



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-1-15 / 1416 Ridge Road Subdivision

General Location: The site is located on the east side of Ridge Road, north of the intersection with Churchill Road.

CAC: Glenwood

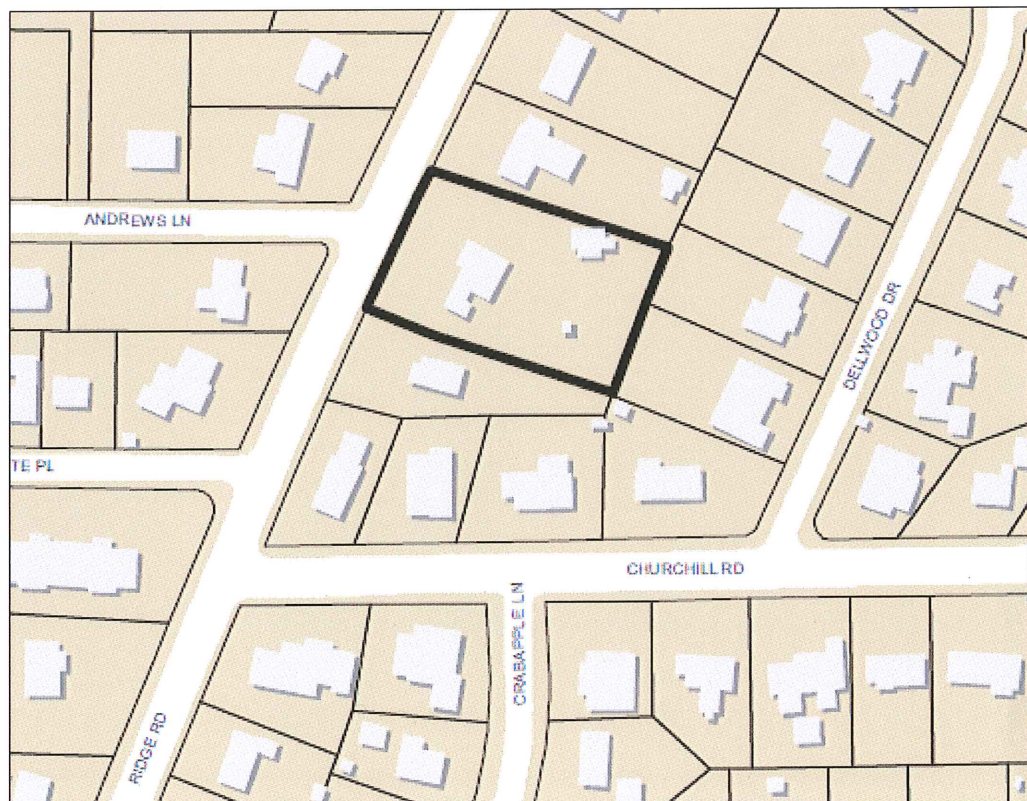
Nature of Case: Subdivision of one parcel totaling .92 acres into two parcels, each zoned Residential-4.

Contact: Zak Shipman, Shipman Engineering Group, PLLC

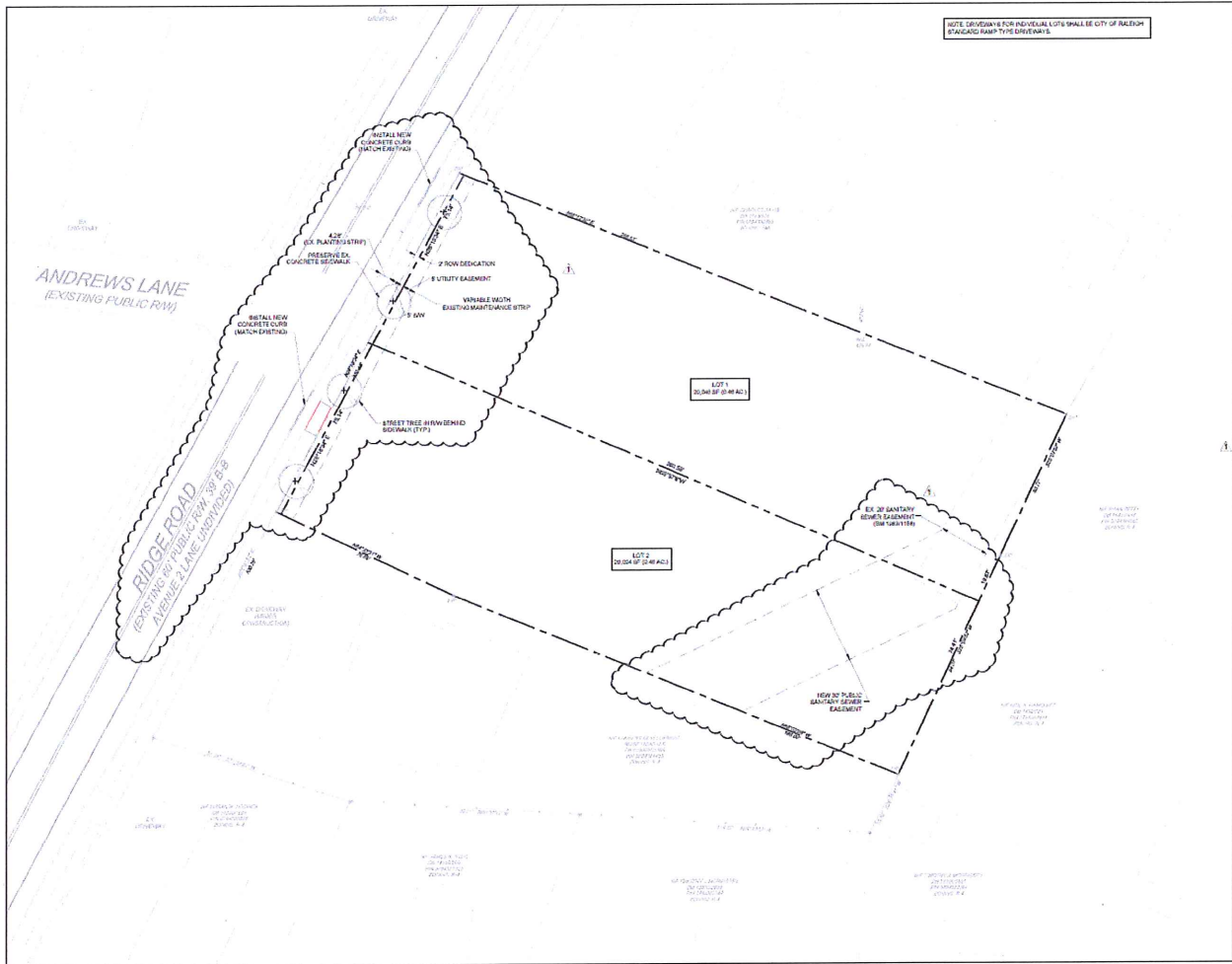
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment for this portion of Ridge Road has been granted allowing the existing infrastructure to remain in place, and the installation of street trees within the right of way and behind the sidewalk;

Administrative Alternate: NA



Location Map – 1416 Ridge Road



Preliminary Subdivision Plan



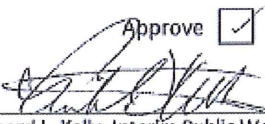
Public Works Design Adjustment – Staff Response

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	1416 Ridge Road SD	Date Completed Application Received	2/23/2015
	Case Number	S-1-2015	Transaction Number	420223

Staff Response/Recommendation	Staff recommends approval. There is existing infrastructure in place and the client proposes to plant trees in the public right-of-way behind the sidewalk to allow for growth. A fee-in-lieu will be collected for the extra linear foot of sidewalk that is required with the Unified Development Ordinance.		
	Staff Member	Rene Haagon	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny

 Richard L. Kelly, Interim Public Works Director Date 2/26/15

*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	
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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).

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Design Adjustment

SUBJECT: S-1-15 / 1416 Ridge Road Subdivision

CROSS-REFERENCE: Transaction # 420223

LOCATION: The site is located on the east side of Ridge Road, north of the intersection with Churchill Road. The site is located within the city limits.

PIN: 0794382524

REQUEST: This request is to approve the subdivision of a .92 acre tract, into 2 lots, one 20,046 square feet, the other 20,024 square feet, both of which are zoned Residential-4.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That demolition permits be issued for the existing houses on site to be removed from both parent tracts and that these building permit numbers be noted on all maps for recording with the Wake County Register of Deeds;
- (2) That a Well abandonment Permit be issued by Wake County Environmental Services and that the permit numbers be noted on all maps for recordation with the Wake County Register of Deeds;
- (3) That infrastructure construction plans for the proposed sewer main be approved by the City of Raleigh;
- (4) That ½ - 64' Right of Way (an additional 2 feet) is to be shown on the plat and dedicated to the City of Raleigh prior to map recordation with the Wake County Register of Deeds;
- (5) That a fee in lieu for 1' of sidewalk width, for the entire width of the parent tract, shall be paid to the City of Raleigh prior to recordation in the Wake County Register of deeds;
- (6) That the final subdivision map to be recorded in the Wake County Register of Deeds show the abandonment of the private sewer easement and dedication of a new 30' City of Raleigh Sanitary Sewer Easement;
- (7) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kimberly Bowers (S. Bowers) Date: 5-1-15

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 Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 03/09/15 owned by Lambert Development Ridge Road LLC, submitted by Zak Shipman, Shipman Engineering Group, PLLC.

ZONING:

ZONING DISTRICTS: Residential 4 (R-4), Unified Development Ordinance, Effective Sept. 1, 2013.

TREE CONSERVATION: NA

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 of the following street is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Existing R/W	Proposed R/W
Ridge Road	Avenue 2-Lane, Undivided	½ - 60'	½ - 64'

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

CONSTRUCTION: NA

Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc -boc)	Prop. street (boc to boc)
Ridge Road	Avenue 2-Lane, Undivided	5'	None	39'	None

CIRCULATION: The Block perimeter is met.

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

COMPREHENSIVE PLAN: This site is located in the Glenwood Advisory Council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in R-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 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. The existing well on site is to be abandoned.

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 1' of sidewalk width for the length of the parent tract is required prior to lot recordation and street trees are proposed to be planted behind the sidewalk in accordance with the approved Design Adjustment.

PEDESTRIAN: The existing sidewalk location conform to City regulations in accordance with the approved Design Adjustment. An existing 5' wide sidewalk exists along the project side of Ridge Road. A fee in lieu for 1' of sidewalk width will apply.

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

**STORMWATER
MANAGEMENT:**

The parent tract is less than one acre, and no more than two lots are proposed, such that the proposed subdivision is exempt from stormwater regulations per UDO 9.2.2.A.1.

**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: 5/1/18
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.