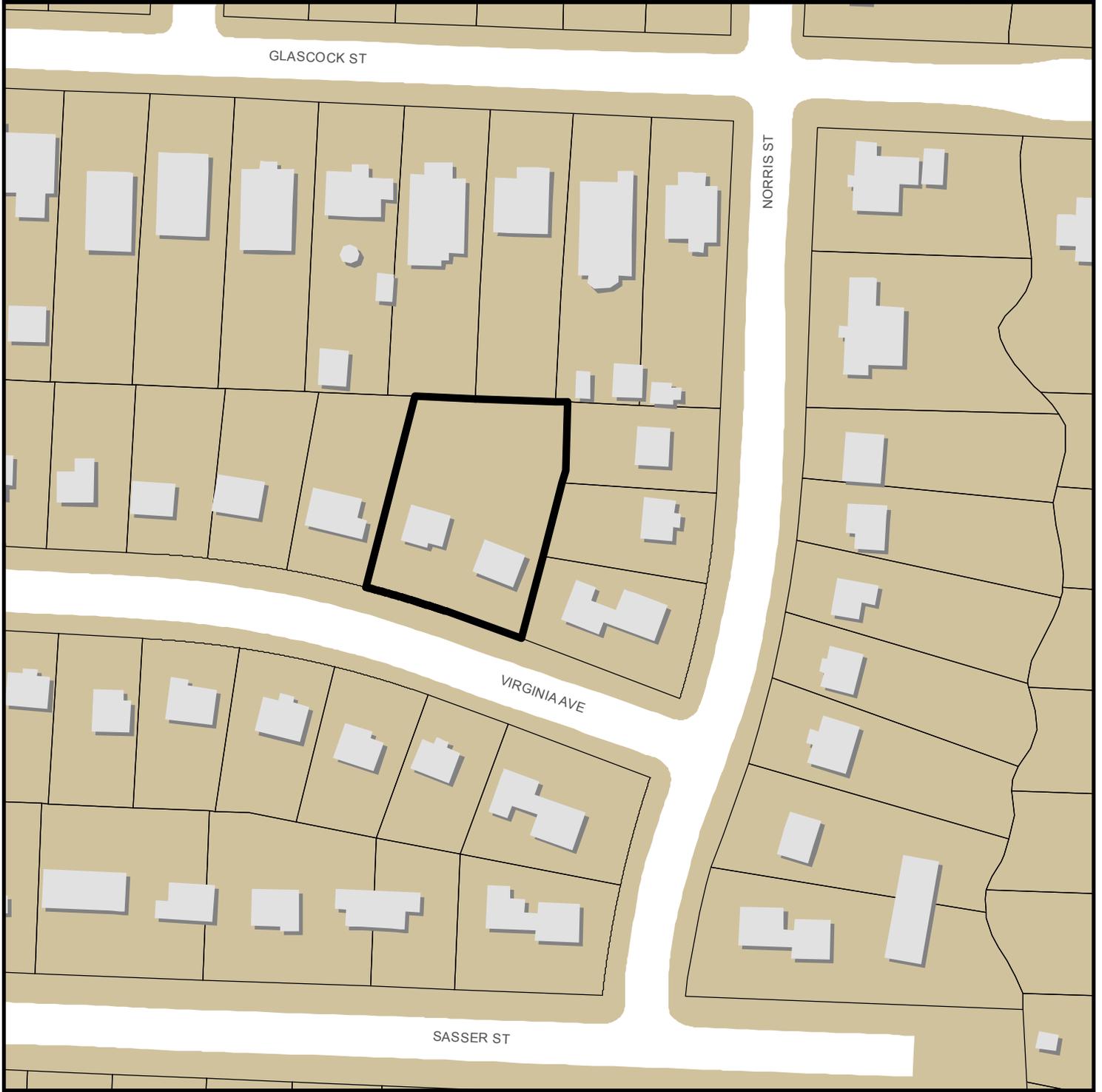


# OAKDALE AT MORDECAI LOT 42 S-63-2015



Zoning: **R-10**  
CAC: **Mordecai**  
Drainage Basin: **Pigeon House**  
Acreage: **0.23**  
Number of Lots: **2**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Robuck Partners, LLC**  
Phone: **(919) 785-4472**





# 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-63-15 / Oakdale at Mordecai Lot 42

**General Location:** The site is located on the north side of Virginia Avenue, between Watauga Street and Norris Street.

**CAC:** Mordecai

**Nature of Case:** Subdivision of a .28 acre tract into two single-family lots, zoned Residential-10 (R-10).

**Contact:** Joe Faulkner, CE Group

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

1. A Design Adjustment for alternate sidewalk width and street tree spacing along Virginia Avenue.

**Administrative Alternate:** NA



S-63-15 Location Map



---

**SUBJECT:** S-63-15

**CROSS-  
REFERENCE:** A-15-16

**LOCATION:** The site is located on the north side of Virginia Avenue, between Watauga Street and Norris Street, inside the city limits.

**PIN:** 1714035592

**REQUEST:** This request is to approve the subdivision of a .28 acre tract into two single-family lots, zoned Residential-10 (R-10).

---

**OFFICIAL ACTION:** Approval with conditions

---

**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 construction for the 5' sidewalk and streetscape trees installed on Virginia Avenue is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (2) That stub permits and a tree impact permit are obtained from the City of Raleigh.

---

I hereby certify this administrative decision.

**Signed:**(Planning Dir.) *Kenneth Bowers (A. Barlow)* Date: 3-15-16

**Staff Coordinator:** Justin Rametta

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. This approval is based on a preliminary plan dated 2/14/16 owned by Robuck Partners, LLC, submitted by the CE Group.

**ZONING:**

**ZONING DISTRICTS:** Residential-10 (R-10).

**TREE CONSERVATION:** This site is less than two acres in size. Therefore, compliance with Article 9.1, Tree Conservation, is not required.

**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 is required by the Street Plan Map of the Comprehensive Plan as shown below.

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	50'	1/2 55'	27'	27'	NA

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

**COMPREHENSIVE PLAN:** This site is located in the Mordecai CAC in an area designated for moderated density residential development.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in the R-10 zoning district is 5,000 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**STREETSCAPE**

**TYPE:** The applicable streetscape is residential. Construction of a 6' planting strip and 5' wide sidewalk is proposed (as per approved design adjustment). The approved design adjustment also allows the spacing of street trees at 50' on center, average.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along Virginia Avenue. 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:**

This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. This project was granted an exemption to stormwater control measures per Board of Adjustment Variance case #A-15-16.

**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:** 3-15-2019

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

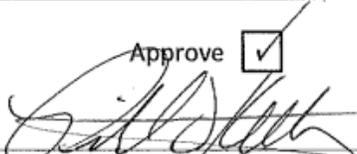
Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt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



**Planning & Development**

**Public Works  
Transportation Field Services**  
One Exchange Plaza  
Suite 300  
Raleigh, NC 27602  
www.raleighnc.gov

**Public Works Design Adjustment Application**

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

<b>Project</b>	Project Name	Oakdale at Mordecial		
	Case Number	S-62-15, S-63-15, S-64-15, S-65-15	Transaction Number	448963, 448964, 448965, 448966

<b>Owner</b>	Name	Robuck Partners, LLC – John C. Morley III Member-manager		
	Address	1000 St. Albans Drive Suite 400	City	Raleigh
	State	NC	Zip Code	27609
	Phone	919-785-4472		

<b>Applicant</b>	Name	Joe Faulkner, RLA	Firm	CE Group, Inc.
	Address	301 Glenwood Avenue Suite 220	City	Raleigh
	State	NC	Zip Code	27603
	Phone	919-367-8790 ext. 102		

\*Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)

<b>Design Adjustment Request</b>	Code Section Referenced	Article 8.5 Existing Streets
	Justification	As allowed per section 8.5.1.A.3. the Public Works Director can allow design adjustment subject to specific findings. The proposed development is located within an older neighborhood of Raleigh, so in order to maintain the character and context of the surrounding neighborhood we are requesting 5-foot sidewalks and sidewalk placement 2-feet behind curb and gutter on roads which have a narrower existing right-of-way (Virginia Avenue, Watauga Street, and Norris Street) and 5-foot sidewalks on Sasser Street. The lots in this section average approximately 50-feet in width so in order to provide a consistent streetscape we are proposing one tree 50 feet, such that there is one tree located in front of each lot. The trees along Virginia Avenue, Watauga Street, and Norris Street will be planted behind the sidewalk and within a 6-foot planting strip between the sidewalk and curb and gutter along Sasser Street. See attached street sections.

\*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

*John C. Morley III*  
Owner/Owner's Representative Signature

11-10-15  
Date

In witness whereof, the parties signed have executed this document on this date.

*Cynthia L. Stone*  
Notary Signature Expires 4-25-2016

11-10-15  
Date

