Administrative Action
Preliminary Subdivision

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

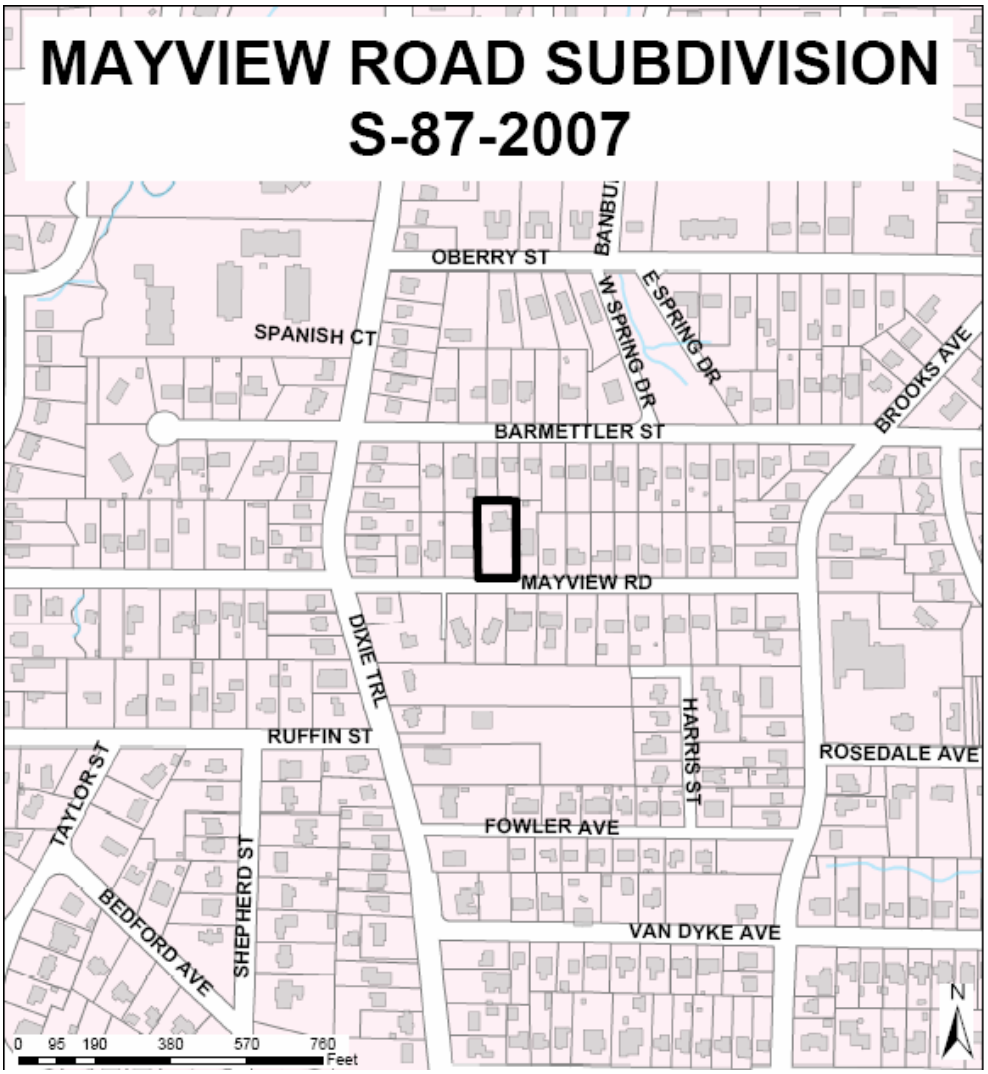
Case File / Name: **S-87-07; Mayview Road Subdivision**

General Location: This site is located on Mayview Road, west of Dixie Trail and east of Brooks Avenue.

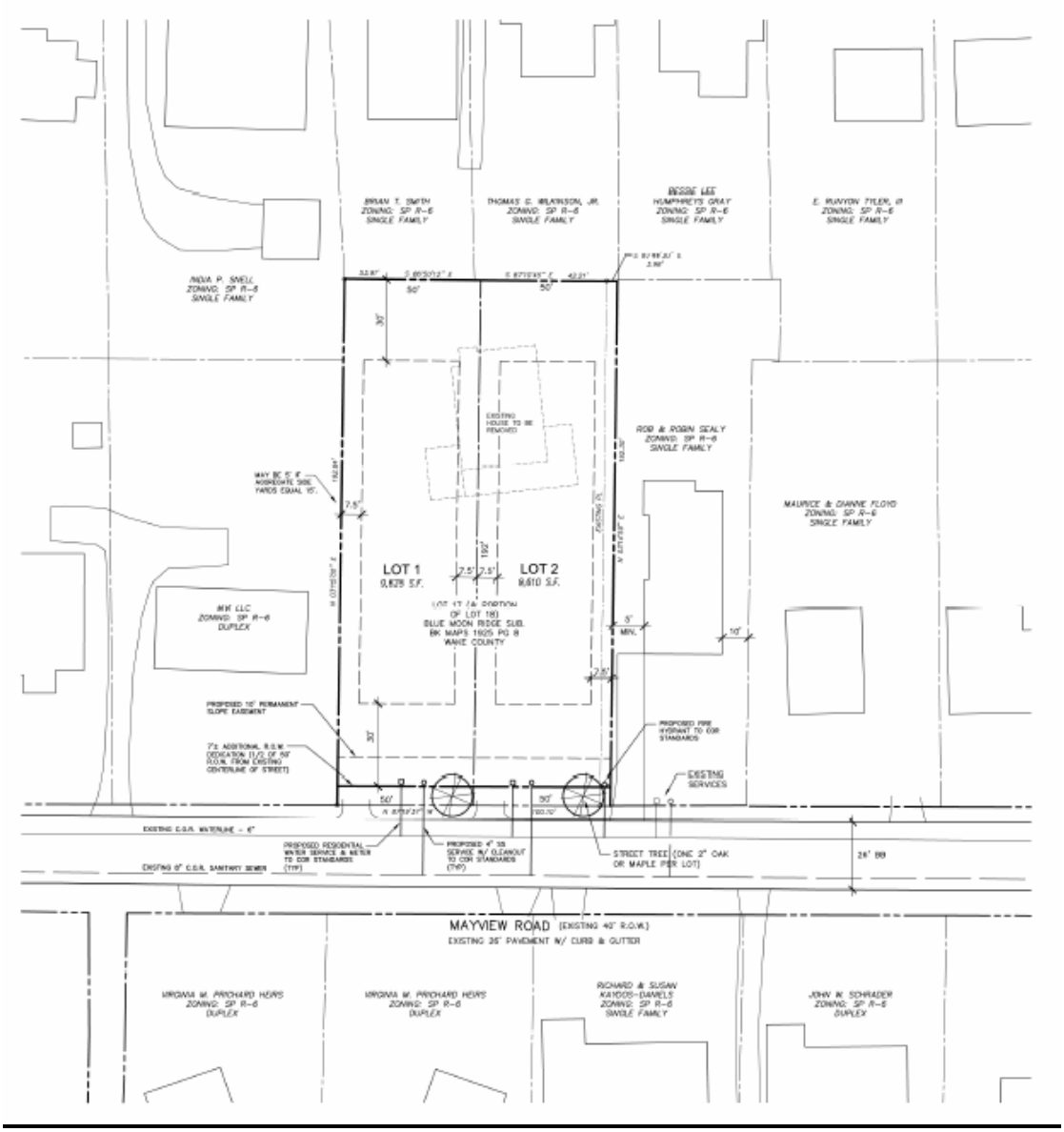
Planning District / CAC: University / Wade

Nature of Case: Subdivision of .442 acre into two (2) lots zoned SP R-6.

Contact: William Hood



S-87-07 / Mayview Road Subdivision


BRIAN T. SMITH
ZONING: SF R-6
SINGLE FAMILY
THOMAS C. WILKINSON, JR.
ZONING: SF R-6
SINGLE FAMILY
BESSIE LEE HUMPHREYS GRAY
ZONING: SF R-6
SINGLE FAMILY
E. RUNYON TYLER, III
ZONING: SF R-6
SINGLE FAMILY
NOVA P. SNELL
ZONING: SF R-6
SINGLE FAMILY
EXISTING HOUSE TO BE REMOVED
ROB & ROBIN SEALY
ZONING: SF R-6
SINGLE FAMILY
MAURICE & DIANNE FLOYD
ZONING: SF R-6
SINGLE FAMILY
LOT 1
9,625 S.F.
LOT 2
9,610 S.F.
OF LOT 181
BLUE MOON RIDGE SUB.
BK MAPS 1925 PG 8
WAKE COUNTY
MK LLC
ZONING: SF R-6
DUPLEX
PROPOSED 10' PERMANENT SLOPE EASEMENT
7'± ADDITIONAL R.O.W. DEDICATION (1/2 OF 50' R.O.W. FROM EXISTING CENTERLINE OF STREET)
PROPOSED FIRE HYDRANT TO COR STANDARDS
EXISTING SERVICES
EXISTING C.O.R. WATERLINE - 6"
EXISTING 8" C.O.R. SANITARY SEWER
PROPOSED RESIDENTIAL WATER SERVICE & METER TO COR STANDARDS (TYP)
PROPOSED 4" SS SERVICE W/ CLEANOUT TO COR STANDARDS (TYP)
STREET TREE (ONE 2" OAK OR MAPLE PER LOT)
MAYVIEW ROAD (EXISTING 40' R.O.W.)
EXISTING 26' PAVEMENT W/ CURB & GUTTER
VIRGINIA W. PRITCHARD HEIRS
ZONING: SF R-6
DUPLEX
VIRGINIA W. PRITCHARD HEIRS
ZONING: SF R-6
DUPLEX
RICHARD & SUSAN KAYDOS-DANIELS
ZONING: SF R-6
SINGLE FAMILY
JOHN W. SCHRADER
ZONING: SF R-6
DUPLEX

SUBJECT: S-87-07

CROSS-REFERENCE: n/a

LOCATION: This site is located on Mayview Road, East of Dixie Trail, but West of Brooks Avenue.

REQUEST: This request is to approve the subdivision of a .442-acre tract into two (2) lots of 9,625 square feet and 9,610 square feet, zoned SP R-6. This is not an infill subdivision because more than 66% of the periphery lots do not contain structures originally constructed as single-family detached housing.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

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

(1) That a maintenance manual and budget for any detention or retention facilities or wet ponds be approved by the Conversation Engineer in the Inspections Department, that covenants for the maintenance of such facilities prepared in accordance with Raleigh City Code Section 10-5007(c) are included with any homeowner documents, and that recorded copies are provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of these documents are not provided to the Planning Department within this 14 day period, further plat recordings and building permits issuance may be withheld;

Prior to Planning Department authorization to record lots:

(2) That 1/2'-50' right of way on Mayview 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;

(3) That a fee in fee-in-lieu of construction for ½ 5' sidewalk along both Mayview Road in an amount determined by the City Engineer, is paid in the Public Works Department;

Prior to issuance of building permits in the Inspections Department:

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Allen) Date: 5-5-08

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 10-2018, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/10/08, owned by Robert and Robin Sealey, submitted by Jerry Turner & Associates.

ZONING: SP R-6

ZONING DISTRICTS: N/A

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

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.
Mayview Road	7' (1/2-50')	½-26'	10' Permanent

The additional right of way is based on an existing asymmetrical cross section for Mayview.

Slope easement is reimbursable under the facility fees program. Road widening is not eligible for reimbursement.

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 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: Individual lot service by the City is to be provided.

CIRCULATION: No new streets are being proposed

PEDESTRIAN: Fee-in-lieu payment of $1,669.98 for ½ of a 5-foot sidewalk along Mayview Road is required to be paid prior to recordation.

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

STORMWATER MANAGEMENT: This site is exempt from Part 10, Chapter 9 Stormwater Regulations per 10-9021(3).

SHARED FACILITIES / LEGAL DOCUMENTS/ AGREEMENTS

Lots less 2 acres - This subdivision plan creates two lots less than one acre in size, stormwater control measures are required to be shared among the all lots and a drainage easement is required. The drainage easement shall include a maintenance covenant prepared and recorded in accordance with section 10-9027 (b), and the attorney who prepared this legal document shall certify in writing to the Raleigh City Attorney that the maintenance covenant is in accordance with Raleigh City Code requirements.

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: 5/5/11
Record at least ½ of the land area approved.

5-Year Sunset Date: 5/5/13
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.