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: **S-32-07 Richard & Angel King**

General Location: On the north side of Dogwood Drive, south of Skycrest Drive, inside the city limits.

Planning District / CAC: Northeast/ Northeast

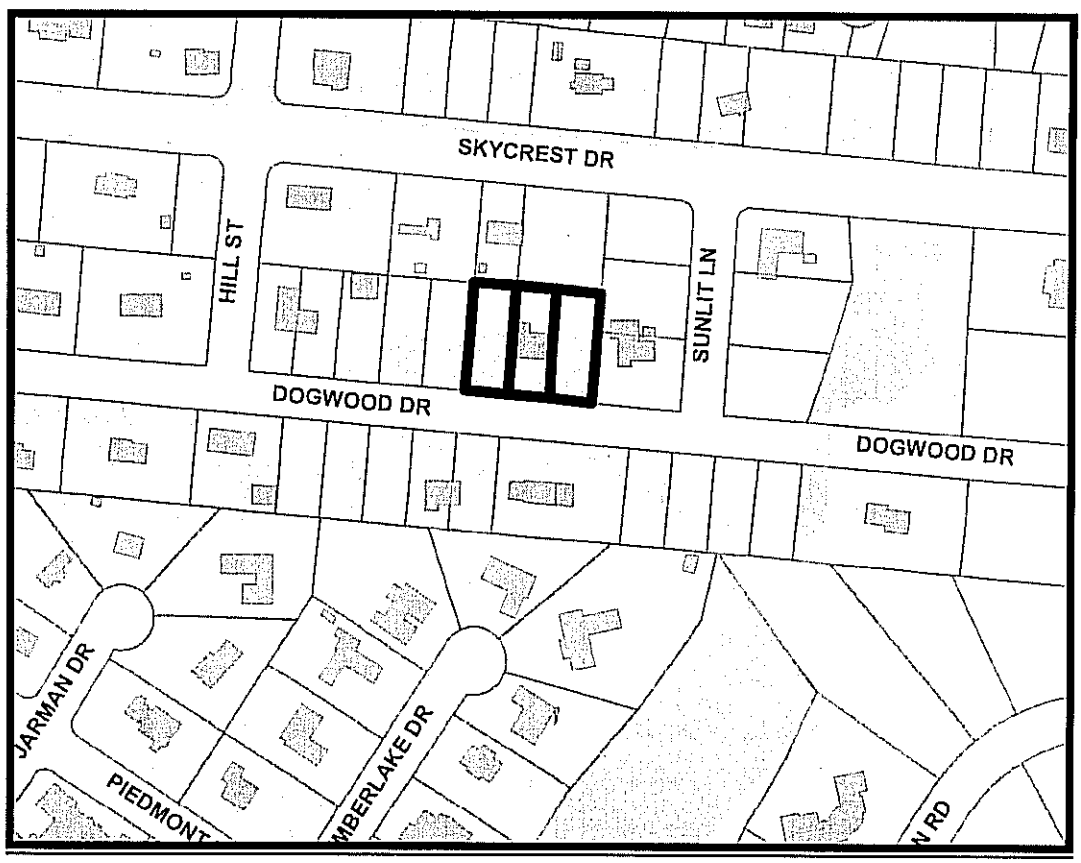
Nature of Case: Subdivision of .619-acres into (2) two lots zoned Residential -6.

This is not an "infill" subdivision as defined in code section 10-2032(d)(3).

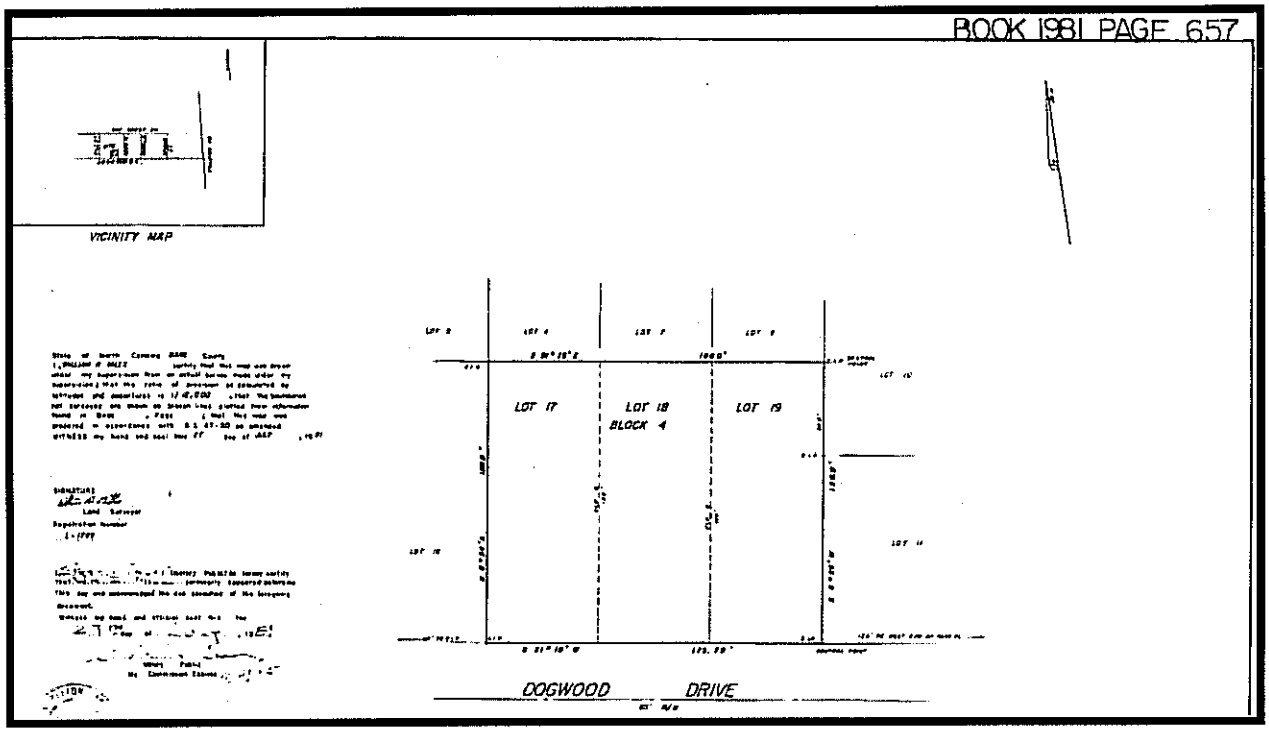
The development is less than 66% surrounded by originally constructed single-family dwellings.

- Single-family 56%
- Vacant land 44%

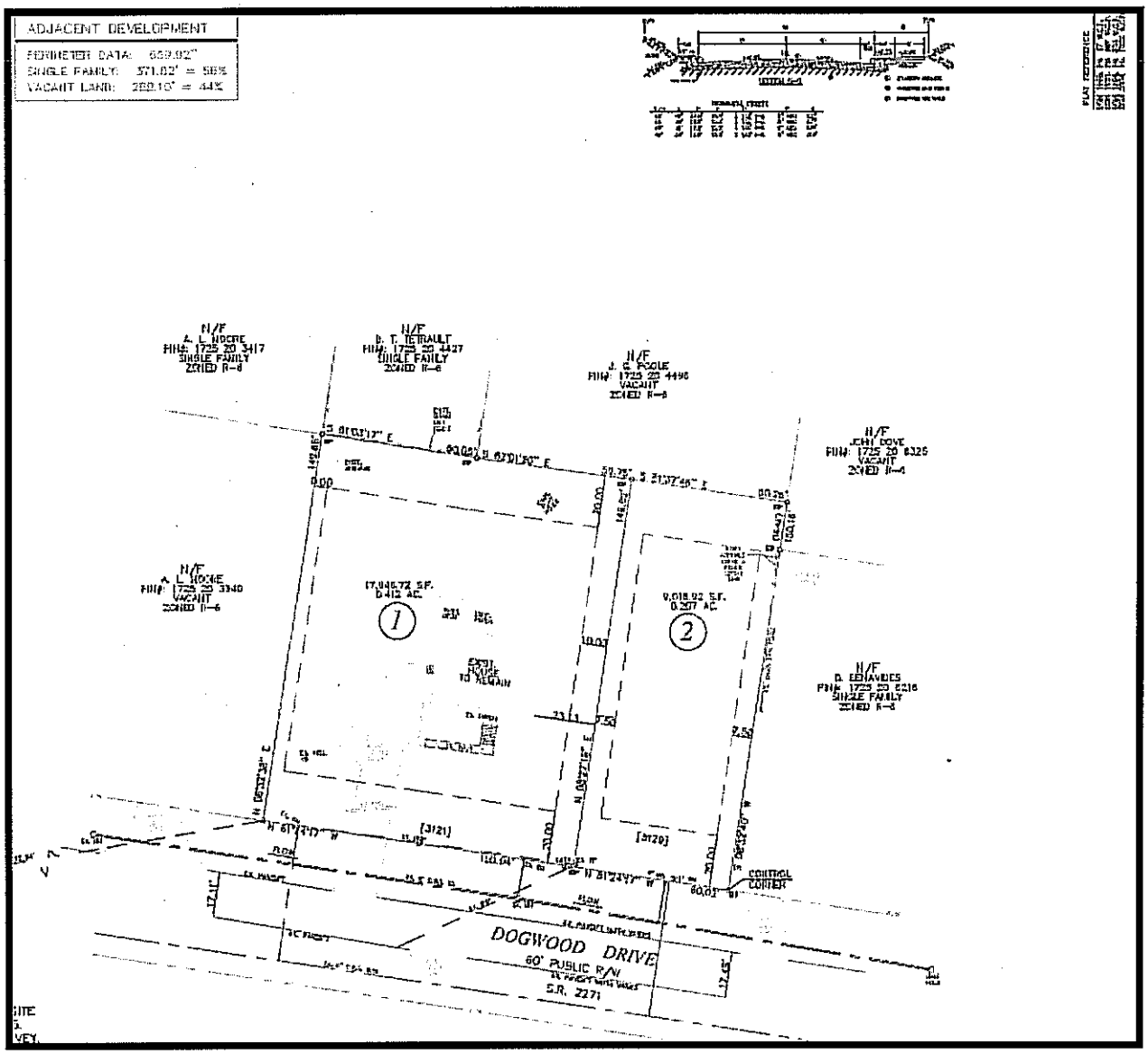
Contact: Chance & Associates



S-32-07 Richard & Angel King



Recombination map


ADJACENT DEVELOPMENT
PERIMETER DATA: 659.92'
SINGLE FAMILY: 371.02' = 56%
VACANT LAND: 288.90' = 44%
N/F
A. L. MOORE
PIN#: 1725 20 3417
SINGLE FAMILY
ZONED R-6
N/F
D. T. TETRAULT
PIN#: 1725 20 4427
SINGLE FAMILY
ZONED R-6
N/F
J. C. POOLE
PIN#: 1725 20 4496
VACANT
ZONED R-6
N/F
JOHN DOVE
PIN#: 1725 20 8326
VACANT
ZONED R-6
N/F
A. L. MOORE
PIN#: 1725 20 3340
VACANT
ZONED R-6
17,046.72 S.F.
0.391 AC.
1
9,018.92 S.F.
0.207 AC.
2
EXIST. HOUSE TO REMAIN
N/F
D. ESTAVEZ
PIN#: 1725 20 6216
SINGLE FAMILY
ZONED R-6
[3121]
[3120]
CONTROL CORNER
DOGWOOD DRIVE
60' PUBLIC R/W
S.R. 2271

SUBJECT: S-32-07 Richard & Angel King Subdivision

CROSS-REFERENCE: N/A

LOCATION: On the north side of Dogwood Drive, south of Skycrest Drive, inside the city limits.

REQUEST: This request is to approve the subdivision of a .619- acre tract into (2) two lots, zoned Residential-6.

A recombination map was recorded BM 1981 pg 657 recombining the 3 exiting lots (BM1953 pg 17) into one (1) large lot . Three (3) lots are shown in the Wake County data but the 1981 map recombined the lots.

There is an existing house on lot 1 that will remain and meets all the required setbacks for R-6.

- Lot 1 is proposed to be .412-acres.
- Lot 2 is proposed to be .207-acres.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

(1) That a fee in fee-in-lieu of construction for ½ of a 5' sidewalk, curb, gutter and ½ of a 26' b/b street section along Dogwood Drive in an amount determined by the City Engineer, is paid in the Public Works Department;

(2) That the following note be placed on all maps for recording: That lots 1 & 2 have appending water and sewer assessments. If the pending assessment role currently held in Public Works committee is approved, then the fee shall be paid prior to lot recordation.

Prior to the issuance of building permits in the Inspections Department:

(3) That if the assessment role for this project is approved by City Council after recording of lots, then the assessment for water and sewer is paid to the Inspections Department.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Range) Date: 5-14-07

Staff Coordinator: Jacque Baker

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 10-2019 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated May 7, 2007, owned by Richard M. & Angel H. King, submitted by Chance & Associates.

ZONING:

ZONING DISTRICTS: Residential-6.

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

TREE CONSERVATION: Site is less than 2-acres in size and is exempt from 10-2082.14.

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

PHASING: N/A

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: All required right-of-way exist along Dogwood Drive; 60'. Fee in lieu of construction of the following street is required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Dogwood Dr	60' existing	fee-in-lieu	n/a

No additional right-of-way to be dedicated along Dogwood Drive; 60' existing.

TRANSIT: Transit easement not required.

URBAN FORM: This site is located in the South Planning District, in an area designated a residential area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 7,260 square feet. The minimum lot depth in this zoning district is 80'. The minimum lot width in this zoning district is 50. 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: Refuse collection is to be provided by the City based on the standards in the Solid Waste Collection Design Manual.

CIRCULATION: Fee in lieu for ½ of a 26' street section with curb, gutter and pavement along Dogwood Drive.

PEDESTRIAN: Fee in lieu required for ½ of a 5' sidewalk along Dogwood Drive.

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

STORMWATER MANAGEMENT: This site is not subject to stormwater management of Part 10 Chapter 9; (code section 10-902 (3) 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: 5/14/2010
Record at least ½ of the land area approved.

5-Year Sunset Date: 9/25/2012

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.