Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

Case File / Name: **Fonville Road Subdivision Revised**

General Location: The site is located on the east side of Fonville Road, south of Falls of Neuse Road, outside the city limits.

CAC: North

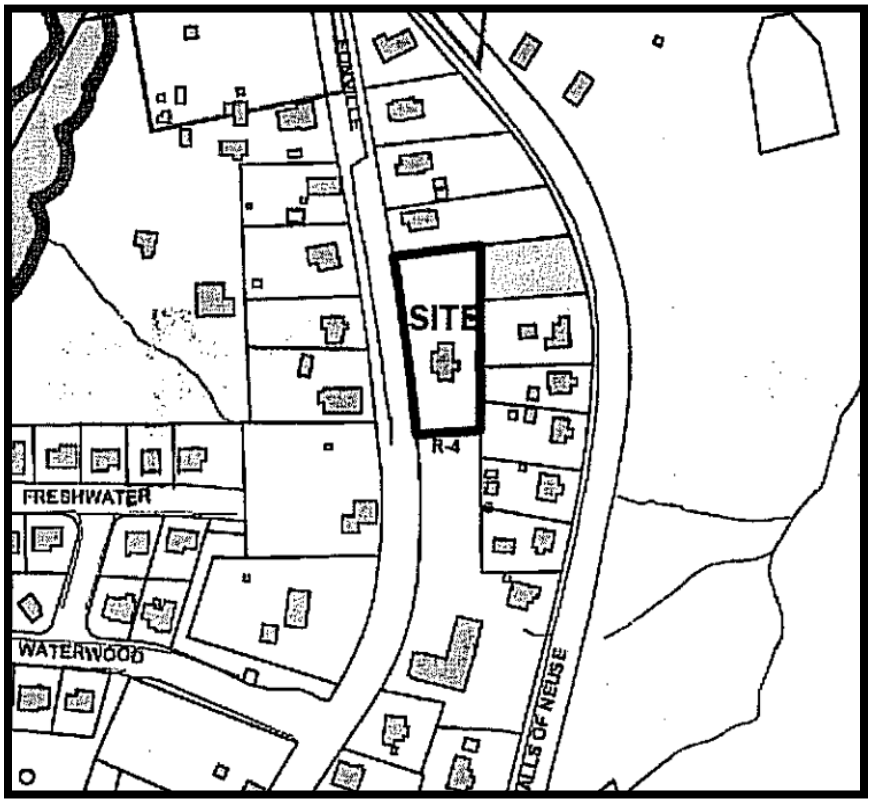
Nature of Case: A revision to a subdivision of a .77-acre into two single-family lots zoned Residential-4. The revision includes a sewer extension along Fonville Road.

This is not an"infill" subdivision as defined in code section 10-3032(d)(3).

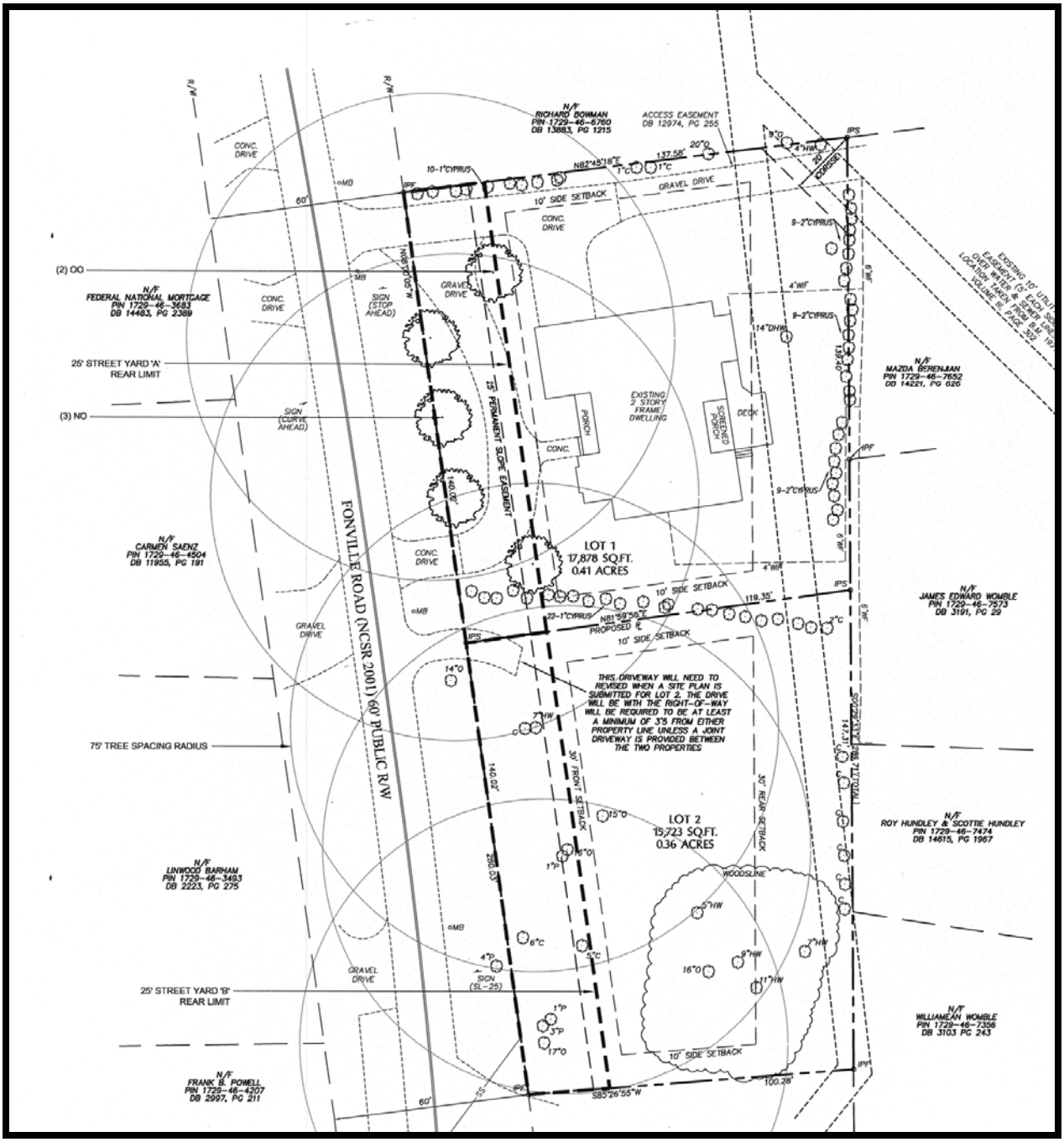
The median lot size of the surrounding lots is 0.42-acre (18,295 square feet), 80% of the median lot size equate to 0.33-acre (14,374 square feet).
The median road frontage is 94-linear feet, 80% of the median road frontage equates to 75-linear feet.

Lot 1 will be 0.41-acres with road frontage of 140-linear feet.
Lot 2 will be 0.36-acres with road frontage of 140-linear feet.

Contact: Chandler Engineering, P.A.



S-8-07 Fonville Road Subdivision Revised – Location Map



S-8-07 Fonville Road – Subdivision Layout

SUBJECT: **S-8-07 / Fonville Road Subdivision Revised**

CROSS-REFERENCE: N/A

LOCATION: This site is located on the east side of Fonville Road, south of its intersection with Falls of Neuse Road, outside the City Limits.

REQUEST: This request is a revision to a previously approved subdivision. The revision is the construction of a sewer line in Fonville Road.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

(1) That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits;

(2) That construction drawings be approved by the Public Utilities and Public Works Department;

(3) That a 20-foot permanent slope easement on Fonville Road be dedicated prior or in conjunction with the recording of any map;

(4) That cross access agreements between lots 1 and 2 are recorded in accordance with the City Code and a recorded copy is returned to the Development Services Department within 14-days of recording. If a recorded copy of this recorded document is not provided to the Development Services Department with the 14-day period, further plat recordings and building permit authorization may be withheld;

(5) That the City attorney approve an agreement prepared by the property owner stating that the use of the shared well will be available to lot 1 in perpetuity. This document shall be recorded in the Wake County register of deeds and a copy provided to the city within 14 days of lot recordation. If a recorded copy of this recorded document is not provided to the Development Services Department with the 14-day period, further plat recordings and building permit authorization may be withheld;

(6) The signature and permit number for a shared well must be provided on the recorded map by Wake County; and

Prior to issuance of occupancy permit:

(7) That the approved landscaping be installed for lots 1 & 2 inspected by the zoning inspector prior to issuance of Certificate of Occupancy.

(9) That the approved landscaping be installed for lots 1 & 2 inspected by the zoning inspector prior to issuance of Certificate of Occupancy.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Lile (C. Wayne) Date: 7-17-12

Staff Coordinator: Meade Bradshaw

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 6/6/12, owned by Shahram Berehijan, submitted by Chandler Engineering, P.A.

ZONING:

ZONING DISTRICTS: Residential-4

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

TREE CONSERVATION: The subdivision is exempt from Section 10-2082.14 due to the parcel being less than two acres in size and not adjacent to a thoroughfare.

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

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of the following strees are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Fonville Road	N/A	N/A	20'

URBAN FORM: This site is located in the North Citizen Advisory Council, in an area designated a residential area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 10,890 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 sewer service is available. Water is not immediately available to the site. The subdivider is responsible for installation of sewer lines necessary to provide service to this site and the proposed use of a shared well to be approved by Wake County.

SOLID WASTE: Individual lot service by the City is to be provided if annexed into the city.

CIRCULATION: Fee-in-lieu for street improvements along Fonville Road was paid on 4/17/2009. The driveway between Lots 1 and 2 will be reviewed with each site plan and will require a joint driveway agreement if the drive is to be shared or if each lot is to have an individual driveway, they are to be located a minimum of 3.5' on each side of the property line for each lot.

PEDESTRIAN: A fee-in-lieu for street improvements was paid on 4/17/2009

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

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. The parcel is less than 1.00-acre in size and is not exceeding two (2) dwelling units (Code Section 10-9021 exemptions).

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

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: 7/17/2015
Record 100% of the land area approved.

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.