



## 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-17-15 / Gordon Street Subdivision

**General Location:** The site is located on the south side of Gordon Street, west of its intersection with Ashland Street.

**CAC:** Wade

**Nature of Case:** Subdivision of .79 acres into four single family lots, zoned Residential-6 (R-6).

**Contact:** Spencer Terry, Timmons Group

**Design Adjustment:** NA

**Administrative  
Alternate:** NA



S-17 -15 Location Map



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**SUBJECT:** S-17-15

**CROSS-  
REFERENCE:** NA

**LOCATION:** The site is located on north side of Gordon Street, inside the city limits.

**PIN:** 17050009432

**REQUEST:** This request is to approve the subdivision of a .79 acre tract into four single family lots, zoned Residential-6 (R-6).

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**OFFICIAL ACTION:** **Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

***Prior to issuance of a mass 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 condition 1, above, be met;
- (3) That profiles of the stormwater pipe network and grades be provided to the Stormwater Engineer in the Public Works Department to support proposed reduced Private Drainage Easement widths;

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

- (4) That conditions 1-3 above, be met;
- (5) That all stormwater control measures and means of transporting stormwater runoff shall be located within Private Drainage Easements and shall be shown on all plats for recording. Plats shall contain the following note: "All private drainage easements & stormwater measures will be maintained by the homeowner association.";
- (6) That a demolition permit be issued for the existing structure and this building permit number be shown on all maps for recording;
- (7) That dedication of ½ of the required right of way both Gordon and Ashland Streets and a 20' slope easement on Ashland Street be shown on all maps for recording;
- (8) That a fee-in-lieu be paid to the Public Works Department for sidewalks and street trees on both Gordon and Ashland Streets;
- (9) That profiles of the stormwater pipe network and grades be provided to the Stormwater Engineer in the Public Works Department to support proposed reduced Private Drainage Easement widths.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowser (A. Barlow) Date: 6-24-15

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, and Section 2.2.1. This approval is based on a preliminary plan dated 4/13/2015 owned by Reedy Creek Properties, LLC, submitted by Timmons Group.

**ZONING:**

**ZONING DISTRICTS:** Residential-6 (R-6).

**TREE CONSERVATION:** The subject parcel is smaller than two acres. Compliance with UDO Article 9.1, Tree Conservation, is therefore not required.

**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 as shown below. Both existing streets are classified as Neighborhood Yield streets. A slope easement is required on Ashland Street for future installation of sidewalk and street trees.

| Street Name    | Designation        | Exist R/W | Required R/W | Existing street (b to b) | Proposed street (b to b) |
|----------------|--------------------|-----------|--------------|--------------------------|--------------------------|
| Gordon Street  | Neighborhood Yield | 40'       | ½- 55'       | 27'                      | 27'                      |
| Ashland Street | Neighborhood Yield | 40'       | ½- 55'       | 27'                      | 27'                      |

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

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

**COMPREHENSIVE PLAN:** This site is located in the Wade Citizens Advisory Council in an area designated for low density residential.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in the 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. 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. No new streets are proposed with this development.

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

**PEDESTRIAN:** No sidewalks exist or are proposed with this development. A fee in lieu is required for sidewalks along both Gordon and Ashland Streets. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

**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. However, the site may claim an exemption under 9.2.2.A.1 of the UDO as it is a single family 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:** 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:** 6/24/18  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 6/24/20  
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.