Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
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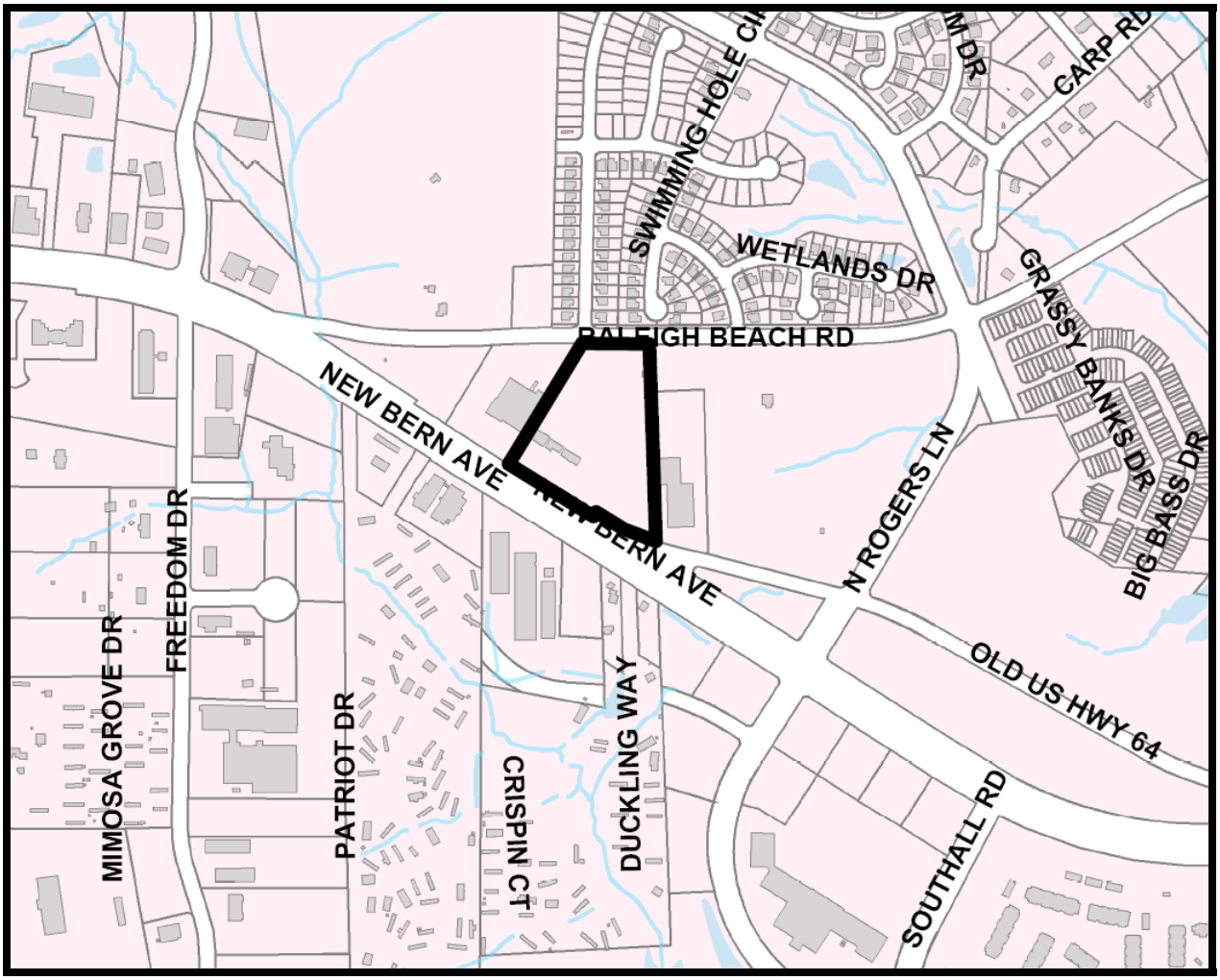
Case File / Name: **S-37-07 / Robert H. Sauls Subdivision**

General Location: Between Raleigh Beach Road and New Bern Avenue east of where these roads intersect.

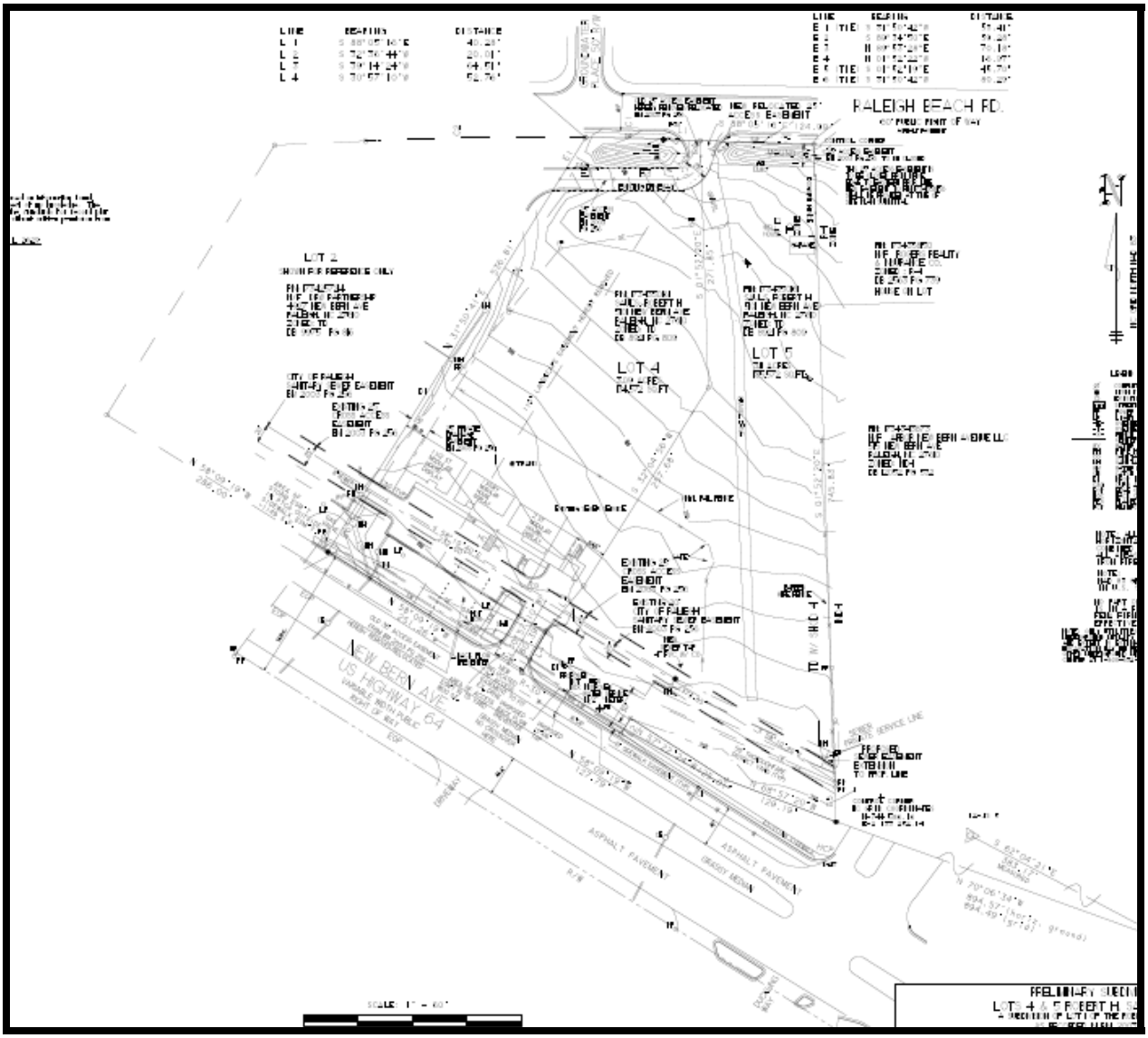
Planning District / CAC: Southeast / Southeast

Nature of Case: The subdivision of 6.20 acres zoned Thoroughfare District and Special Highway Overlay District -4 into 2 lots. The proposed lots are 3.09 and 3.11 acres in size.

Contact: Niall Gillespie, P.L.S



S-37-07 / Robert H. Sauls Subdivision – Location Map



S-37-07 / Robert H. Sauls Subdivision – Site Plan

SUBJECT: S-37-07 / Robert H. Sauls Subdivision

CROSS-REFERENCE: S-27-99

LOCATION: This site is located on the north side of New Bern Avenue, east of its intersection with Raleigh Beach Road, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 6.2 acre tract into 2 lots, zoned Thoroughfare District and Special Highway Overlay District -4.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to issuance of a land disturbing permit for the site:

(1) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

Prior to approval of construction drawings for public improvements:

(2) That a map of the tree conservation areas be approved by the Forestry Specialist in the Inspections Department prior to building permit or map recording which ever occurs first and the map shall be recorded at Register of Deeds;

(3) That a note be placed on the recorded plat that states no additional driveway access to New Bern Avenue shall be permitted for lot 5.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Harger) Date: 10-8-07

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 10-2045 and 10-2061 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 8-28-07, owned by Robert H. Sauls, submitted by Niall Gillespie.

ZONING:

ZONING DISTRICTS: Thoroughfare District and Special Highway Overlay District -4.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. The previously recorded 110' landscape easement shall be recorded to be removed as it is no longer required.

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 (8.6% or.53 acres of tree conservation

area is required and .59 acres of tree conservation 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 are 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: 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.

URBAN FORM: This site is within the Southeast Planning District with specific recommendations made in the US-64 Corridor Plan. Industrial land uses in a campus setting are recommended. A minimum 40 foot streetyard or up to a 200 foot streetyard depending on the intensity of development is recommended along US-64. Mature tree stands along the corridor should be preserved especially leading to the Neuse River

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SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 5000 square feet. The minimum lot depth in this zoning district is 70'. The minimum lot width in this zoning district is 45'. 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.

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 will be by means of a private contractor. The collection facility will meet the standards set forth in the City's Solid Waste Design Manual.

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

PEDESTRIAN: Existing sidewalk locations conform to City regulations.

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

STORMWATER MANAGEMENT: This site is subject to stormwater and nitrogen reduction requirements of part 10 chapter 9. The proposed lots exceeds one acre in size and water quality and quantity is being handled on a lot by lot basis prior to issuance of a building permits.

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: 10/8/2010
Record at least ½ of the land area approved.

5-Year Sunset Date: 10/8/2012
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.