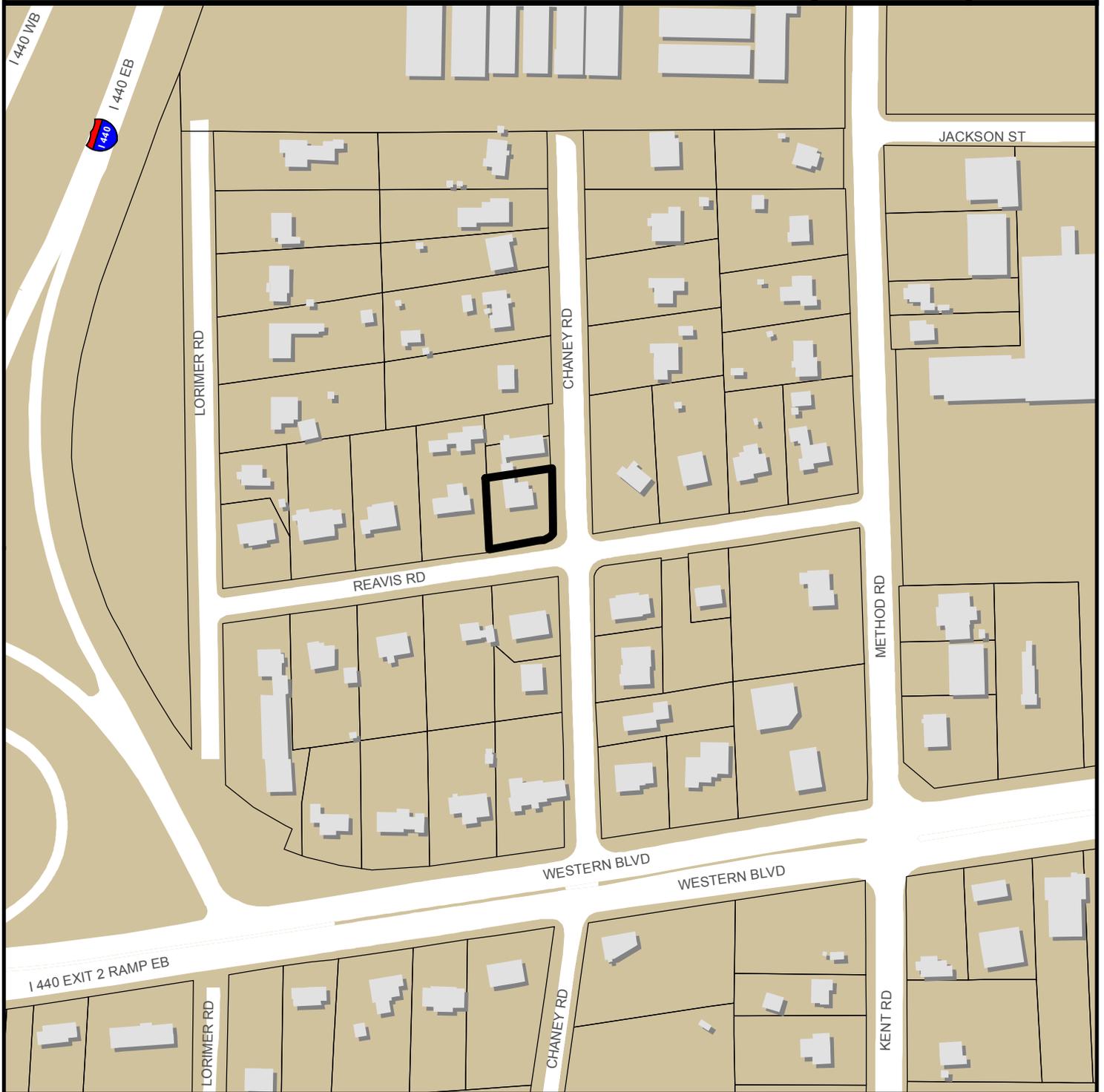


928 CHANEY ROAD DUPLEX SR-36-2016



Zoning: **R-10**

CAC: **West**

Drainage Basin: **Bushy Branch**

Acreage: **0.23**

Lots sq. ft.: **2,139**

Planner: **Justin Rametta**

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

Applicant: **CMS Engineering**

Phone: **919-833-0830**





Administrative Action

Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: SR-36-16 / 928 Chaney Road Duplex

General Location: This site is located at the northwest corner of the intersection of Reavis Road and Chaney Road.

CAC: West

Request: Development of a 0.23 acre tract zoned Residential-10 (R-10) with Special Residential Parking Overlay District (SRPOD) into a 2,139 square foot, 29'-5" tall Attached building type.

Cross-Reference: S-61-15



SR-36-16 Location Map

Code Conformance:		Code Section(s)
Zoning District:	Residential-10 (R-10)	2.1 , 3.1
Overlay District:	Special Residential Parking Overlay District (SRPOD)	5.1
Parking:	Two spaces per unit are required and proposed.	7.1.2
Street Type(s):	Reavis Road: Neighborhood Yield Chaney Road: Neighborhood Local	8.4
Streetscape:	Residential	8.5
Setbacks/Frontage:	Front-10', corner-10', side-5', rear-20'	3.4 , 3.2 , 2.2
Neighborhood Transitions:	N/A	3.5
Transitional Protective Yards:	N/A	7.2.4
Stormwater:	Exempt per 9.2.2.A.3	9.2
Tree Conservation:	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	9.1
Variances, Design Adjustments, Administrative Alternates:	N/A	
Other:	N/A	

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass land disturbing 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 issuance of building permits:

2. 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 6' sidewalks and streetscape trees installed on Chaney and Reavis Roads is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
 3. That a tree impact permit is obtained from the City of Raleigh;
 4. That a demolition permit be issued for the existing structure.
-

I hereby certify this administrative decision.

Signed: (Planning Dir.) Keith Bowen (J. Bowen) Date: 8-2-16

Staff Coordinator: Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 6/28/16, submitted by CMS Engineering.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 8-2-2019

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

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.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.