



Administrative Action Preliminary Subdivision

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

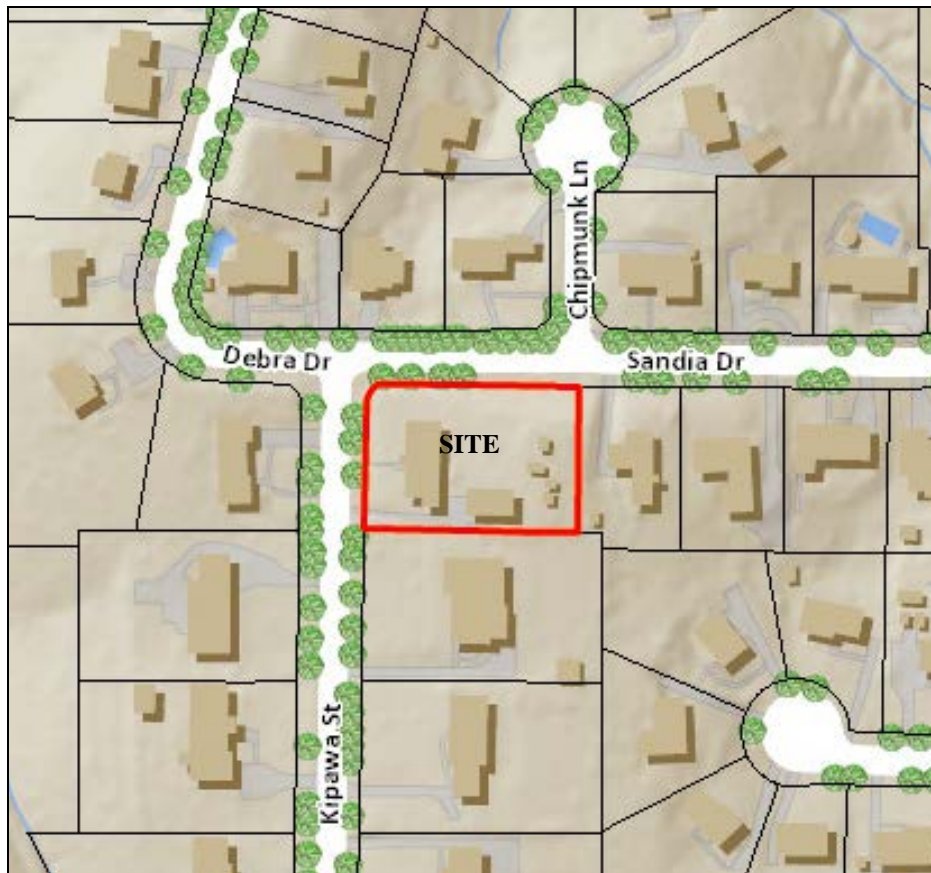
Case File / Name: S-9-15 / Starview Lot # 49 Subdivision

General Location: The site is located on the southeast corner of the intersection of Kipawa street and Sandia Drive.

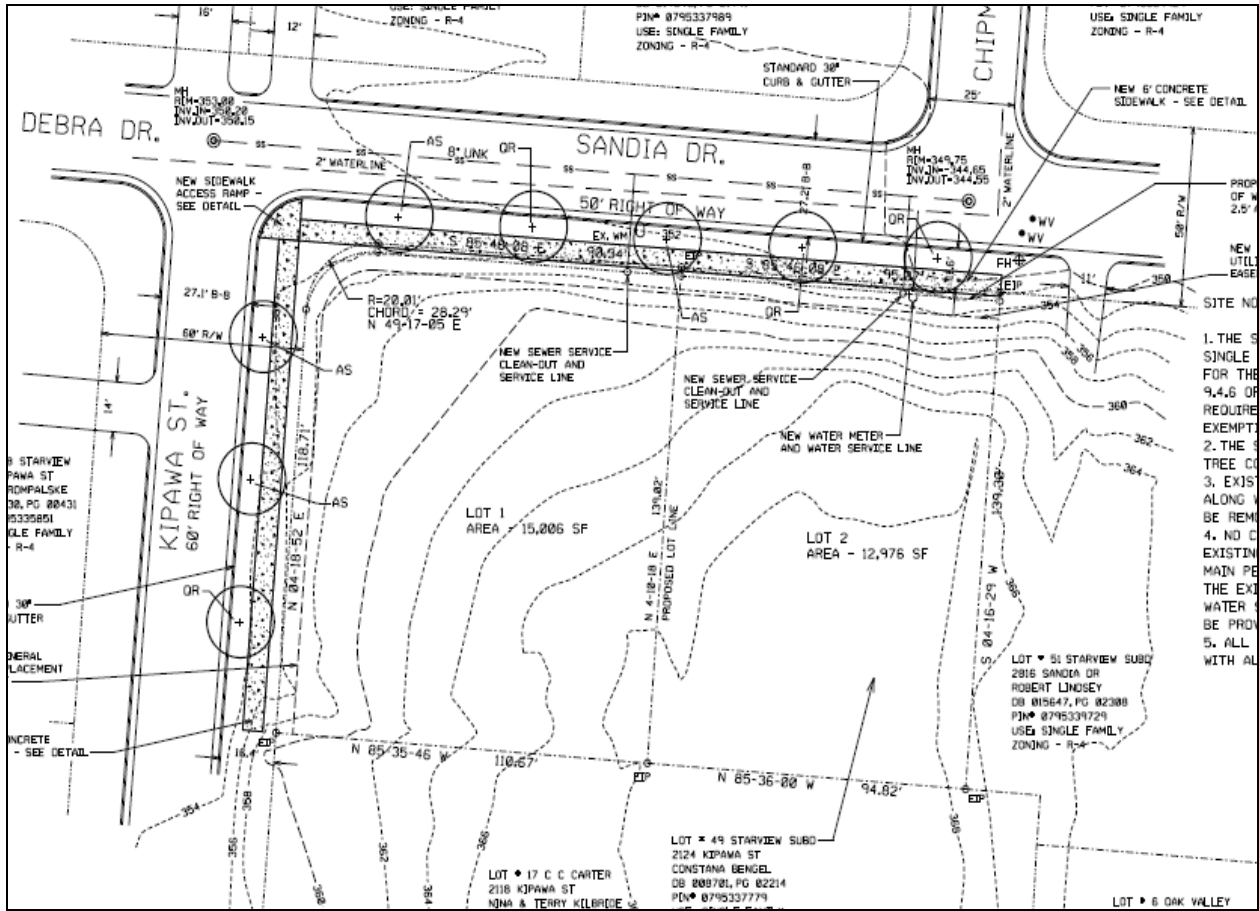
CAC: Glenwood

Nature of Case: Subdivision of one lot into 2 lots, currently zoned Residential-4 District. One lot fronts on Sandia Drive, the other, a corner lot off of Sandia Drive and Kipawa Street. . This was submitted post September 1, 2013, and is subject to the Unified Development Ordinance.

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



Location Map – 2124 Kipawa Street



Proposed Plan

- SUBJECT:** S-9-15 / Starview Lot # 49 Subdivision
- CROSS-REFERENCE:** #423682
- LOCATION:** The site is located on the southeast corner of the intersection of Kipawa Street and Sandia Drive, and is inside the city limits.
- PIN:** 0795337779
- REQUEST:** This request is to approve the subdivision of an existing .653 acre tract into 2 lots, zoned Residential-4 District as per the Unified Development Ordinance. Proposed Lot # 1 is 15,006 square feet in size, and proposed Lot # 2 is 12,976 square feet in size. This proposal conforms to the density, minimum lot size, and dimension standards of the Residential-4 district. Surrounding periphery lots are developed as single family residential. There is an existing single family residence, multiple detached accessory buildings, retaining walls, and a kennel area, existing on site all of which are proposed to be removed.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

***Prior to approval of a concurrent review of Final Site Review and
Infrastructure construction plans, or whichever occurs first***

- (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 Planning Department authorization to record lots:

- (2) That demolition permits are to be issued for the existing single family dwelling and accessory structures and the building permit numbers be shown on all maps for recording with the Wake county Register of Deeds office;
- (3) That ½ of 55' right of Way is to be dedicated along Sandia Drive;
- (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, and public sidewalks along both Kipawa Street, and Sandia Drive, is paid to the City of Raleigh Public Works Department.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (S. Barlow) Date: 4-14-15

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 the Unified Development Ordinance including Part 10A, Chapter 2, Article 2.2, Sections 2.2.1, Chapter 8. This approval is based on a preliminary plan dated 03/12/15 owned by Raleigh Custom Homes, submitted by Alison Pockat, Alison Pockat, ASLA.

ZONING:

ZONING DISTRICTS: Residential-4, District,
Unified Development Ordinance, Effective September 1, 2013.

TREE CONSERVATION: N/A

PHASING: There are no phases 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
Sandia Dr.	Neighborhood Yield	½ - 50'	½ - 55'
Kipawa St.	Neighborhood Yield	½ - 60'	½ - 60'

CONSTRUCTION: Proposed street improvements shall conform to normal City construction standards.

Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc - boc)	Prop. street (boc to boc)
Sandia Dr.	Neighborhood Yield	None	6'	27'	27'
Kipawa St.	Neighborhood Yield	None	6'	27'	27'

CIRCULATION: The Block perimeter is met.

STREETSCAPE: The proposed 6' wide sidewalk locations conform to City regulations.

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

COMPREHENSIVE PLAN: NA

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential - 4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100'. The minimum lot width of an interior lot in this zoning district is 65 feet, and 80' on a corner lot. Proposed lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The sub-divider 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.

STREETSCAPE TYPE: The applicable streetscape along both Sandia Drive and Kipawa Street is Neighborhood Yield, 6' sidewalk with trees 40' on center, and a 5' utility easement outside the Right of Way. Installation of a 6' sidewalk and street trees (40' on center), along both Sandia Drive and Kipawa Street are proposed.

PEDESTRIAN: Currently, no sidewalk exists along either Sandia Drive and Kipawa Street. Construction of a 6' wide sidewalk is proposed for the required public infrastructure. Each proposed lot has access to the public right of way in accordance with 8.3.4 of the UDO.

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

STORMWATER MANAGEMENT: This property is exempt from Active Storm water Control Measures by Part 10A, Article 9.2.2 A 1) as any detached house used for single unit living or any attached house used for two-unit living, built as part of a subdivision 1 acre or less in aggregate size;

Exemptions:

The subdivision may claim an exemption to stormwater controls under Section 9.2.2.A.1 as development on each lot will not exceed 2 dwelling units within a subdivision less than 1 acre in cumulative size.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

NA

**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: 4-14-2018

Record 100% of the land area approved.

Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE 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 Engineering Department for street construction; by the first working day in November and May each year.