



Administrative Action Preliminary Subdivision

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

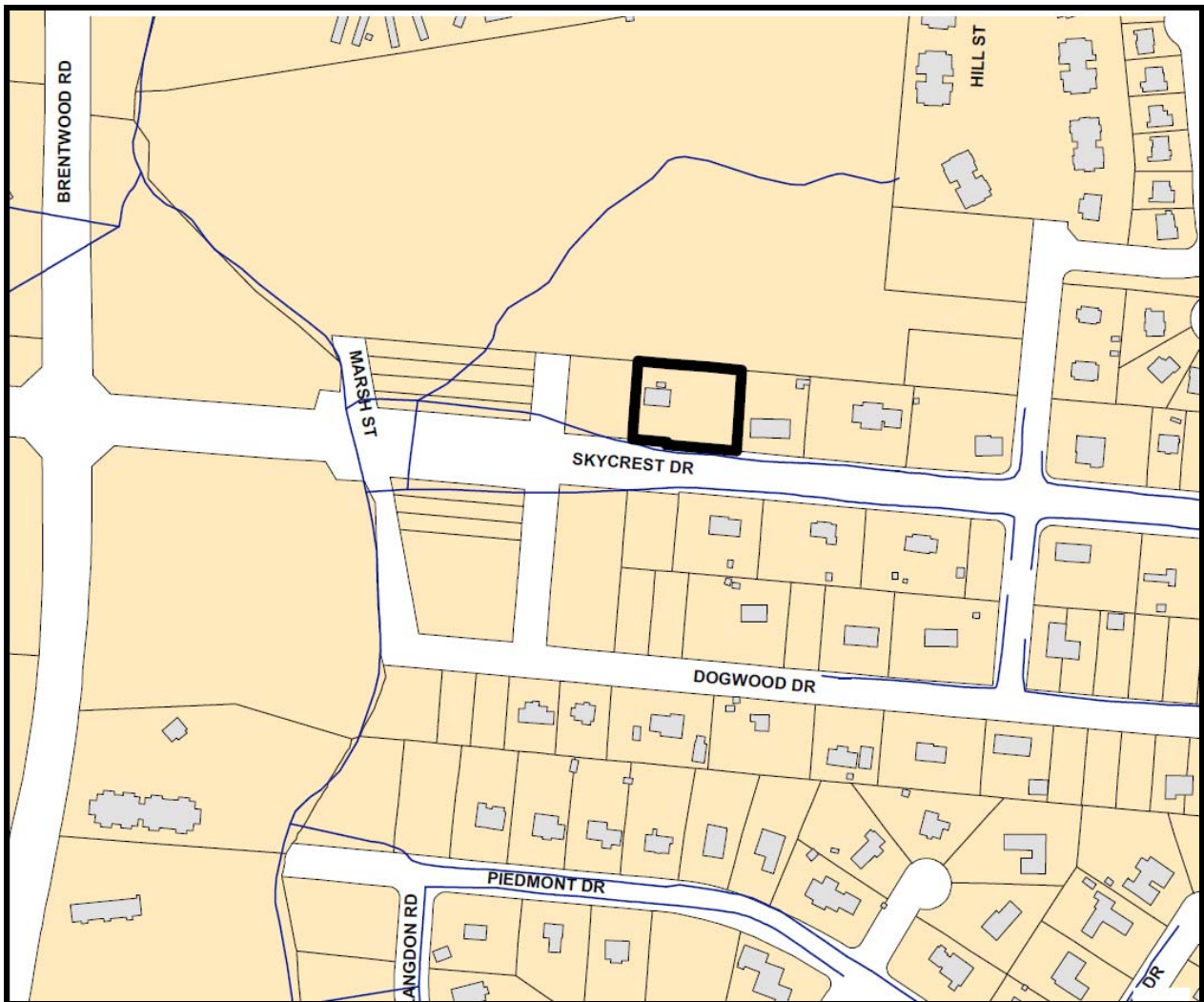
Case File / Name: S-5-12 / 3009 Skycrest Drive Subdivision

General Location: Northeast of the intersection of Brentwood Rd. and Skycrest Dr.

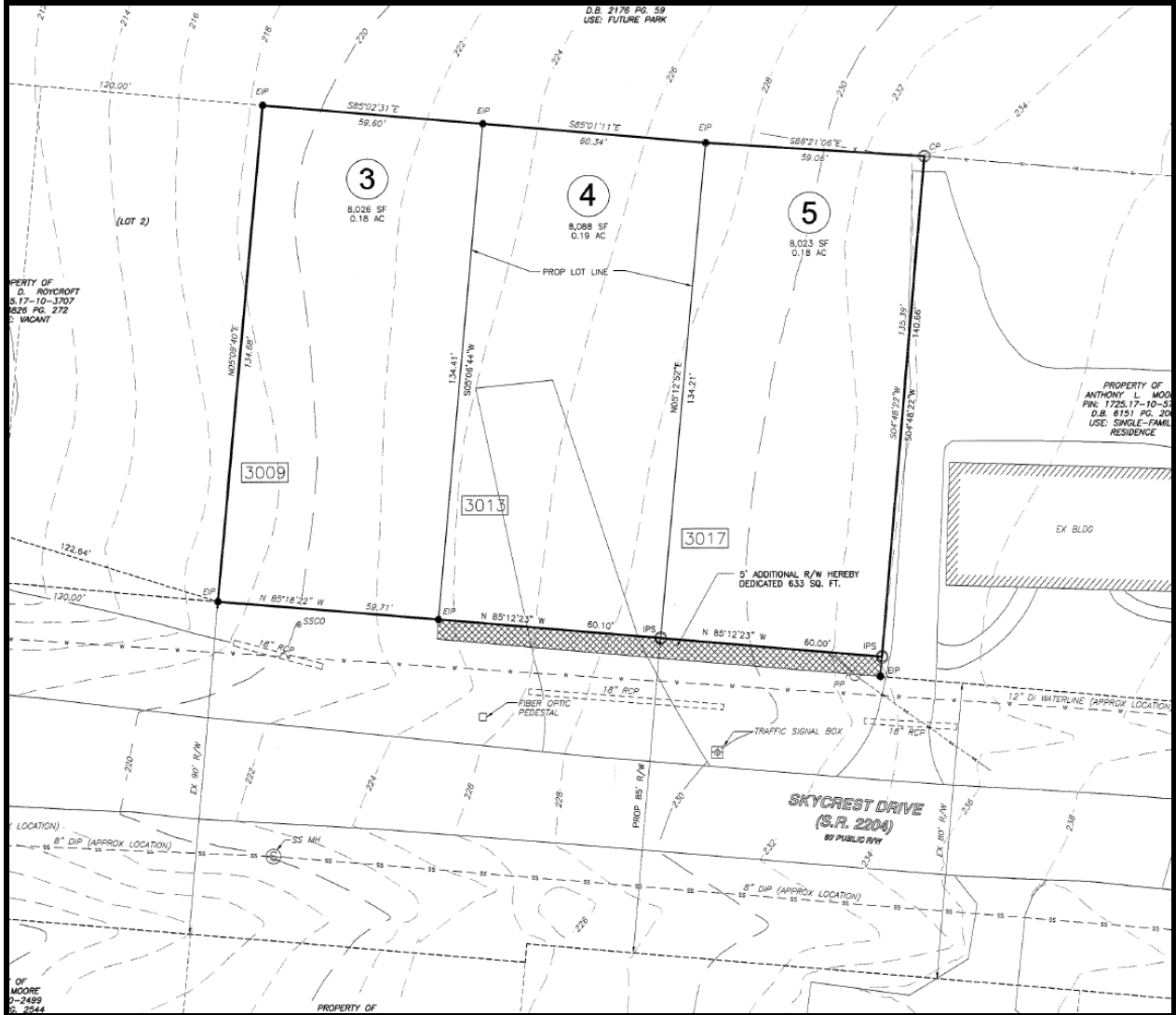
CAC: Northeast

Nature of Case: For the subdivision of a 0.56 acre property into 3 lots zoned R-6. This project is not an infill subdivision because less than 66% of the periphery of the lots is developed as single family. The minimum lot size proposed is 0.18 acres or 8,023 square feet. The house shown on the vicinity map has been removed.

Contact: Marty Bizzell



Vicinity Map



Proposed Subdivision

SUBJECT: S-5-12 / 3009 Skycrest Drive Subdivision

CROSS-REFERENCE: Not applicable

LOCATION: Northeast the intersection of Brentwood Rd. and Skycrest Dr., inside the City Limits.

REQUEST: For the subdivision of a 0.56 acre property into 3 lots zoned R-6. This project is not an infill subdivision. The minimum lot size proposed is 0.18 acres or 8,023 square feet. The house shown on the vicinity map has been removed.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass grading permit for the site:

- (1) That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to Planning Department authorization to record lots:

- (2) That 1/2'-85' in width of right of way along a portion of Skycrest Drive be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Planning Department at permit review;
- (3) That a fee-in-lieu is required to be paid to the Public Works Department for one half of a 26' b-b residential street with curb & gutter and 5' sidewalk.
- (4) That a fee in lieu of assessment for the existing sewer line is paid to the Public Utilities Department;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell P. Lee (C. Wayne)

Date:

7-11-12

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 2019, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2/16/12, owned by Cherrette Roycroft, submitted by Bass Nixon & Kennedy, Inc.

ZONING:

ZONING DISTRICTS: Residential-6

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

TREE CONSERVATION: This site is less than 2 acres zoned residential not requiring tree conservation.

PHASING: Not applicable.

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:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Skycrest Drive S.R.	½ 85'	N/A	N/A

A fee-in-lieu will be required to be paid for one half of a 26' b-b residential street with curb & gutter and 5' sidewalk.

TRANSIT: This site is presently not served by the existing transit system.

URBAN FORM: The following Comprehensive Plan policies were reviewed by staff:
a. Policy LU 7.3 – Single Family Lots on Thoroughfares.
b. Policy LU 8.10 – Infill Development.

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. The minimum lot size is 8,023 square feet.

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.

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: Applicant to pay fee in lieu of constructions for Skycrest Drive.

PEDESTRIAN: No private connective sidewalks required with this development.

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

**STORMWATER
MANAGEMENT:** This subdivision will have no stormwater BMP's. This subdivision is exempt from stormwater quantity by Sec. 10-9023. Storm water Controls- (b) Exemptions. (4) Compliance with the ten-year storm and twenty-five-year storm runoff limitations in subsection (a) above results in no benefit to current and future downstream development, as determined by City-approved engineering studies. Projects exempted by subsection (b) shall protect all affected lands and receiving watercourses from accelerated erosion as defined in Chapter 5, Part 10.

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

STREET NAMES: Not applicable.

**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: 7/11/2015
Record at least ½ of the land area approved.

5-Year Sunset Date: 7/11/2017
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.