



Administrative Action Preliminary Subdivision

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

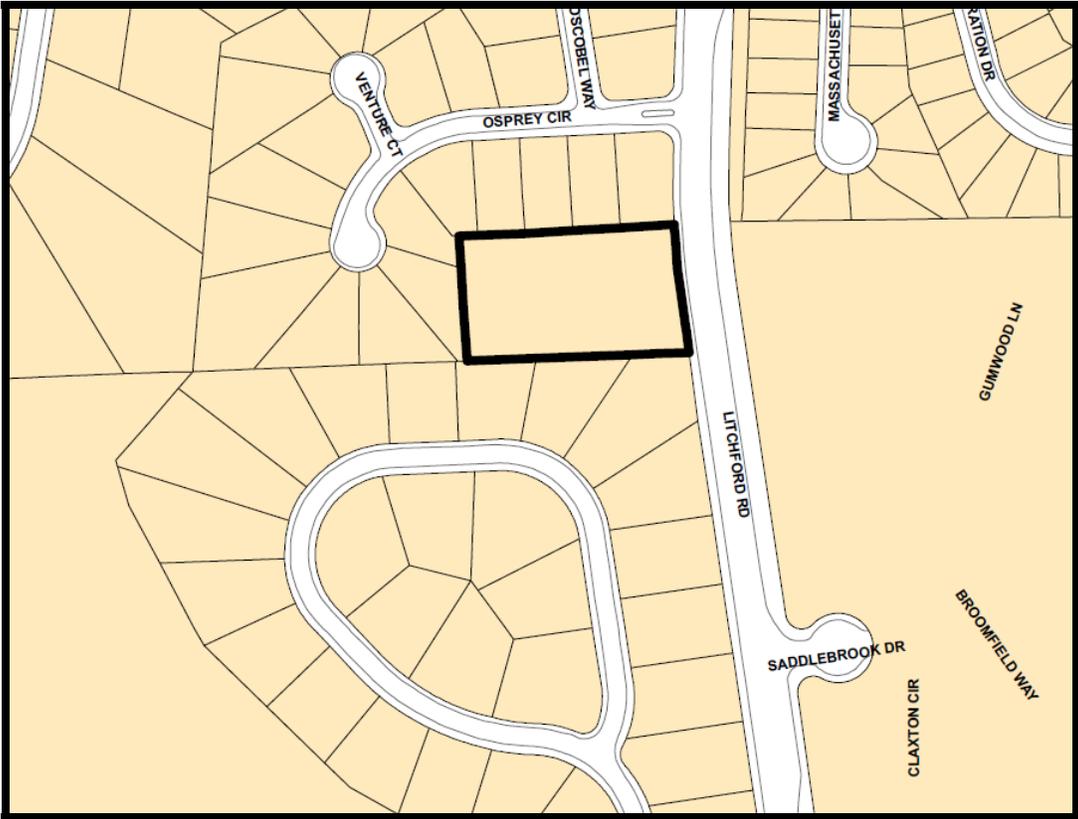
Case File / Name: S-9-11 Charleston Oaks at North Ridge

General Location: On the west side of Litchford Road south of its intersection with Osprey Court.

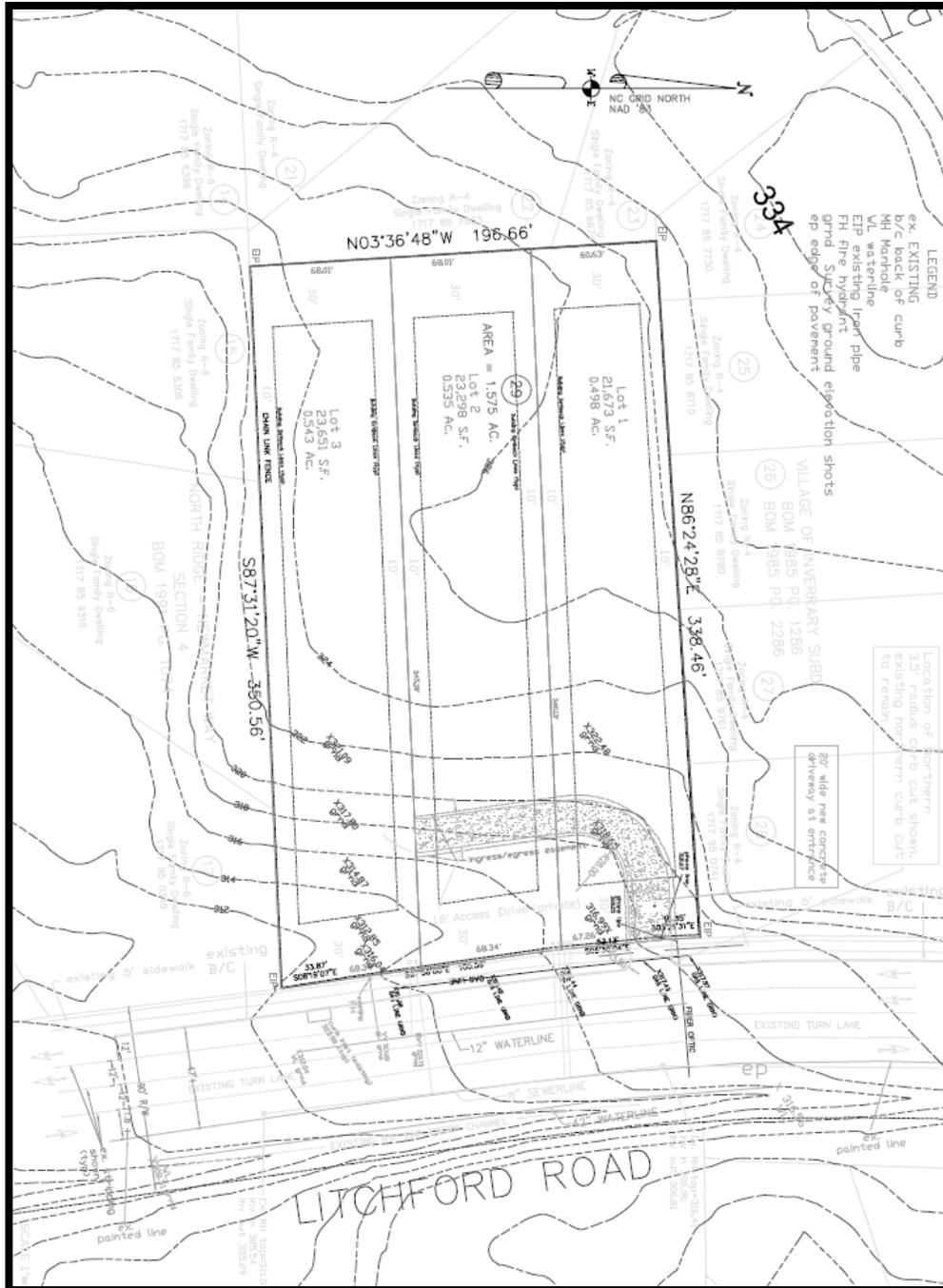
CAC: North

Nature of Case: The subdivision of 1.57 acre tract zoned Residential-4 into three single-family residential lots.

Contact: George McIntyre – McIntyre and Associates, PLLC



S-9-11 Charleston Oaks at North Ridge - site location map



S-9-11 Charleston Oaks at North Ridge – preliminary subdivision plan

SUBJECT: S-9-11 Charleston Oaks at North Ridge

CROSS-REFERENCE: N/A

LOCATION: This site is located on the west side of Litchford Road south of its intersection with Osprey Court, inside the City Limits.

REQUEST: To subdivide a 1.57 acre tract zoned Residential-4 into three single-family residential lots. This project is not an infill subdivision because it exceeds 80% of the median lot size and it exceeds 80% of the median lot frontages of surrounding residential lots developed for single-family dwellings.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That a demolition permit be issued by the Inspections Department and this permit number be shown on all maps for recording;
- (2) That a note be placed on the map stating that no direct driveway connections will be allowed between Litchford Road and lots 2 and 3. Access to Litchford Road for lots 2 and 3 will be provided via a shared ingress/egress easement to the driveway located on lot 1.

Prior to issuance of building permits in the Inspections Department:

- (3) That cross access agreements between lots 1, 2 and 3 are recorded in accordance with the City Code and a recorded copy is returned to the Planning Department within 14-days of recording. If a recorded copy of this recorded document is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silu (E. Day) Date: 9-8-11

Staff Coordinator: Eric Hodge, AICP

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 10-2017 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan owned by Austin Family Properties, LLC, submitted by McIntyre and Associates, PLLC.

ZONING:

ZONING DISTRICTS: Residential-4

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

TREE CONSERVATION: As this site is less than 2 acres in size and there are no wooded areas with a basal area of 30 along the thoroughfare, no tree conservation areas were required.

UNITY OF DEVELOPMENT: No unity of development criteria is required in this subdivision.

PHASING: There is only one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way or construction of streets was required by the Thoroughfare and Collector Street Plan. Litchford Road has an existing 90' Right-of-Way in this location

TRANSIT: No transit-oriented features are incorporated into the proposed plan.

URBAN FORM: This site is located in the North Citizen Advisory Council, in an area designated a low density residential area (up to 6 dwelling units per acre).

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: 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: Existing street improvements conform to normal City construction standards.

PEDESTRIAN: Existing sidewalk locations conform to City regulations.

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

**STORMWATER
MANAGEMENT:**

This subdivision will meet Part 10, Chapter 9 of the City of Raleigh Stormwater Regulations without the use of any stormwater BMP's for either quality or quantity. There are no impervious surface restrictions associated with this subdivision. Calculations were provided showing that no nitrogen reduction offset fee is required. This subdivision is exempt from stormwater quantity regulations by Sec. 10-9023 (a) because the 2 year peak peak discharge increase from pre developed conditions to post developed condition is less than 10%. This subdivision meets stormwater quality regulations by having the nitrogen export not exceed 3.6 lbs/ac/year ,as in Sec.10-9022(a).

**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: 9/8/2014
Record at least ½ of the land area approved.

5-Year Sunset Date: 9/8/2016
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.