Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
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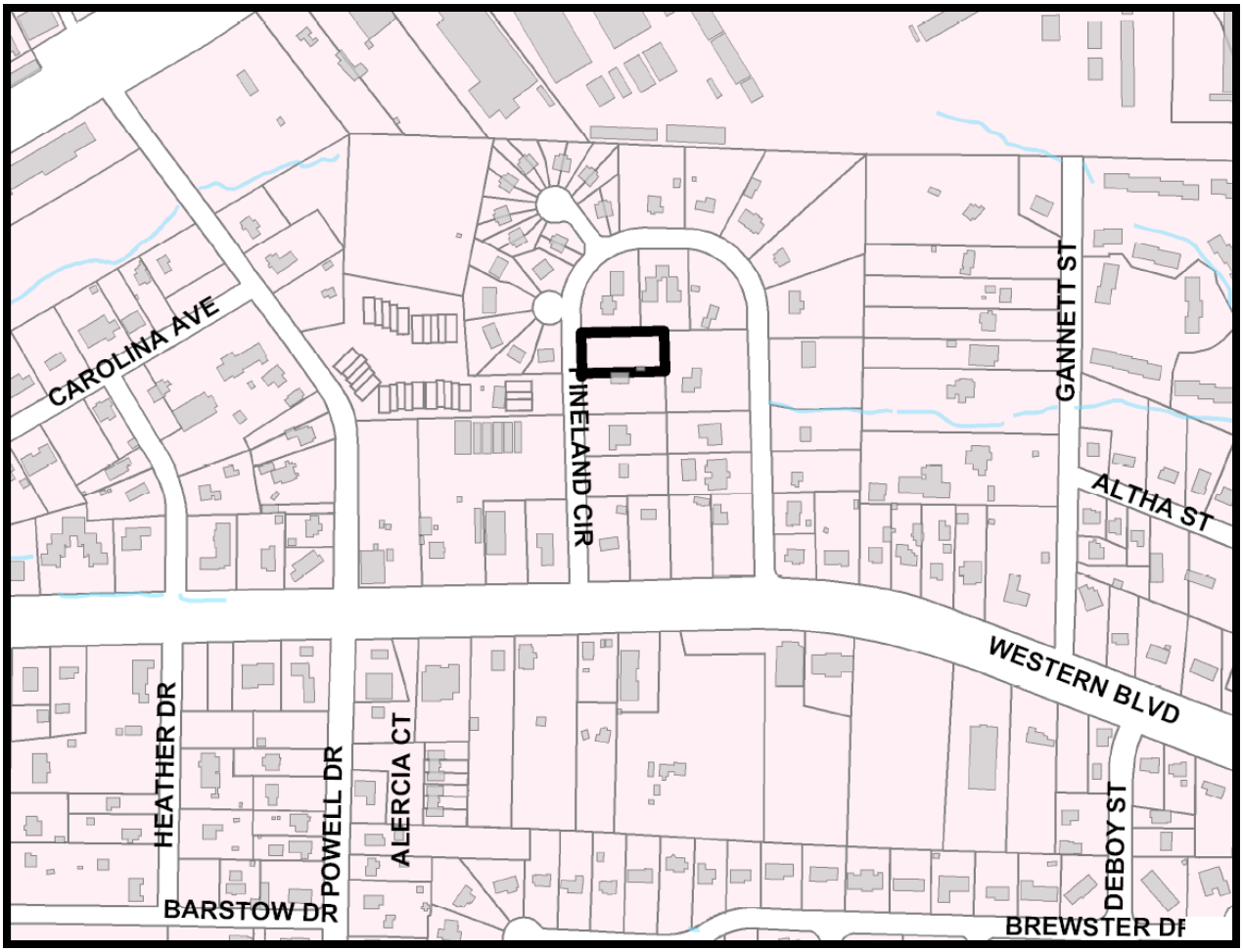
Case File / Name: **S-54-07 / Rebecca Goldberg Subdivision**

General Location: Pineland Circle between its intersections with Western Boulevard and Bleeker Court.

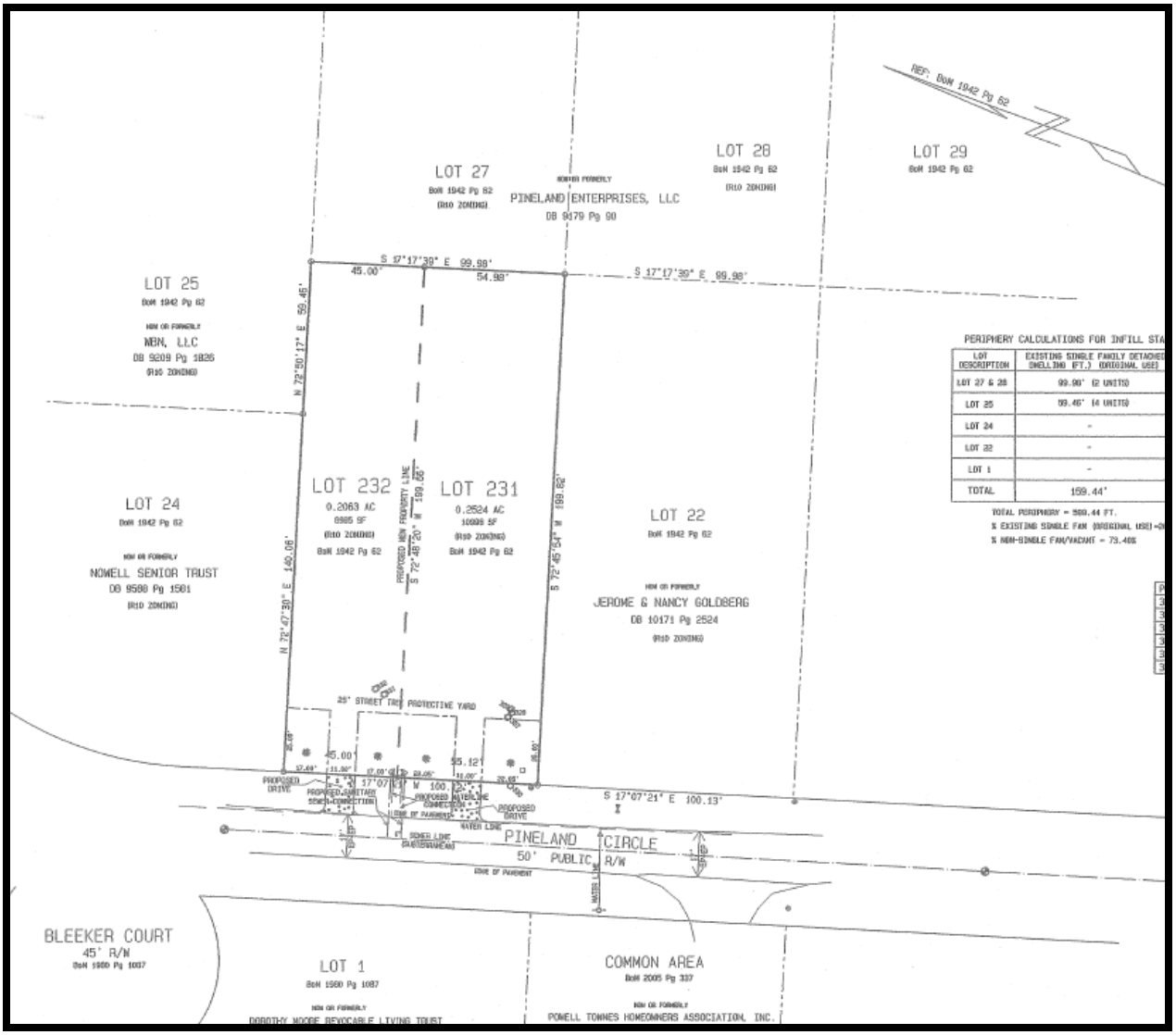
Planning District / CAC: Southwest / West

Nature of Case: The subdivision of a .45 acre tract into 2 lots zoned Residential 10. This is not an "infill" subdivision as defined in code section 10-2032(d)(3) because less than 66% of the property's periphery abuts parcels developed with single family dwellings.

Contact: Jerome Goldberg



S-54-07 / Rebecca Goldberg Subdivision – Location Map



S-54-07 / Rebecca Goldberg Subdivision – Subdivision Plan

SUBJECT: S-54-07 / Rebecca Goldberg Subdivision

CROSS-REFERENCE: N/A

LOCATION: This site is located on the inside of Pineland Circle between its intersections with Western Boulevard and Bleeker Court, inside the City Limits.

REQUEST: This request is to approve the subdivision of a .45 acre tract into two lots, zoned Residential-10.

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 an additional 5' of pavement, curb and Gutter and Sidewalk along Pineland Circle in an amount determined by the City Engineer, is paid in the Public Works Department;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Dayo) Date: 9-25-07

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 10-2021 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated May 5, 2007, owned by Rebecca Goldberg, submitted by Jerome Goldberg.

ZONING:

ZONING DISTRICTS: Residential-10

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

TREE CONSERVATION: As this project is residential in nature and less than two acres, tree conservation areas are not required.

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 was required by the Thoroughfare and Collector Street Plan. The Thoroughfare and Collector Street Plan does call for Pineland Circle to be a 26' B-B street section though. The applicants will be required to

pay an estimated ±$7,240.63 fee-in-lieu of construction for ½ of the improvements necessary to bring this street up to a 26' cross-section.

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 Southwest Planning District, in an area designated a residential area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 5000 square feet and the minimum lot size proposed in this subdivision is 8,985 square feet. The minimum lot depth in this zoning district is 70' and the minimum lot depth proposed is 199'. The minimum lot width in this zoning district is 45' and the minimum lot width proposed is 45'.

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 Pineland Circle. The fee-in-lieu of construction referenced in the Thoroughfare/Collector Plan section above includes a fee for the sidewalk construction.

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

STORMWATER MANAGEMENT: This property is exempt from Part 10, Chapter 9 (Stormwater Control and Watercourse Buffer Regulations) of the Raleigh City Code based on Section 10-9021 (3).

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: 9/25/2010
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.