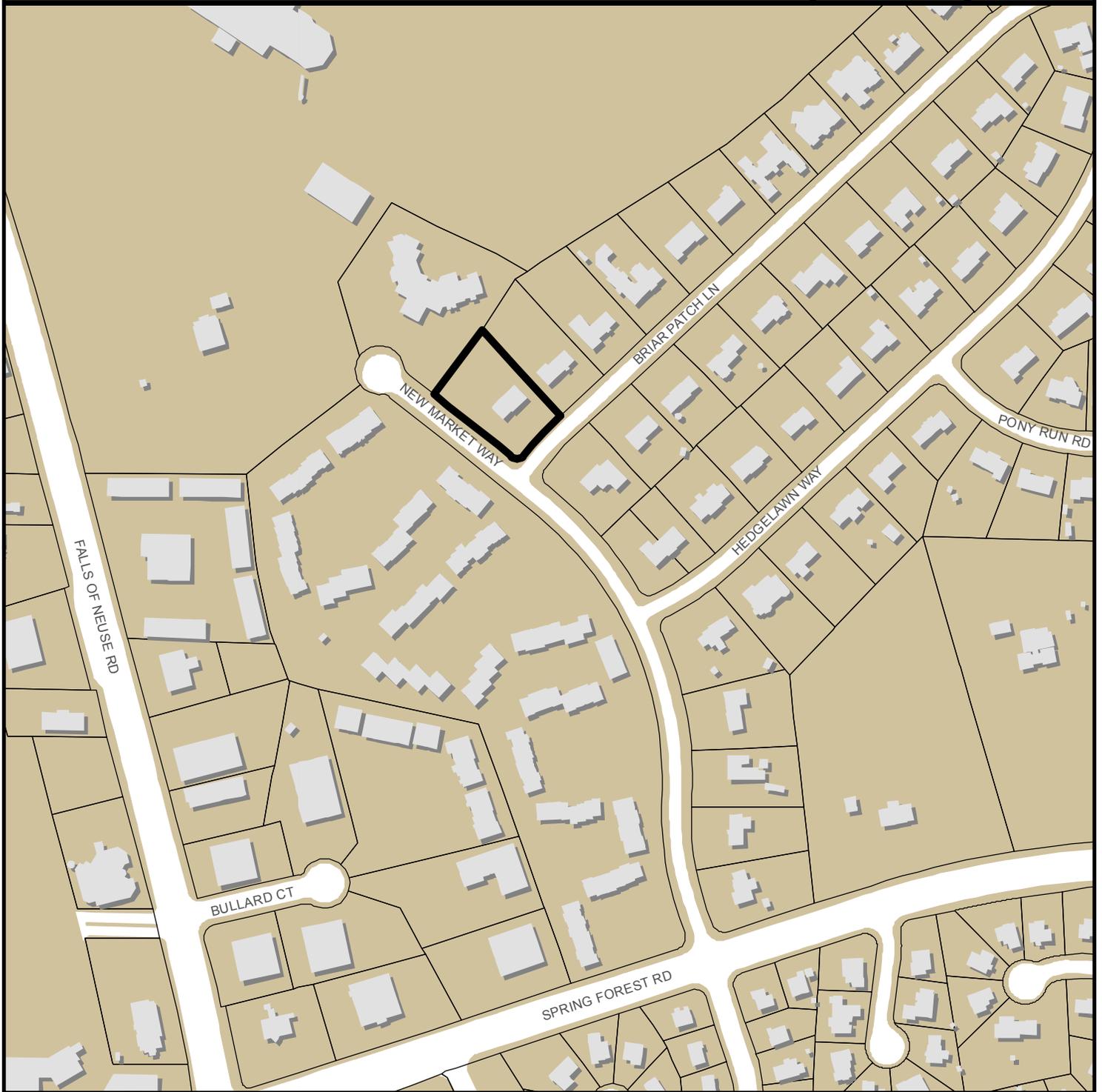


# NEW BRIAR PATCH SUBDIVISION S-9-2016



0 300 600 Feet

Zoning: **R-6**  
CAC: **North**  
Drainage Basin: **Marsh Creek**  
Acreage: **0.8**  
Number of Lots: **3**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Raleigh Custom  
Homes Inc**  
Phone: **(919) 395-1529**





## Administrative Action Preliminary Subdivision

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

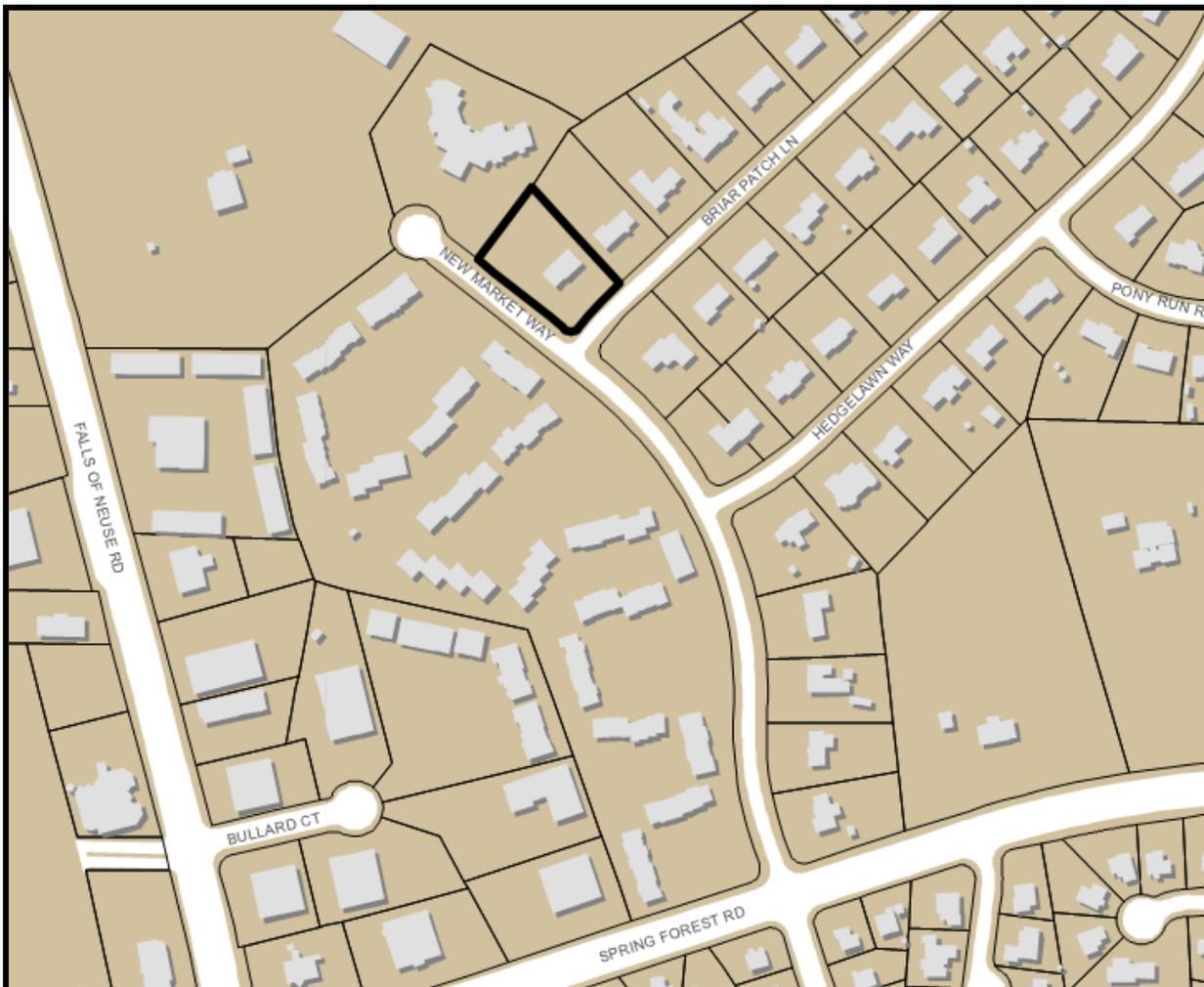
**Case File / Name:** S-9-16 / New Briar Patch Subdivision (Revised)

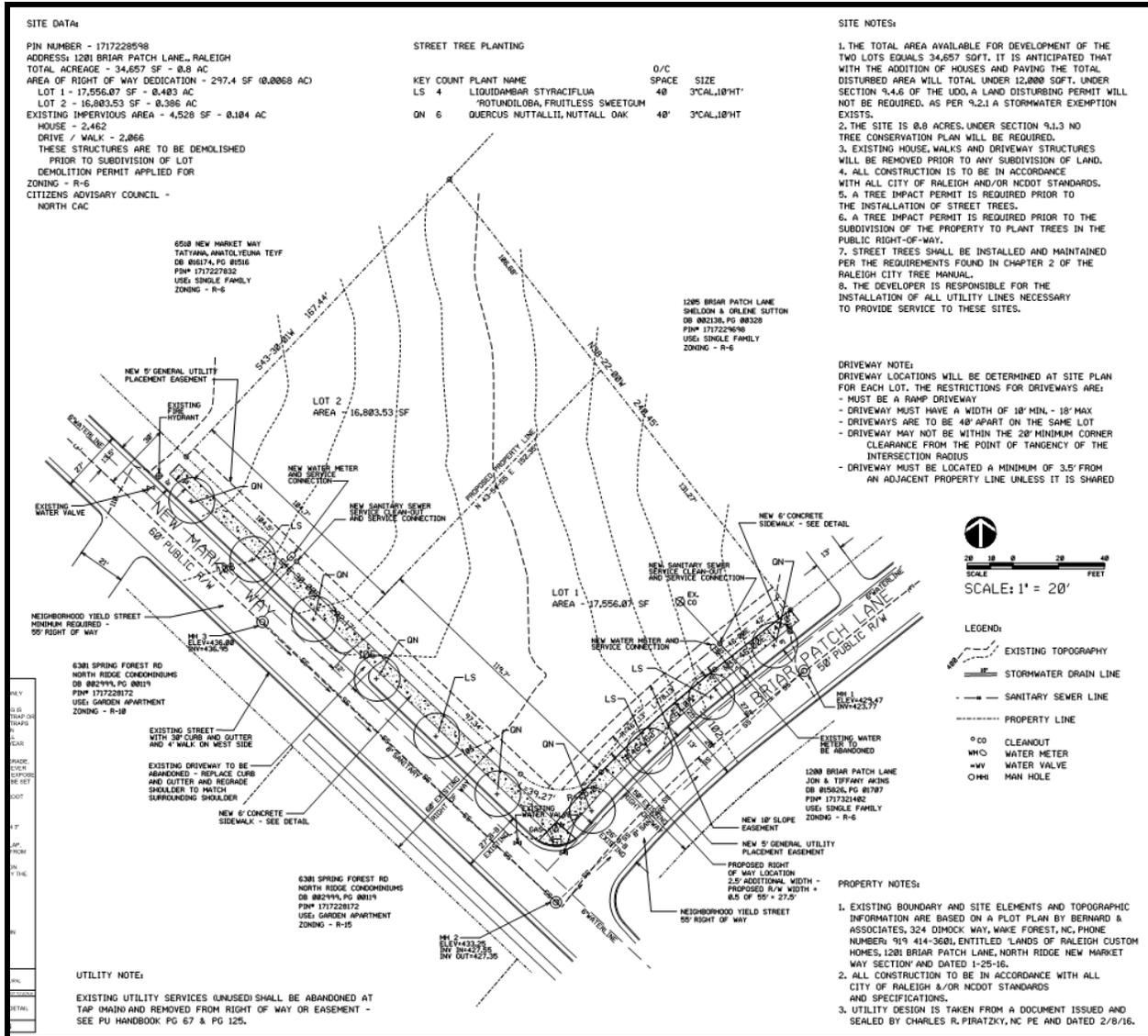
**General Location:** Northwest corner of the intersection of New Market Way and Briar Patch Lane.

**CAC:** North

**Nature of Case:** Subdivision of .80 acre parcel into two lots, all zoned Residential-6. This is a revision to previously approved S-9-16, New Briar Patch Subdivision (Transaction # 462359). The originally approved plan showed creation of three lots.

**Contact:** Alison A. Pockat, Alison A. Pockat, ASLA





Preliminary Site Plan – New Briar Patch Subdivision (Revised)

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**SUBJECT:** S-9-16, New Briar Patch Subdivision (Revised)

**CROSS-REFERENCE:** Transaction # 477928

**LOCATION:** The site is located on the northwest corner of the intersection of New Market Way and Briar Patch Lane at 1201 Briar Patch Lane and is within the city limits.

**PIN:** 1717228598

**REQUEST:** This request is to approve the subdivision of a .80 acre tract into two lots, all zoned Residential-6. This is a revision to previously approved S-9-16. The originally approved plan showed creation of three lots. The three-year sunset date for this plan is unchanged.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

***Prior to issuance of a grading permit for the site:***

- (1) Upon development and disturbance of greater than 12,000 square feet, a land disturbance permit will be required. That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

***Prior to Planning Department authorization to record lots:***

- (2) That ½ of the required 55' right of way for Briar Patch Lane, and a 10' slope easement are dedicated to the City of Raleigh and shown on the final subdivision map;
  - (3) That a demolition permit be issued and this building permit number be shown on all maps for recording;
  - (4) 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 both New Market Way and Briar Patch Lane is paid to the Public Works Department;
  - (5) That a tree impact permit is approved by the City of Raleigh.
-

I hereby certify this administrative decision.

Signed:(Planning Dir.) *Kenneth Beaman (S. Butler)* Date: 7-22-16

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 7, Article 7.2. This approval is based on a preliminary plan dated 6/24/16 owned by Tim Thompson, Raleigh Custom Homes., submitted by Alison A. Pockat, Alison A. Pockat ASLA.

**ZONING:**

**ZONING DISTRICTS:** Residential - 6

**TREE CONSERVATION:** NA

**PHASING:** There is one phase in this development.

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET PLAN MAP:** Existing streets are classified as Neighborhood Yield. Dedication of right-of-way along Briar Patch Lane is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
New Market Way	Neighborhood Yield	60'	55'	27' b to b	27' existing	-
Briar Patch Lane	Neighborhood Yield	50'	55'	26' b to b	NA	10'

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 North Citizens Advisory Council in an area designated as low density residential.

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**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in R-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'. 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 a Residential Streetscape. Street trees are required prior to lot recordation. Construction of a 6' wide sidewalk along both streets is proposed. A 10' slope easement is to be dedicated along Briar Patch Lane.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along the project side of both New Market Way and Briar Patch Lane.

**FLOOD HAZARD:** There are no flood hazard areas on this site.

**STORMWATER MANAGEMENT:** This site is not subject to stormwater management controls in accordance with Article 9 chapter 2.2(A) of the Unified Development Ordinance as amended:

ORDINANCE NO. 2015 – 483 TC 371 TC-6-15 AN ORDINANCE TO MODIFY THE EXEMPTIONS FROM ACTIVE STORMWATER CONTROL MEASURES IN THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF RALEIGH THAT: Section 1. Section 9.2.2.A of the Part 10A Raleigh Unified Development Ordinance, Active Stormwater Control Measures, is hereby amended by deleting it in its entirety and replacing it with the following underlined provisions: A. Exemptions The following uses are exempt from the active stormwater control requirements of this section:

3. Any detached house used for single-unit living or any attached house used for two-unit living, including their accessory uses, placed within any subdivision of one acre or less in aggregate size approved after May 1, 2001;

**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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**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:** 3-28-2019  
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.