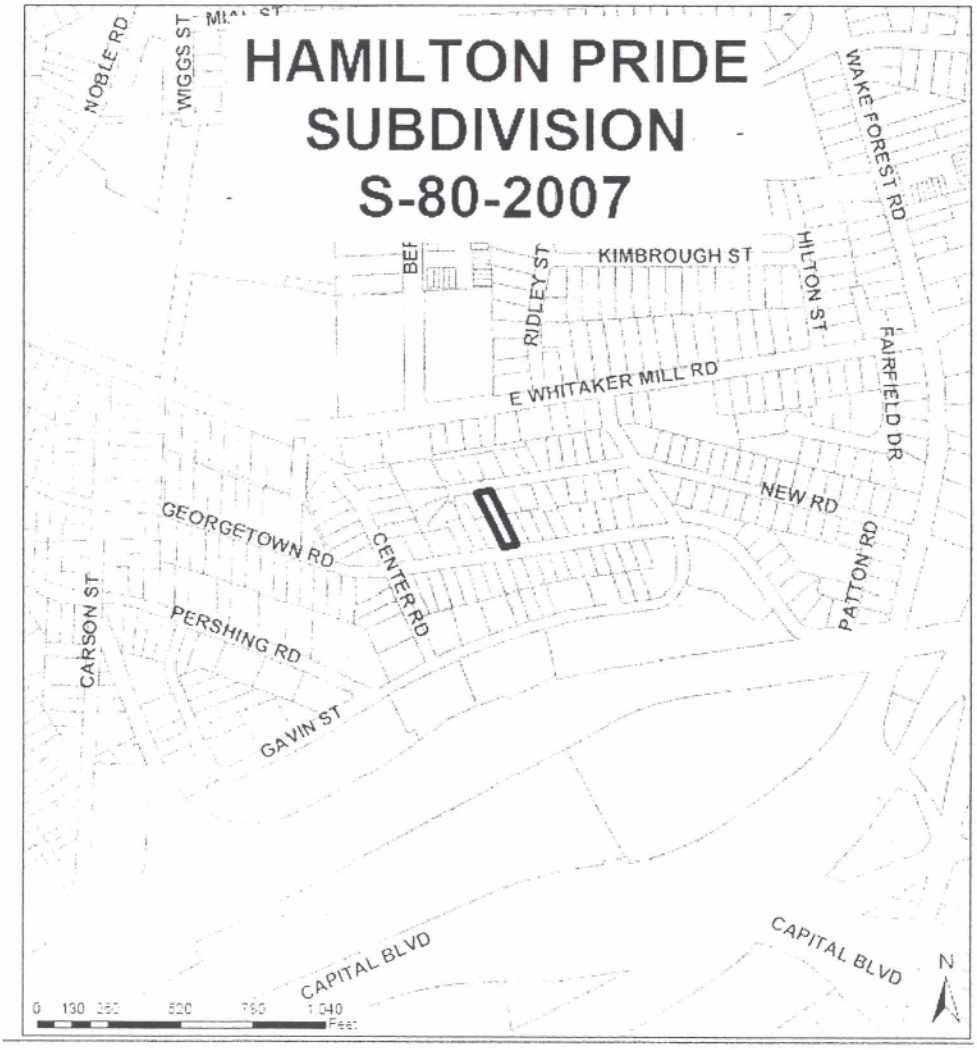
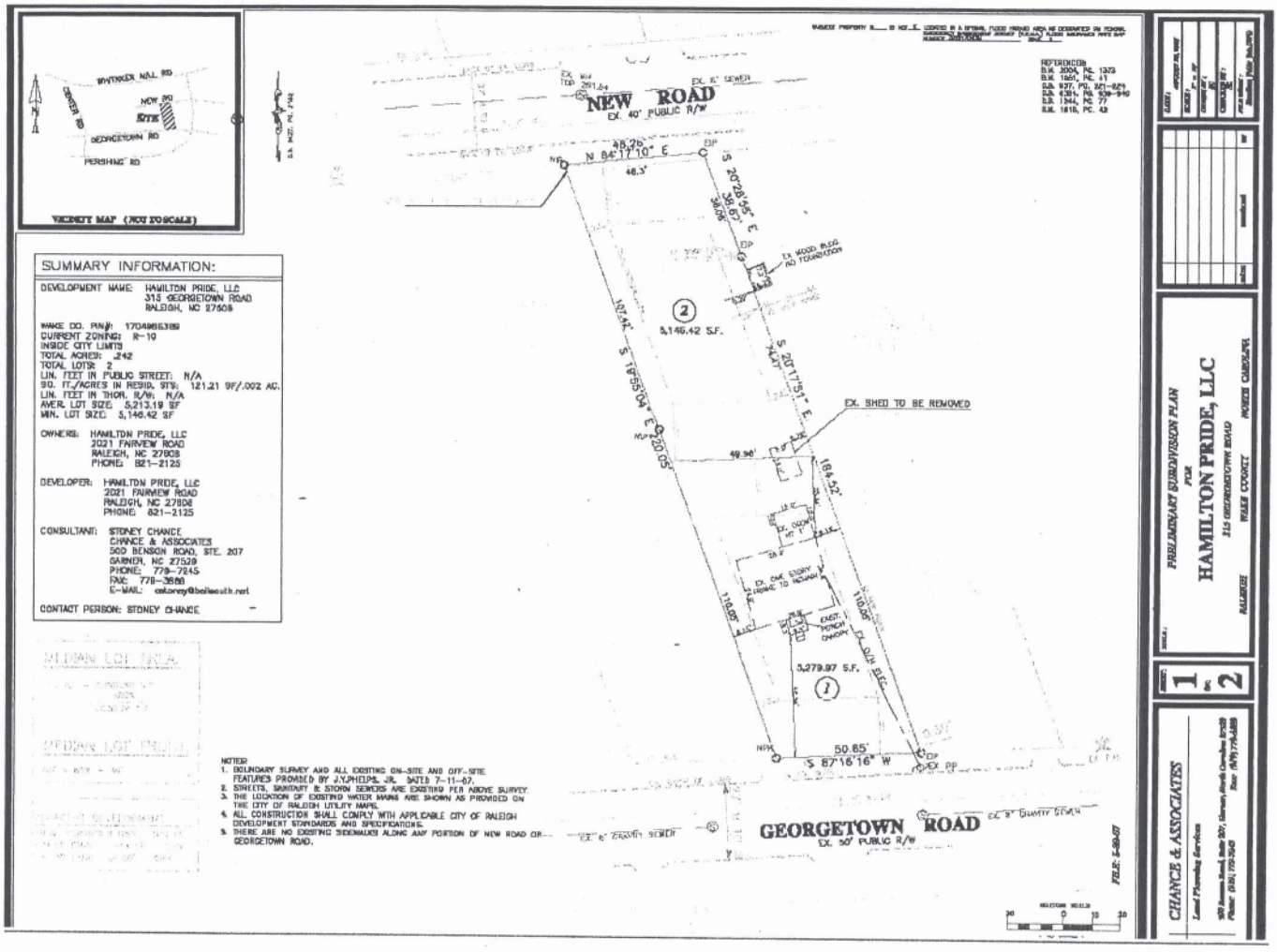
Administrative Action
Preliminary Subdivision

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

Case File / Name:	**S-80-07 / Hamilton Pride Subdivision**
General Location:	This site is located on Georgetown Road, west of Pershing Road.
Planning District / CAC:	Southwest/ West
Nature of Case:	Subdivision of .242 acre into two (2) lots zoned R-10.
Contact:	Stoney Chance



S-80-07 / Hamilton Pride Subdivision



S-80-07 / Hamilton Pride Subdivision

SUBJECT: S-80-07 Hamilton Pride Subdivision

CROSS-REFERENCE: n/a

LOCATION: This site is located on Georgetown Road west of Pershing Road, inside the City Limits.

REQUEST: This request is to approve the subdivision of a .242-acre tract into two (2) lots of 5,279.97 square feet and 5,146.42 square feet, zoned R-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 ½ 5' sidewalk along both New Road and Georgetown Road in an amount determined by the City Engineer, is paid in the Public Works Department;

(2) That 1/2'-45' right of way on New Road with a 10' permanent slope easement be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Site Review Specialist in the Inspections Department at permit review;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Mayo) Date: 12-18-07

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 10-2021, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/12/07, owned by Hamilton Pride, LLC, submitted by Chance & Associates.

ZONING:

ZONING DISTRICTS: R-10

LANDSCAPING: Final landscaping plans will be approved at site plan approval.

TREE CONSERVATION: The Tree Conservation Ordinance is not required because these are residential lots, less than 2 acres in size, and are not along a thoroughfare.

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

PHASING: There is 1 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 streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Georgetown Road	n/a	n/a	n/a
New Road	½-45' (2.5')	n/a	10' permanent

TRANSIT: This site is not required to provide a transit easement.

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: No new streets are being created.

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: Existing streets meet City standards.

PEDESTRIAN: Fee in lieu payment of $806.81 for ½ of a 5-foot sidewalk along New Road is required to be paid prior to recordation. Fee in lieu payment of $834.61 for ½ of a 5-foot sidewalk along New Road is required to be paid prior to recordation.

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

STORMWATER MANAGEMENT: Subdivision is exempt from part 10 Chapter 9 stormwater regulations, per 10-9021.

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: 12/18/2010
Record at least ½ of the land area approved.

5-Year Sunset Date: 12/18/2012
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.