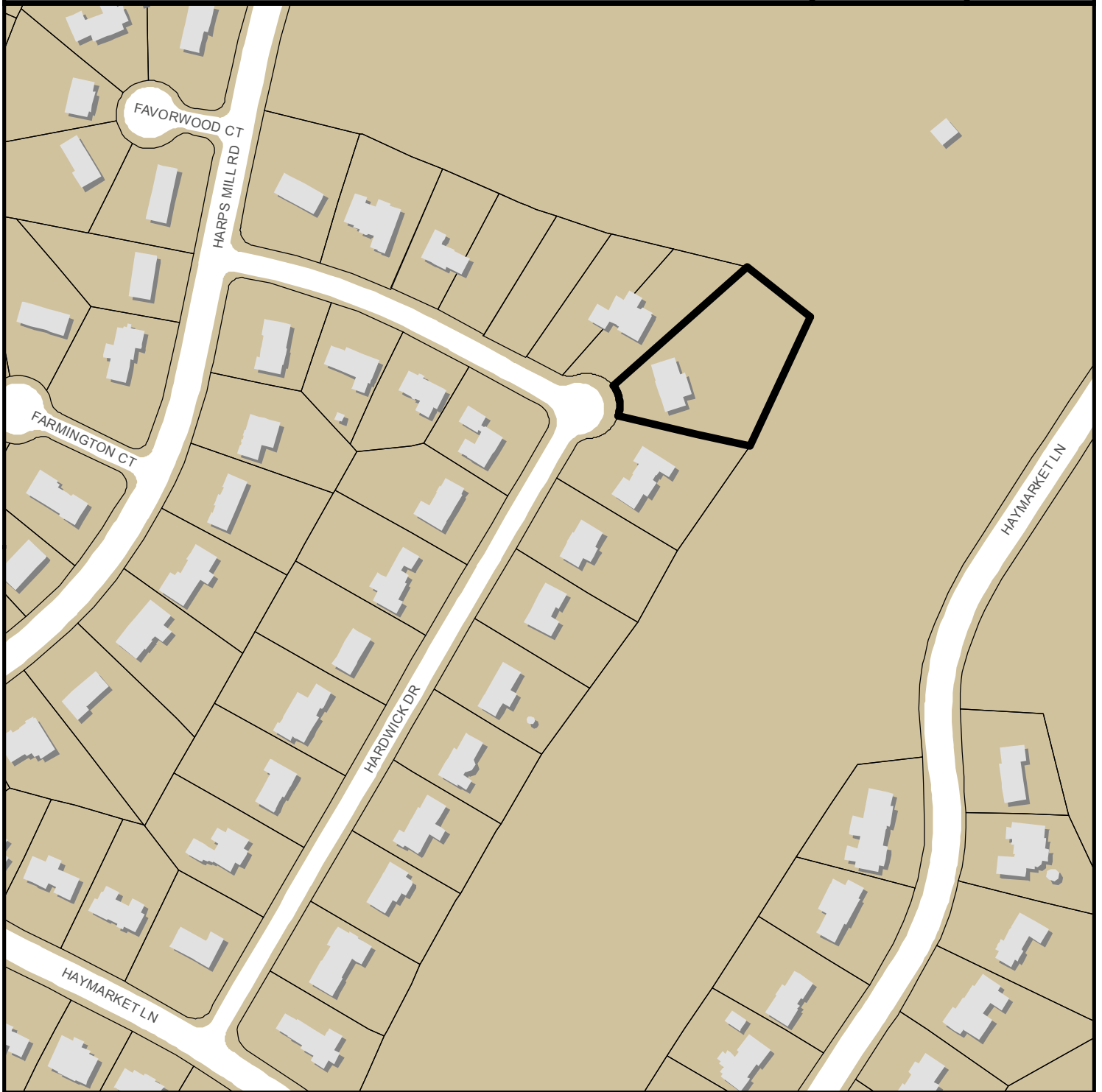


# HARDWICK BEND SUBDIVISION S-22-2016



0 300 600 Feet

Zoning: **R-6**  
CAC: **North**  
Drainage Basin: **Perry Creek**  
Acreage: **1.04**  
Number of Lots: **2**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Raleigh Custom  
Homes, LLC**  
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-22-2016/ Hardwick Bend Subdivision

**General Location:** This subdivision is located along the cul-de-sac of Hardwick Drive and is within the city limits.

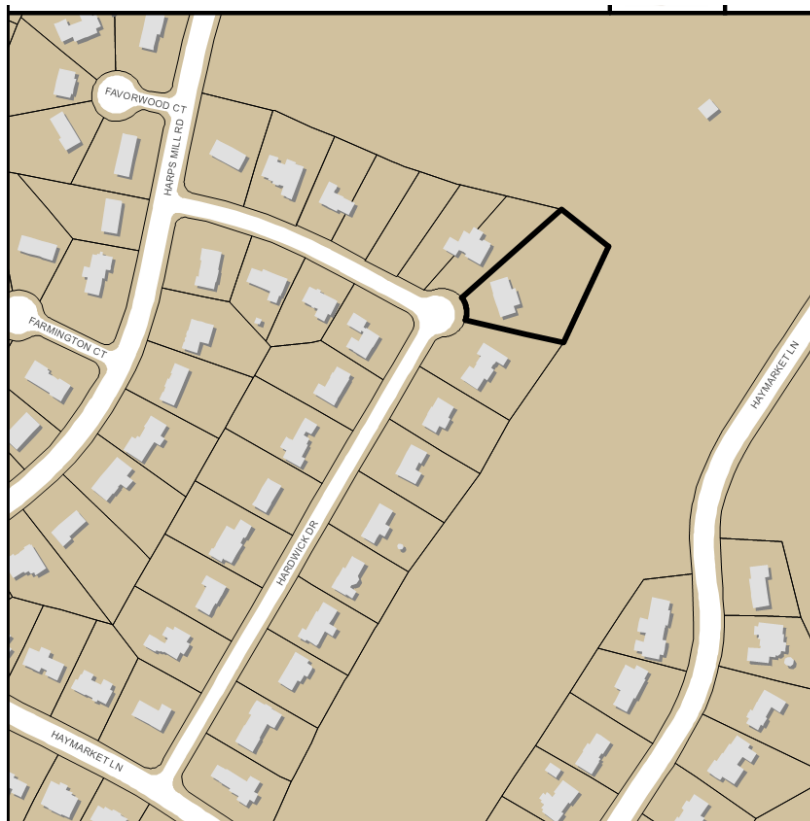
**CAC:** North

**Nature of Case:** Approval for subdivision of a 1.04 acre parcel into two single family residential lots zoned R-6.

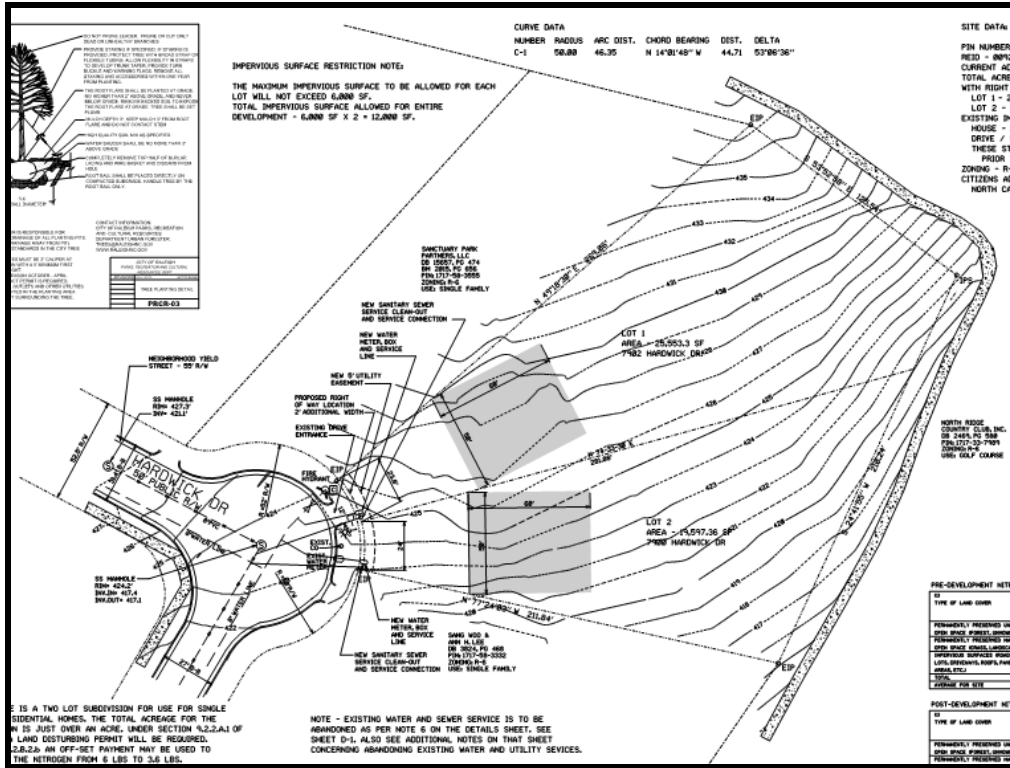
**Contact:** Alison A. Pockat, ASLA

**Design Adjustment:** N/A

**Administrative Alternate:** NA



**Location Map**



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**SUBJECT:** S-22-16 / Hardwick Bend Subdivision

**CROSS-  
REFERENCE:** 467869

**LOCATION:** This subdivision is located along the cul-de-sac of Hardwick Drive and is within the city limits.

**PIN:** 1717584437

**REQUEST:** This request is to approve subdivision of a 1.04 acre parcel into two single family residential lots zoned R-6.

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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) 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;
- (2) That a nitrogen offset payment must be made to a qualifying mitigation bank;

*Prior to Planning Department authorization to record lots:*

- (3) That a demolition permit be issued and this building permit number be shown on all maps for recording;
  - (4) That 2 feet of required right of way for the existing cul-de-sac is dedicated to the City of Raleigh;
  - (5) Each parcel shall have an allocated impervious surface limit of 6,000 square ft. and this impervious surface limit is to be noted on the plat for recordation and recorded at the Wake County Register of Deeds;
- 

I hereby certify this administrative decision.

**Signed:**(Planning Dir.) Ken Bauer (C. Wayne) Date: 2-6-17

**Staff Coordinator:** Michael Walters

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

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**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. This approval is based on a preliminary plan dated 11/22/16 owned by Tim Thompson, submitted by Alison A. Pockat, ASLA.

**ZONING:**

**ZONING DISTRICTS:** R-6

**TREE CONSERVATION:** N/A. This site is exempt.

**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 is required. The existing street is classified as a neighborhood yield street. Dedication of right-of-way for the cul-de-sac is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Hardwick Drive cul-de-sac	Neighborhood Yield cul-de-sac	50'	52' (additional 2 ft. radius)	-	-	-

Existing streets at the site are classified as neighborhood yield. The cul-de-sac has an existing radius of 50 feet of right-of-way and 52 feet is required.

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

**COMPREHENSIVE PLAN:** This site is located in the North Citizens Advisory Council and located in area designated as low density residential.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** As the proposed lots are cul de sac lots, the minimum lot size in R-6 zoning district is 6,000 square feet. The minimum lot depth in this zoning district is 60 feet, measured from the point where the lot width equals the minimum lot width for the district. The minimum lot width measured at the right of way is 20' feet (1.5.2 E). 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 upon development.
- BLOCKS / LOTS / ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.
- STREETSCAPE TYPE:** The applicable streetscape is residential however the development fronts a cul-de-sac whereby street trees are not applicable.
- PEDESTRIAN:** The development fronts a cul-de-sac whereby sidewalks and street trees are not applicable.
- 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 of the Unified Development Ordinance. Each parcel will have an impervious surface limit of 6,000 square feet, thus no stormwater management facility is required. There will be a total nitrogen offset buy down.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** There are no new streets 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: 2/6/2020**  
Record at least ½ of the land area approved.
- 5-Year Sunset Date: 2/6/2022**  
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.