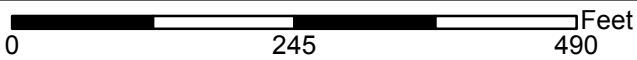
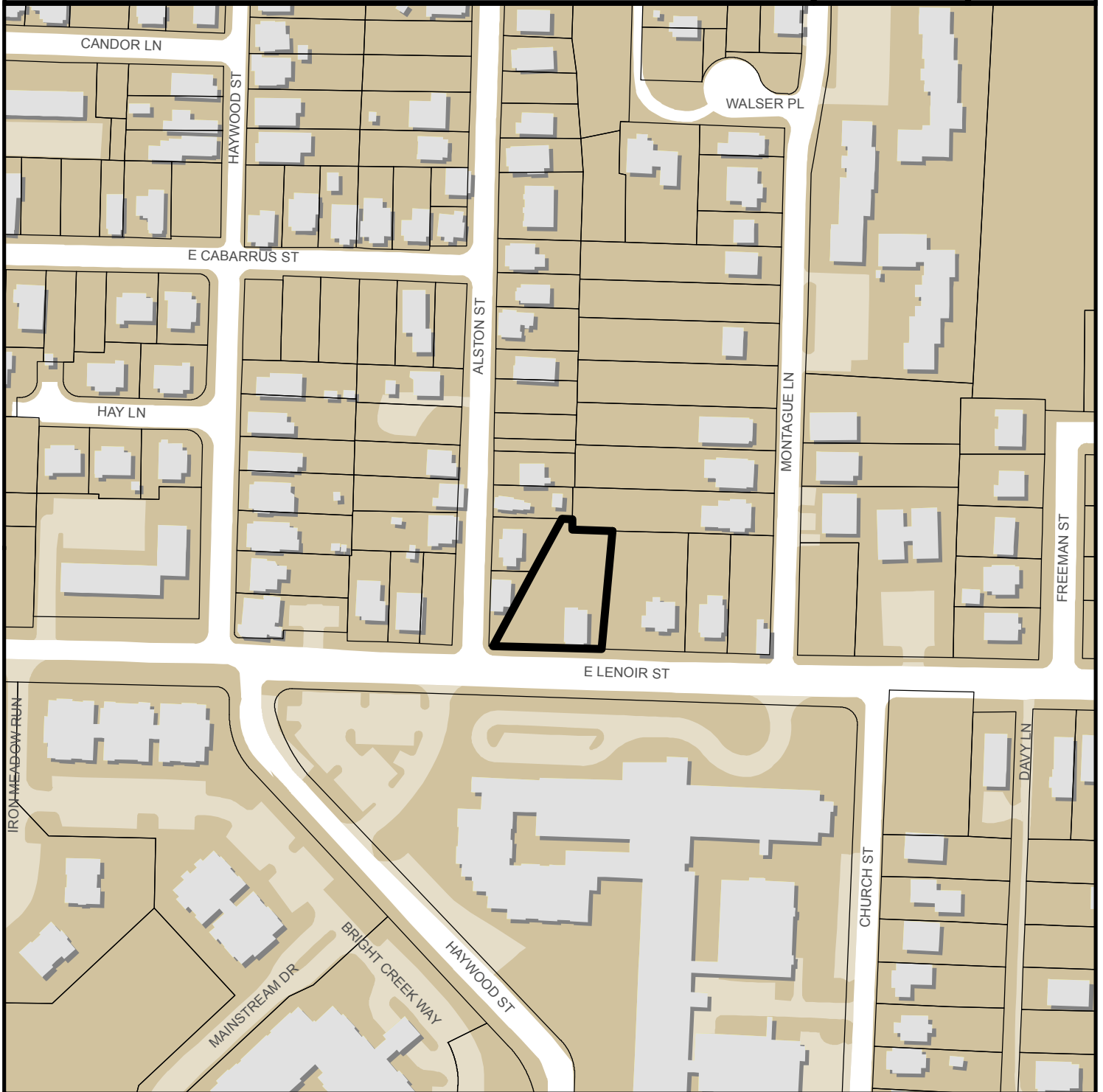


# 705 E. LENOIR SUBDIVISION S-72-2016



Zoning: **R-10**  
CAC: **South Central**  
Drainage Basin: **Walnut Creek**  
Acreage: **0.31**  
Number of Lots: **2**

Planner: **Martha Lobo**  
Phone: **(919) 996-2664**  
Applicant: **Duke Properties & Construction**  
Phone: **(919) 637-7776**





## 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-72-16 / 705 E Lenoir Subdivision
- General Location:** The site is located on the south side of E Lenoir Street, between Alston Street and Montague Lane, inside the city limits.
- CAC:** South Central
- Nature of Case:** Subdivision of a .251 acre parcel into 2 lots zoned Residential-10 (R-10)
- Contact:** Mike Tarrant, Stewart
- Design Adjustment:** Two Design Adjustments have been approved by the Designee of the Development Services Director for this project. Please see details below.
1. A Design Adjustment for an alternate streetscape. The applicant will plant 3 street trees behind the existing sidewalk along Lot 2. A fee-in-lieu will be assessed for 3 street trees along Lot 1.
  2. A Design Adjustment for partial right-of-way dedication along the property frontage of E. Lenoir Street due to an existing structure, which will remain on proposed Lot 1.
- Administrative Alternate:** N/A

# Location Map





## Design Adjustment - Streetscape



### Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	<b>Project Name</b> 705 E Lenoir St	<b>Date Completed Application Received:</b> 12/16/2016
	<b>Case Number:</b> S-72-16	<b>Transaction Number:</b> 493012

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	<b>DEPARTMENT REPRESENTATIVE SIGNATURE</b>		<b>DEPARTMENT REPRESENTATIVE SIGNATURE</b>	
	<input type="checkbox"/> Dev. Services Planner:	<input type="checkbox"/> City Planning:	<input type="checkbox"/> City Planning:	<input type="checkbox"/> Transportation:
<input checked="" type="checkbox"/>	Dev. Services Eng: Cadell Hall <i>[Signature]</i>	<input type="checkbox"/>	Transportation:	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Engineering Services:	<input checked="" type="checkbox"/>	PRCR: <i>[Signature]</i>	

Staff supports the design adjustment application for the alternate streetscape. The applicant will plant 3 street trees behind the existing sidewalk along Lot 2. A fee-in-lieu will be assessed for 3 street trees.

**Development Services Director or Designee Action:**

Approve  Approval with Conditions  Deny

*[Signature]*  
 Authorized Signature **KENNETH W. RITCHIE, PE**  
 DEVELOPMENT REVIEW MANAGER Date 1/24/2017

\*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS FOR APPROVAL</b>	REDEVELOPMENT OF LOT 1 SHALL REQUIRE COMPLIANCE WITH APPLICABLE EXISTING AND IMPROVEMENTS AS SPECIFIED IN THE UNIFIED DEVELOPMENT ORDINANCE (UDO)
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Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

## Design Adjustment – Right-of-Way Dedication



### Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name 705 E Lenoir Street	Date Completed Application Received: 10/28/2016
	Case Number: S-72-16	Transaction Number: 493012

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input type="checkbox"/>	Dev. Services Eng:		<input type="checkbox"/>	Transportation:
<input checked="" type="checkbox"/>	Engineering Services:	Cadell Hall <i>[Signature]</i>	<input type="checkbox"/>	PRCR:
<p>Staff is in support of the design adjustment for partial right-of-way dedication along the property frontage of E. Lenoir Street due to an existing structure which will remain on proposed Lot 1. Upon an future redevelopment of proposed Lot 1, right-of-way dedication will then be evaluated at that time.</p>				

**Development Services Director or Designee Action:**

Approve  Approval with Conditions  Deny

Authorized Signature

Date

\*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

**CONDITIONS FOR APPROVAL**

Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh  
Engineering Services

Phone: 919-996-3030  
www.raleighnc.gov

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**SUBJECT:** S-72-16 / 705 E Lenoir Subdivision

**CROSS-REFERENCE:** N/A

**LOCATION:** The site is located on the south side of E Lenoir Street, between Alston Street and Montague Lane, inside the city limits.

**PIN(S):** 1713066483

**REQUEST:** This request is to approve the subdivision of a .251 acre parcel into 2 lots, zoned Residential-10 (R-10). Overall units per acre is 7.97, based on a maximum of 10 units per acre.

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**OFFICIAL ACTION:** **Approved with conditions**

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**CONDITIONS OF APPROVAL:**

*Prior to Planning Department authorization to record lots:*

- (1) That a fee-in-lieu for 3 street trees be paid prior to subdivision plat recordation;
- (2) That a fee-in-lieu for an additional 1' of sidewalk along the length of the entire frontage on E. Lenoir Street, approximately 131 linear feet, to meet the 6' standard will be required to be paid, per UDO Section 8.1.10.;
- (3) That a surety be paid for the street trees to be planted on the public right-of-way;

*Prior to issuance of building permits:*

- (4) That the plat is recorded in accordance with this subdivision;
  - (5) That a tree impact permit, to plant the 3 street trees on the public right-of-way, will be required;
- 

I hereby certify this administrative decision.

**Signed:**(Planning Director) Kei Bann (C. Bann) Date: 3-14-17

**Staff Coordinator:** Martha Y. Lobo

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, Section 2.2.1. This approval is based on a preliminary plan dated 2/2/2017 owned by Progressive Asset Group LLC., submitted by Stewart.

**ZONING:**

**ZONING DISTRICTS:** Residential-10 (R-10)

**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 and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Proposed street(s) are classified as Avenue-2 Lane Undivided. 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
E. Lenoir Street	Avenue-2 Lane Undivided	56.5	½ of 64'	32'	NA	N/A

Existing streets on the site are classified as Avenue-2 Lane Undivided. A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

**COMPREHENSIVE PLAN:** This site is located in the South Central CAC in an area designated for moderate density residential development.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Residential-10 (R-10) zoning district is 4,000 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 and the minimum lot width of a corner lot is 60' feet. Lots in this development conform to these minimum standards.



**PUBLIC UTILITIES:** City water and sewer services are available. No utility Infrastructure Construction Plan's are required for this project. 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:** A Design Adjustment for an alternate streetscape has been approved. That the applicant will plant 3 street trees behind the existing sidewalk along Lot 2. That a tree impact permit, to plant the 3 street trees on the public right-of-way will be required, prior to issuance of a building permit. A surety for 3 street trees shall be provided, prior to authorization to record the lots. A fee-in-lieu will be assessed for 3 street trees along Lot 1, prior to authorization to record the lots.

**PEDESTRIAN:** A fee-in-lieu for an additional 1' of sidewalk along the length of the entire frontage on E. Lenoir Street, approximately 131 linear feet, to meet the 6' standard will be required to be paid, prior to authorization to record the lots. Access to the public right of way 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 regulations under Section 9.2 of the UDO. This subdivision is claiming an exemption under UDO 9.2.2.A.3 (as amended by TC-6-15) for "any detached house used for single-unit living or any attached house used for two-unit living, including their accessory uses, placed within any subdivision of one acre or less in aggregate size approved after May 1, 2001.

**Exemptions:**

That the proposed use for this project is single-family detached housing as part of a subdivision less than one acre and therefore claiming exemption from active stormwater control measures per TC-6-15(A)3.;

**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:** 3/14/2020  
Record 100% of the land area approved.

**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.*