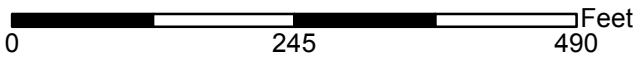


1519 CARSON STREET SUBDIVISION S-59-2016



Zoning: **R-10 w/NCOD**
CAC: **Five Points**
Drainage Basin: **Pigeon House**
Acreage: **0.21**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Patricia Edgerton**
(919) 781-2669





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-59-16 / 1519 Carson Street Subdivision

General Location: The site is located on the west side of Carson Street, north of the intersection of Carson Street and Sunrise Avenue, and is inside the city limits.

CAC: Five Points Citizen's Advisory Council

Nature of Case: Subdivision of a .21 acre parcel into 2 lots zoned R-10 and within an NCOD (Five Points East) Overlay District.

Contact:

Design Adjustment: N/A

**Administrative
Alternate:** NA



SUBJECT: S-59-16 / 1519 Carson Street Subdivision

**CROSS-
REFERENCE:** Transaction # 486625

LOCATION: The site is located on the west side of Carson Street, north of the intersection of Carson Street and Sunrise Avenue, and is inside the city limits.

PIN: 1704871537

REQUEST: This request is to approve the subdivision of a .21 acre parcel into 2 lots zoned R-10 and within an NCOD (Five Points East) Overlay District.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That confirmation that the existing trees being utilized to meet the street tree requirement are both within the Public Right of Way and that their critical root zones are being preserved is provided to the Urban Forester;
- (2) That a tree impact permit is obtained from the City of Raleigh;
- (3) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of four streetscape trees along Carson Street is paid to the Public Works Department prior to map recordation in the Wake County Register of Deeds;
- (4) That a fee in lieu for 6' of sidewalk width, for the entire width of the parent tract, shall be paid to the City of Raleigh prior to map recordation in the Wake County Register of Deeds;
- (5) That ½ of the required 55' right of way for Carson Street 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;

I hereby certify this administrative decision.

Signed:(Planning Dir.)

Kenneth Brown (A. Barber)

Date: 10-31-16

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 Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 09/27/16 owned by Edgerton, Patricia L., submitted by Patti Hildreth, CMS Engineering.

ZONING:

ZONING DISTRICTS: R-10 and within an NCOD (Five Points East) Overlay District.

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 is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Carson Street	Neighborhood Yield	50'	55'	37.5' b to b	-	-

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

COMPREHENSIVE PLAN: This site is located in the Five Points Citizen's Advisory Council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in R-10/Five Points East NCOD zoning district is 4,000 square feet, the maximum 13,067 square feet. The minimum lot depth in this

zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 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.
- STREETSCAPE TYPE:** The applicable streetscape is a residential streetscape. A fee in lieu will be paid for a 6' sidewalk within the right of way. Overhead distribution lines exist such that the street tree requirement is being met via the 6 understory street trees (four proposed and two existing).
- PEDESTRIAN:** The sidewalk requirement along the project side of Carson Street and will be met via a fee in lieu, in accordance with 8.3.4 of the UDO.
- 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: 10-31-2019
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.