Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
(919) 516-2626
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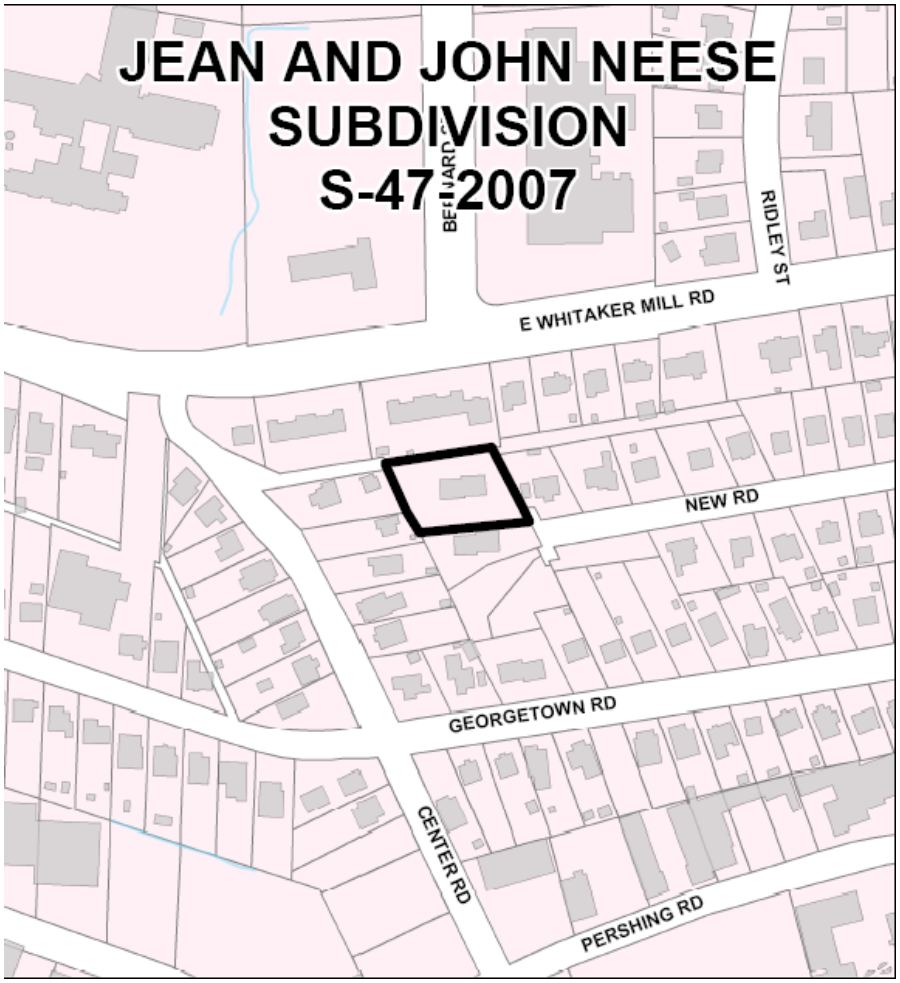
Case File / Name: **S-47-07 Neese Subdivision**

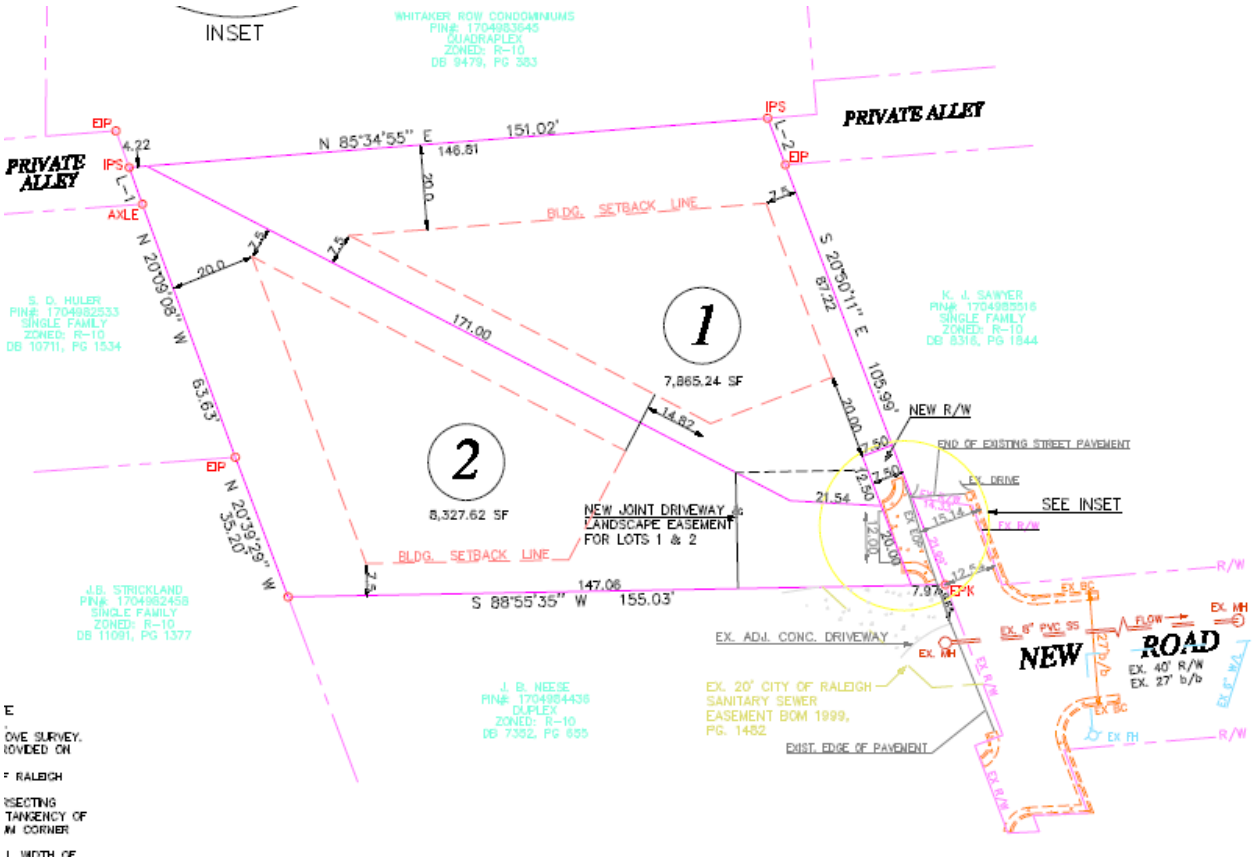
General Location: West end of New Rd.

Planning District / CAC: University / 5 Points

Nature of Case: This request is to approve the subdivision of a .378 acre tract into 2 lots, zoned R-10. This project's density is 5.29 units per acre.

Contact: Stoney Chance





Proposed Plan

SUBJECT: S-47-07 Neese Subdivision

CROSS-REFERENCE: N/A

LOCATION: This site is located on the West end of New Road, within the City Limits.

REQUEST: This request is to approve the subdivision of a .378 acre tract into 2 lots, zoned R-10. This project's density is 5.29 units per acre.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

(1) That the following note be placed on all maps for recording; That the front setbacks for Lots 1 and 2 shall be no greater than that shown on plan and that this setback be shown on the plat for recording;

(2) That a 32' joint driveway easement between Lots 1 and 2, as shown on the preliminary plan, be shown on all maps for recording;

(3) That a demolition permit for the existing structure be issued by the Inspections Department and this permit number be shown on all maps for recording;

(4) That 7.5' of right of way dedication is required for New Road and that this be recorded by plat.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Haag) Date: 11-14-07

Staff Coordinator: James Marapoti

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 10-2021, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 8-21-07, owned by Jean W. and John B. Neese, submitted by Chance and Associates.

ZONING:

ZONING DISTRICTS: R-10.

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

TREE CONSERVATION: Not applicable.

UNITY OF DEVELOPMENT: Not applicable.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way is required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
New Road	7.5'	N/A	N/A

Pursuant to section 10-3032 (c)1 the minimum street frontage is 20' for residential districts. This project's street frontages meet these minimum requirements as approved by the Transportation Director.

TRANSIT: Not required.

URBAN FORM: This site is located in the University Planning District, in an area designated for low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 5,000 square feet. The minimum lot size in this zoning district is 7,865. The minimum lot width in this zoning district is 45' and depth is 70'. Lots in this development conform to these minimum standards. A note has been added to the preliminary plan that front setbacks for Lots 1 and 2 shall be no greater than that shown on the preliminary plan.

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. A joint access driveway will be required for Lots 1 and 2.

PEDESTRIAN: No sidewalks are required.

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

STORMWATER MANAGEMENT: This site is less than ½ acre, therefore not subject to part 10 Chapter 9.

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

STREET NAMES: No new street names will be required.

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: 11/14/10
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/14/12
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.