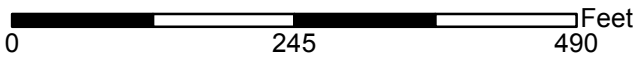
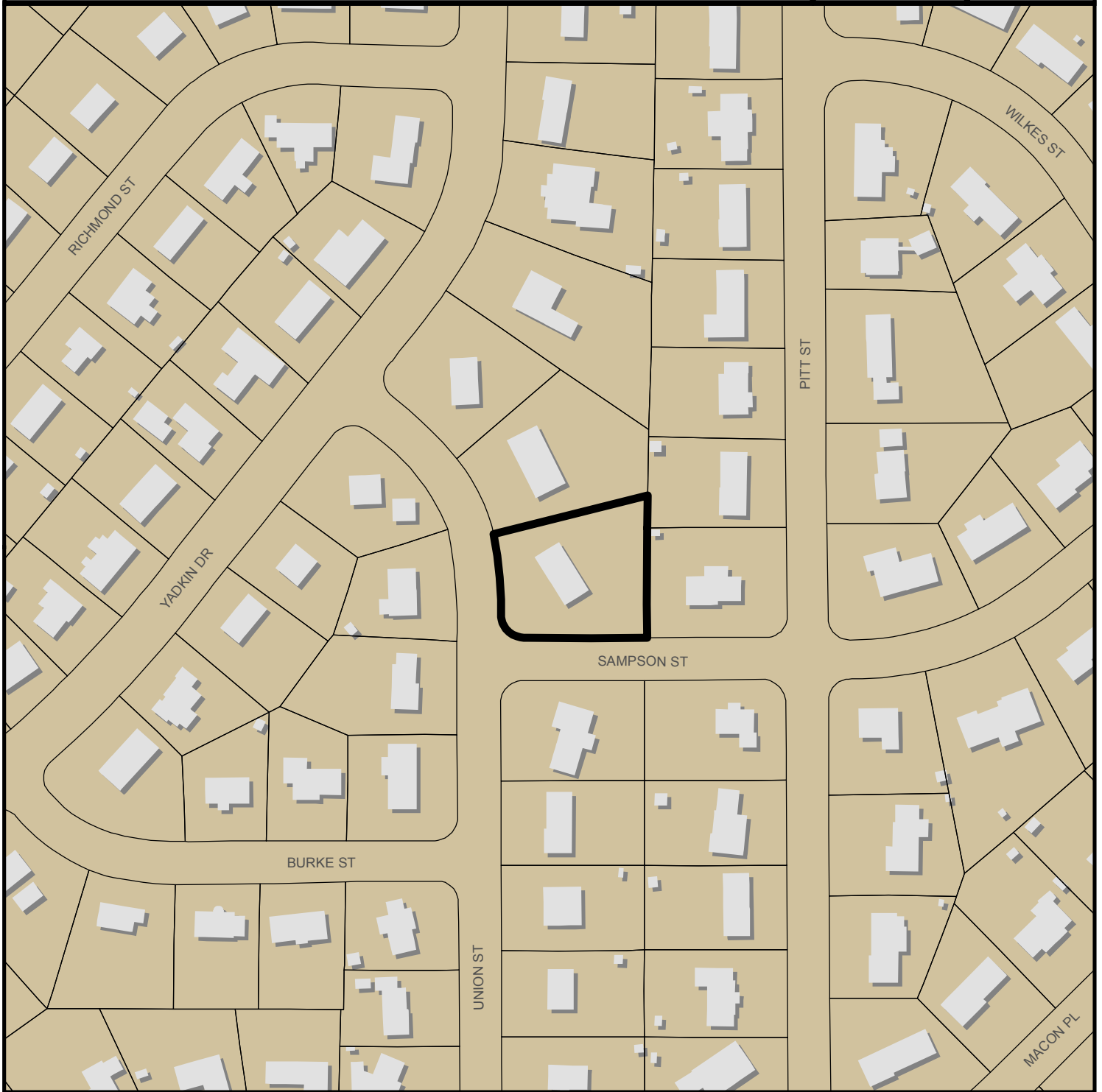


# SAMPSON STREET SUBDIVISION S-38-2016



Zoning: **R-4**  
CAC: **Midtown**  
Drainage Basin: **Crabtree Basin**  
Acreage: **0.58**  
Number of Lots: **2**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Chance &  
Associates**  
Phone: **919-779-7245**





# 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-38-16 / Sampson Street Subdivision (Revision)

**General Location:** The site is located at the northeast corner of the intersection of Sampson Street and Union Street, inside the city limits.

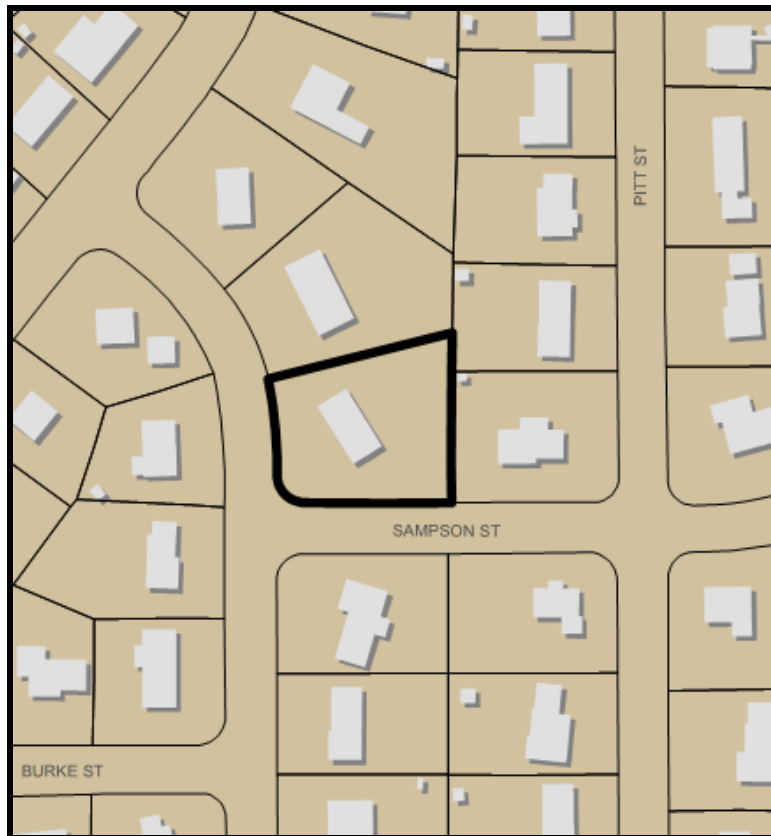
**CAC:** Midtown

**Nature of Case:** Revision to a previously approved plan for a subdivision of a 0.58 acre parcel into two lots, zoned Residential-4 (R-4). This revision involves the removal of proposed sidewalks along Union and Sampson Streets. A fee-in-lieu of construction will be paid for sidewalks along the property's street frontages (See condition 5. All other original conditions of approval remain unchanged).

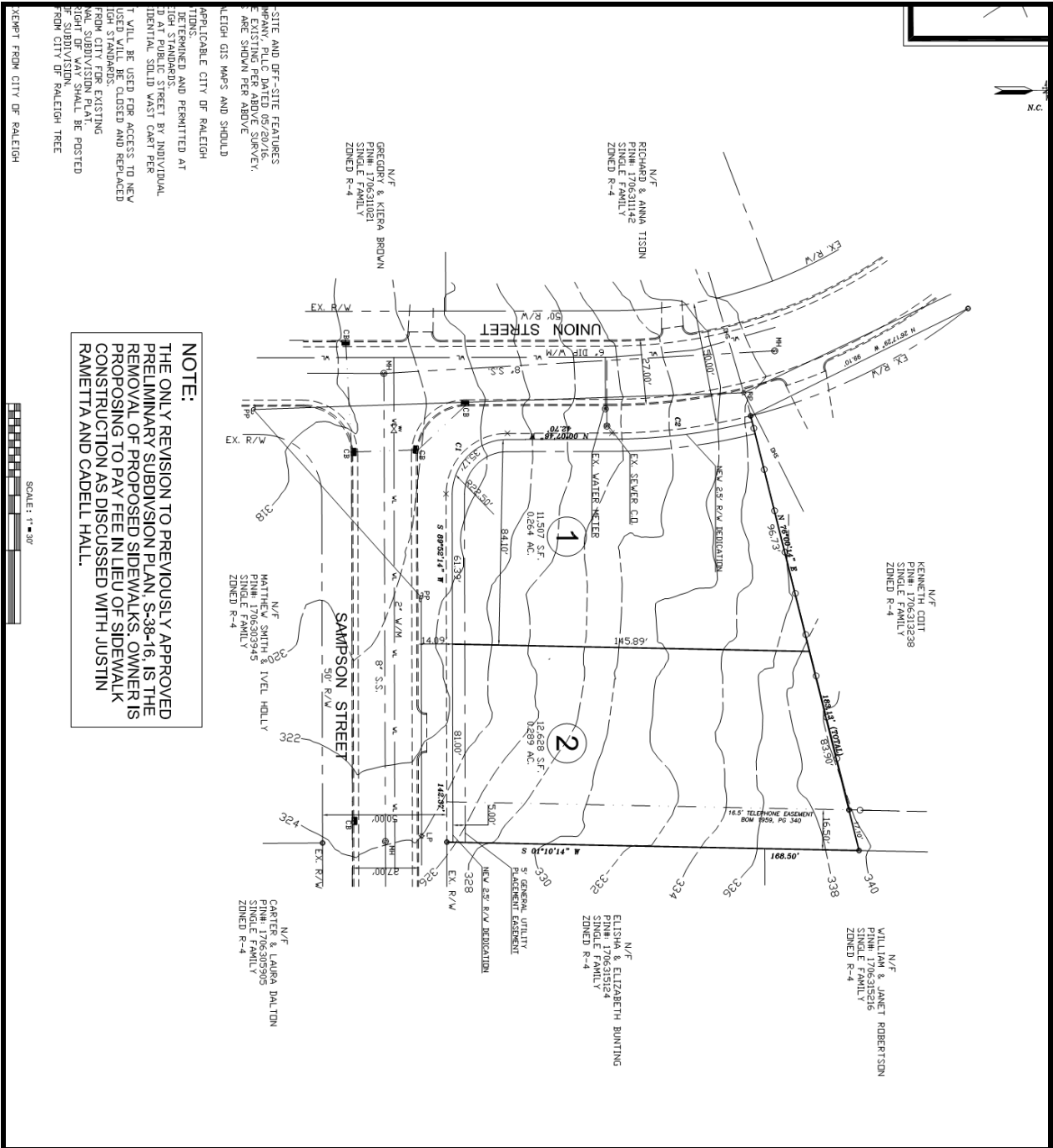
**Contact:** Stoney Chance

**Design Adjustment:** N/A

**Administrative Alternate:** NA



**S-38-16 Location Map**



S-38-16 Preliminary Subdivision Layout

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**SUBJECT:** S-38-16 / Sampson Street Subdivision

**CROSS-  
REFERENCE:** N/A

**LOCATION:** The site is located at the northeast corner of the intersection of Sampson Street and Union Street, inside the city limits.

**PIN:** 1706313145

**REQUEST:** This request is to approve the subdivision of a 0.58 acre parcel into two lots zoned Residential-4 (R-4).

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

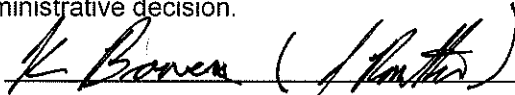
*Prior to issuance of a grading permit for the site:*

- (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;

*Prior to Planning Department authorization to record lots:*

- (2) That a demolition permit be issued for the existing structure and this building permit number be shown on all maps for recording;
  - (3) 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 Union and Sampson Streets is paid to the Development Services Department;
  - (4) That a tree impact permit is obtained from the City of Raleigh;
  - (5) That a fee-in-lieu of construction is paid for 6' of sidewalk along the property's frontage on Union and Sampson Streets.
- 

I hereby certify this administrative decision.

**Signed:**(Planning Dir.)  Date: 4/11/17

**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, Section 2.2.1. This approval is based on a preliminary plan dated 1/23/17, owned by Justin Huntley, submitted by Chance & Associates.

**ZONING:**

**ZONING DISTRICTS:** Residential-4 (R-4).

**TREE CONSERVATION:** This site is less than two acres and therefore not subject to Article 9.1, Tree Conservation.

**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 streets is required by the Street Plan Map of the Comprehensive Plan. Existing streets on the site are classified as shown below. No new streets are proposed with this subdivision.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Union Street	Neighborhood Yield	50'	½ 55'	27'	27'	N/A
Sampson Street	Neighborhood Yield	50'	½ 55'	27'	27'	N/A

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

Streetscape improvements will be installed on the west side of Union Street and North side of Sampson Street. 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 Midtown CAC in an area designated for low density residential development.

**SUBDIVISION  
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in the 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 (80' for a corner lot). 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. Construction of a 6' planting strip is proposed along the west side of Union Street and North side of Sampson Street. A fee-in-lieu of construction shall be required for 6' of sidewalk along both Union and Sampson Streets.
- PEDESTRIAN:** No sidewalks are proposed with this development. A fee-in-lieu of construction shall be required for 6' of sidewalk along both Union and Sampson Streets.
- 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 9.2 of the UDO. The subdivision is proposing two single family lots and is cumulatively less than one acre in size and therefore may claim an exemption under Section 9.2.2.A.
- 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:** 8-9-2019

Record the 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.