Administrative Action
Preliminary Subdivision

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

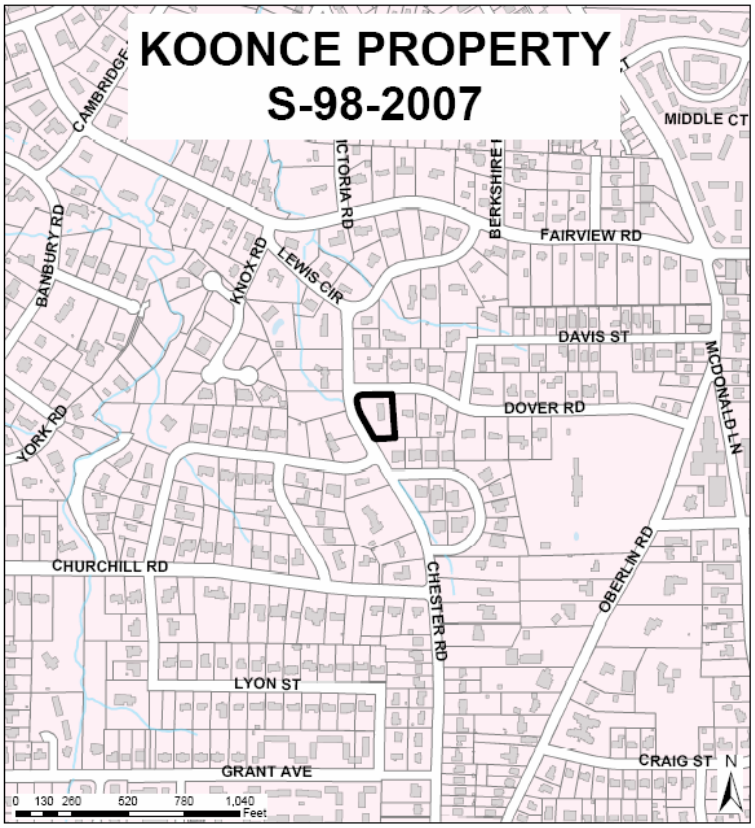
Case File / Name: **S-98-07 / Koonce Property**

General Location: This site is located on the corner of Chester Road and Dover Road.

Planning District / CAC: University / Wade

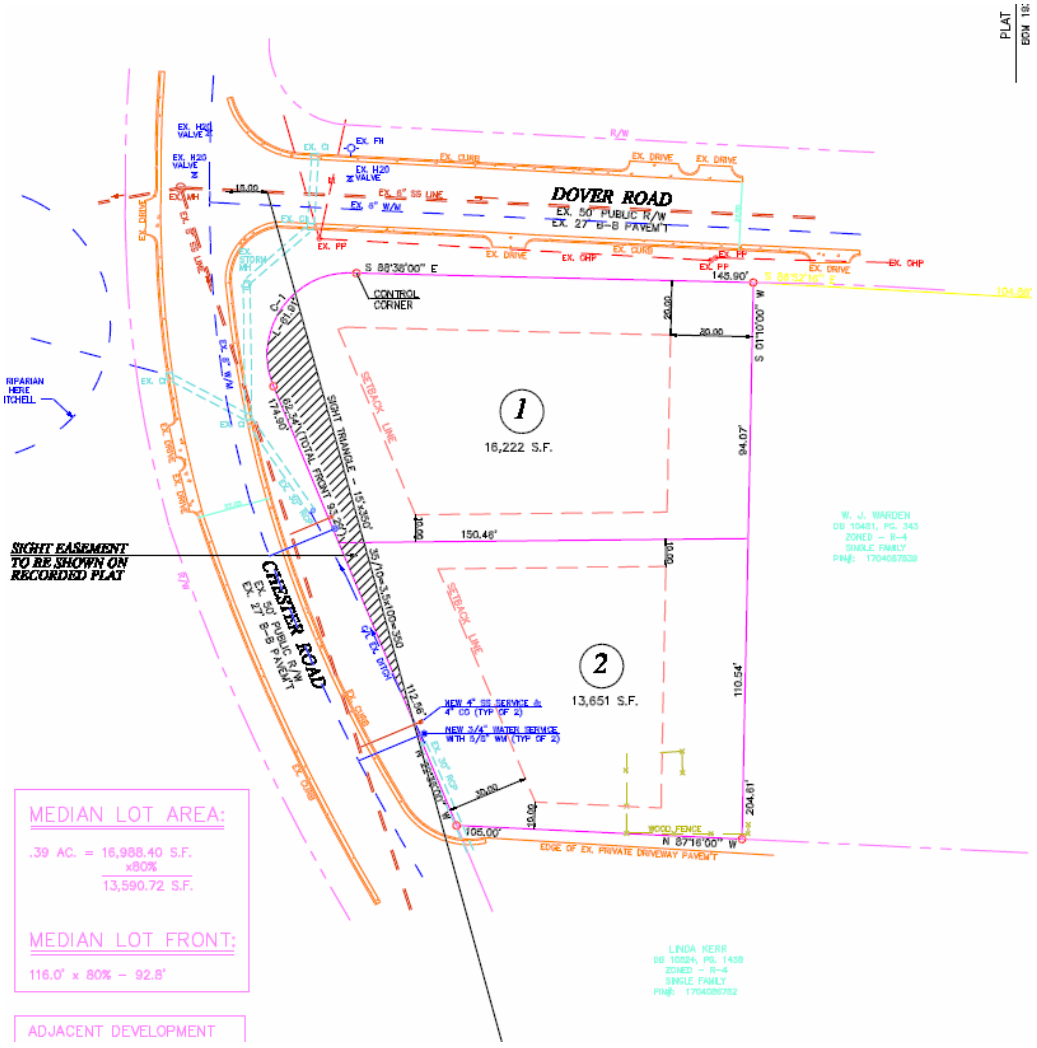
Nature of Case: Subdivision of .69 acres zoned R-4

Contact: Stoney Chance



Zoning:	**R-4**	Acres:	**0.686**
Planning District:	**University**	Number of Lots:	**2**
CAC:	**Wade**	Planner:	**Meade Bradshaw**
Drainage Basin:	**Beaver Dam Branch SW**	Phone:	**(919) 516-2664**
		Applicant Contact:	**Chance & Associates**
		Phone:	**(919) 779-7245**

S-98-07 / Koonce Property



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SUBJECT: S-98-07 Koonce Property

CROSS-REFERENCE: n/a

LOCATION: This site is located on the corner of Chester Road and Dover Road, inside the City Limits.

REQUEST: This request is to approve the subdivision of a .69 acre tract into 2 lots, zoned R-4. This subdivision is not considered infill because both lots exceed the 80% median lot size and lot frontage of the surrounding peripheral developed residential lots. The existing structure will be removed and require a demolition permit on the recorded map.

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 Chester Road and Dover Road in an amount determined by the City Engineer, is paid in the Public Works Department;

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

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Page) Date: 2-6-08

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 2017 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 1/11/08, owned by Benjamin Koonce, submitted by Chance & Associates.

ZONING:

ZONING DISTRICTS: R-4

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 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: Sufficient right of way exists along Chester Road and Dover Road.

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 10,890 square feet. The minimum lot depth in this zoning district is 100'. The minimum lot width in this zoning district is 65'. Lots in this development conform to these minimum standards.

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 $2,572.02 for ½ of a 5-foot sidewalk along Dover Road is required to be paid prior to recordation. Fee in lieu payment of $2,988.83 for a ½ of a 5-foot sidewalk along Chester 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(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: 2/6/2011
Record at least ½ of the land area approved.

5-Year Sunset Date: 2/6/2013
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.