Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
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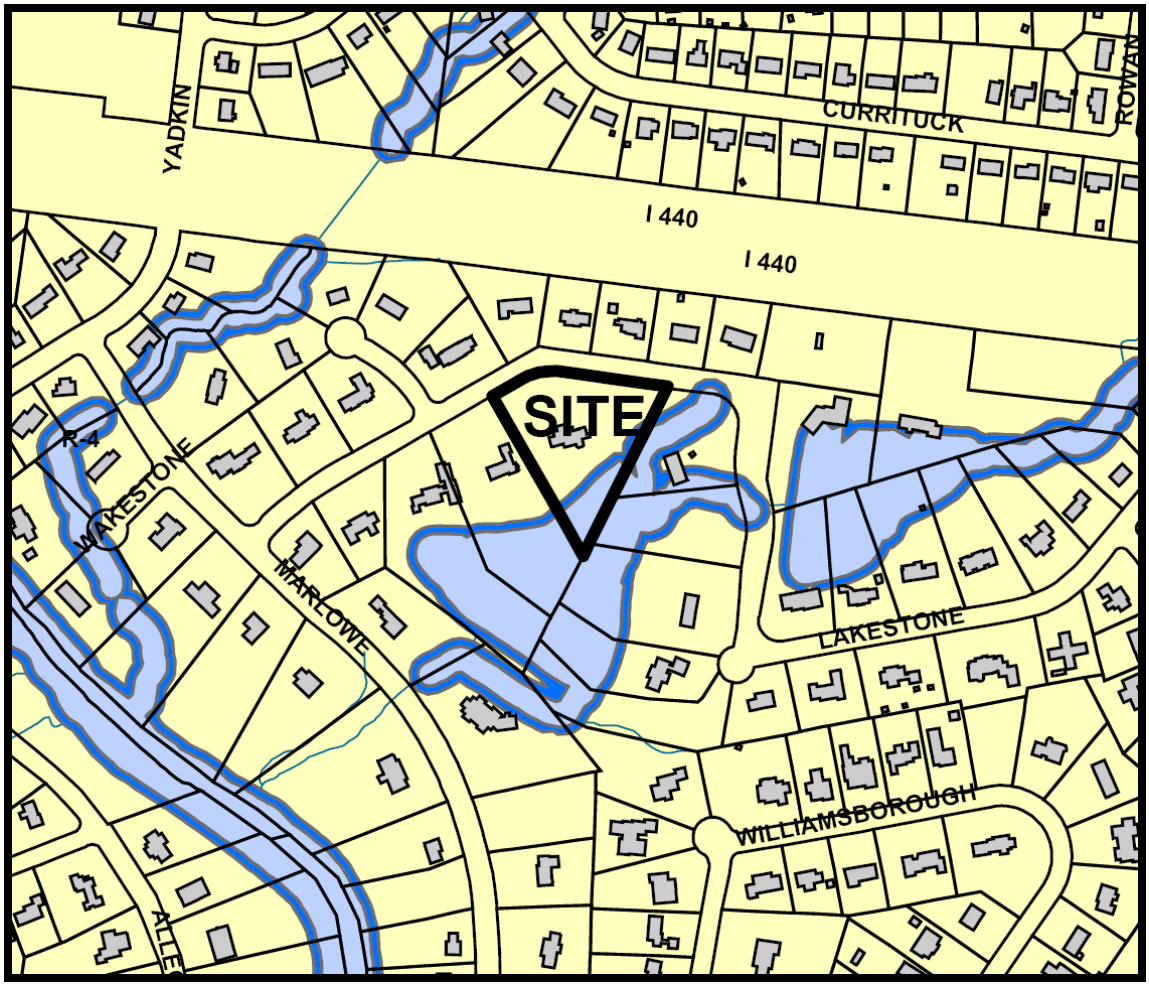
Case File / Name: **S-1-07 / Goodmon Subdivision**

General Location: Lakestone Drive between its intersections with Lassiter Mill Road and Marlowe Road

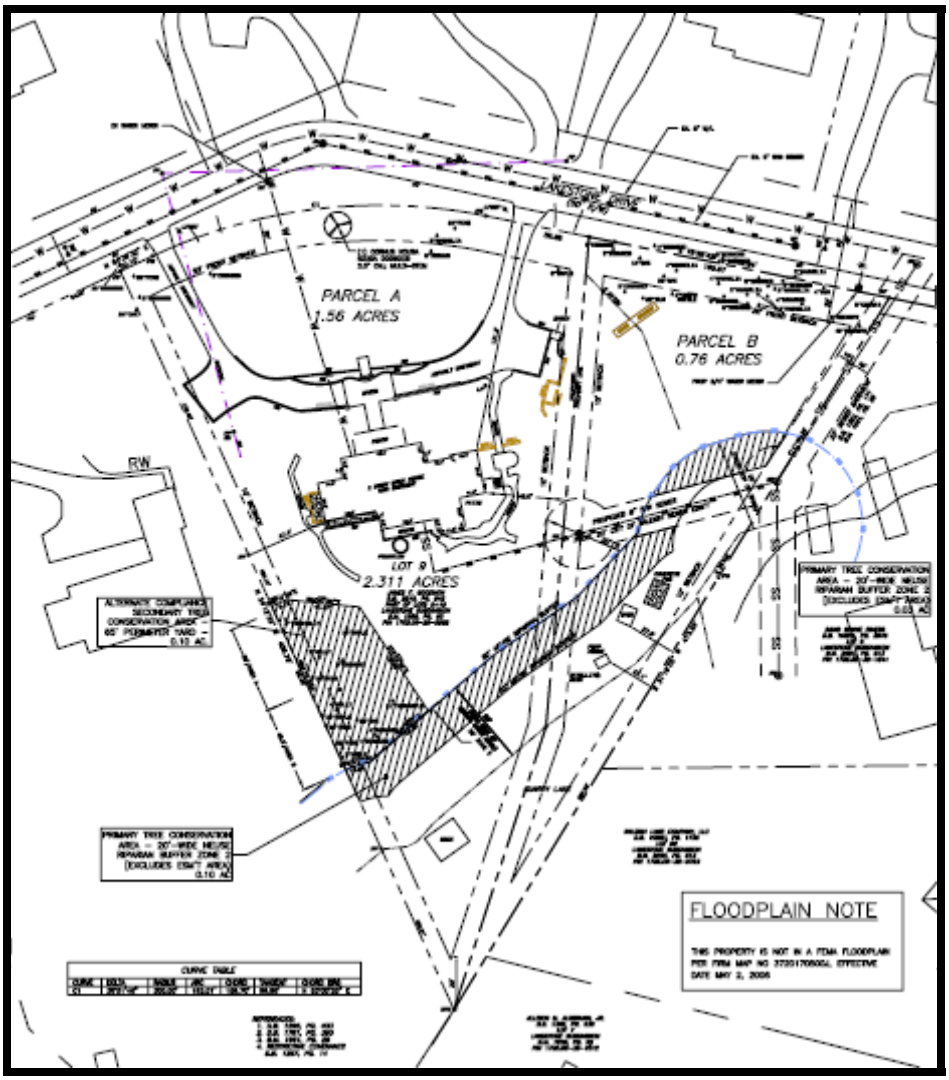
Planning District / CAC: North Hills / Six Forks

Nature of Case: The subdivision of a .2.3 acre tract into 2 lots zoned Residential-4. This is not an "infill" subdivision as defined in code section 10-2032(d)(3) because the proposed lot sizes and street frontages exceed 80% of the median of those constituting the property's periphery.

Contact: Ed Sconfienza, Integrated Design



S-1-07 / Goodmon Subdivision – Location Map



S-1-07 / Goodmon Subdivision – Subdivision Plan

SUBJECT: S-1-07 / Goodmon Subdivision

CROSS-REFERENCE: N/A

LOCATION: This site is located on the south side Lakestone Drive between its intersections with Lassiter Mill Road and Marlowe Road, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 2.31 acre tract into two lots, zoned Residential-4.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL: ***Prior to issuance of a land disturbing permit for the site:***

(1) That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;

(2) That documentation be submitted to the Stormwater Engineer in the Public Works Department that shows the maximum impervious surface coverage of the development on a per lot basis;

(3) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in perpetuity in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)." This covenant is to run with the land, and shall be binding on the Owner, and all parties claming under it;

(4) That a final tree conservation plan be approved by the Forestry Specialist in the Inspections Department. The final tree conservation plan shall include a metes and bounds description of the tree conservation areas conforming to code requirements. Tree protection measures shall be in place on site prior to any grading;

Prior to Planning Department authorization to record lots:

(5) That a fee in fee-in-lieu of construction for ½ a 5' wide sidewalk along Lakestone Drive in an amount determined by the City Engineer, is paid in the Public Works Department;

(6) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section10-2082.14;

(7) That construction plans for public improvements be approved by the Public Utilities Department and the Public Works Department;

(8) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;

(9) That a note be placed on the map for recording; If there is any increase in the impervious surface above the existing 12,095 sq ft. on Parcel A or above 7,522 sq ft. on Parcel B all provisions of Part 10 Chapter 9 of the City Code will apply;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Wayne) Date: 10-1-07

Staff Coordinator: Eric Hodge

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 Chapter 2, Part 10, Sections 10-2017 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated August 9, 2007, owned by James F. & Barbara Ann Goodmon, submitted by Integrated Design.

ZONING:

ZONING DISTRICTS: Residential-4

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: A preliminary tree conservation plan in accordance with code section 10-2082.14 is included with this proposal and has been approved by the Forestry Specialist in the Inspections Department. 10% or .23 acres of tree conservation area is required, 10% or .23 acres is provided. A final tree conservation plan with a metes and bounds description of all tree conservation areas shall be shown and labeled on any plat for recording.

UNITY OF DEVELOPMENT: Unity of development criteria is not required in this subdivision.

PHASING: This is a one phase development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way or construction of streets was required by the Thoroughfare and Collector Street Plan.

TRANSIT: No transit-oriented features are incorporated into the proposed plan. This site is presently not served by the existing transit system.

URBAN FORM: This site is located in the North Hills Planning District. No small area plan has been prepared for this vicinity, however, the site is located within a City Focus area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 10,890 square feet and the minimum lot size proposed in this subdivision is 33,105 square feet. The minimum lot depth in this zoning district is 100'. The minimum lot width in this zoning district is 65'. Lots in this development conform to these minimum standards.

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

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.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN: A sidewalk is required along one side of Lakestone Drive. The applicants will be required to pay an estimated ±$5,921.66 fee-in-lieu of construction for ½ of the improvements necessary to construct a 5' sidewalk across the property's frontage.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: No stormwater controls are needed for the subdivision at this time since the new impervious limits generate less than a 10% increase. The nitrogen loading from the new impervious will not require any stormwater BMP's at this time, and all loading will be handled through a one time payment to the NCEEP."

Maximum impervious limits for each lot have been set at the following:

Parcel A = 12,095 sqft. No new impervious surface will be allowed on this lot.
Parcel B = 7,522 sqft. This figure includes 400 sq. ft of existing impervious surface area.

PAYMENT TO NCDENR

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

WETLANDS / RIPARIAN BUFFERS: A 50' Neuse River riparian buffer is required on this site and is shown on the preliminary subdivision plan.

STREET NAMES: No new street names are required for this development.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

SUNSET DATES: If significant lot recording 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: 10/1/2010
Record at least ½ of the land area approved.

5-Year Sunset Date: 10/1/2012
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.

- COMPLETE 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 Engineering Department for street construction; by the first working day in November and May each year.