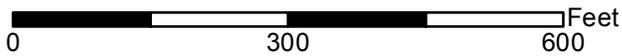


NOWELL PROPERTY SUBDIVISION S-75-2015



Zoning: **R-10, SRPOD**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.54**

Number of Lots: **2**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Nowell Senior Trust**





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-75-15 / Nowell Property Subdivision

General Location: The site is located on the south and east side of Pineland Circle, between Graceland Court and Bleeker Court.

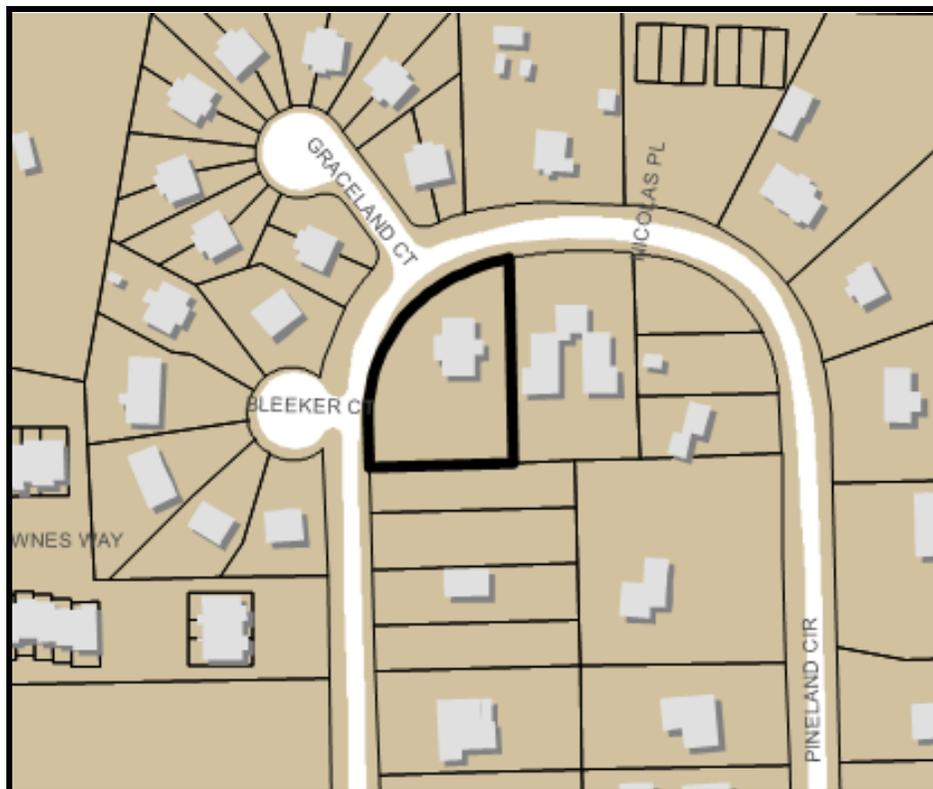
CAC: West

Nature of Case: Subdivision of .54 acres into two single family lots, zoned Residential-10 (R-10) with Special Residential Parking Overlay District (SRPOD).

Contact: John Phelps

Design Adjustment: NA

Administrative Alternate: NA



S-75-15 Location Map

SUBJECT: S-75-15

**CROSS-
REFERENCE:** NA

LOCATION: The site is located on the south and east side of Pineland Circle, between Graceland Court and Bleeker Court, inside the city limits.

PIN: 0784528076

REQUEST: This request is to approve the subdivision of a .54 acre tract into two single family lots, zoned Residential-10 (R-10) with Special Residential Parking Overlay District (SRPOD).

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 of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (2) That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to Planning Department authorization to record lots:

- (3) That the maximum impervious surface allowed on each lot be shown on all maps for recording;
- (4) That ½ the required right-of-way of Pineland Circle and a 20' slope easement in shown on all maps for recording;
- (5) That a fee-in-lieu of construction be paid to the Public Works Department for ½ of a 27' back-to-back street section including pavement, curb and gutter, 6' sidewalk, and street trees,

Prior to issuance of a certificate of occupancy for either lot:

- (6) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowen (S. Paulan) Date: 4-27-16

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 10/29/15, owned by Nowell Senior Trust, submitted by John Phelps.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10) with Special Residential Parking Overlay District (SRPOD)..

TREE CONSERVATION: This project is less than 2 acres and is not subject to UDO Article 9.1, Tree Conservation.

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 for the following streets is required by the Street Plan Map of the Comprehensive Plan. No new streets are proposed with this development.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Pineland Circle	Neighborhood Yield	50'	½ 55'	20'	20'	20'

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

COMPREHENSIVE PLAN: This site is located in the West CAC in an area designated for moderate density residential development.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in the 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is residential. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

PEDESTRIAN: No sidewalk exists on Pineland Circle. A fee in lieu of construction for a 6' sidewalk is required prior to recordation.

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. Site will limit impervious on each lot controlling post-development runoff to less than 10% increase for the 2 and 10 year storms in accordance with UDO 9.2.2.E.2.b. Nitrogen requirements will be satisfied with a buydown payment. The max impervious for each lot will be:

Lot 1: 2,305 sf
Lot 2: 4,767 sf

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: 4-27-2019

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.