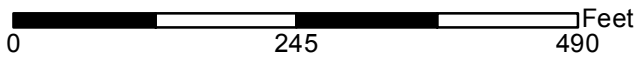
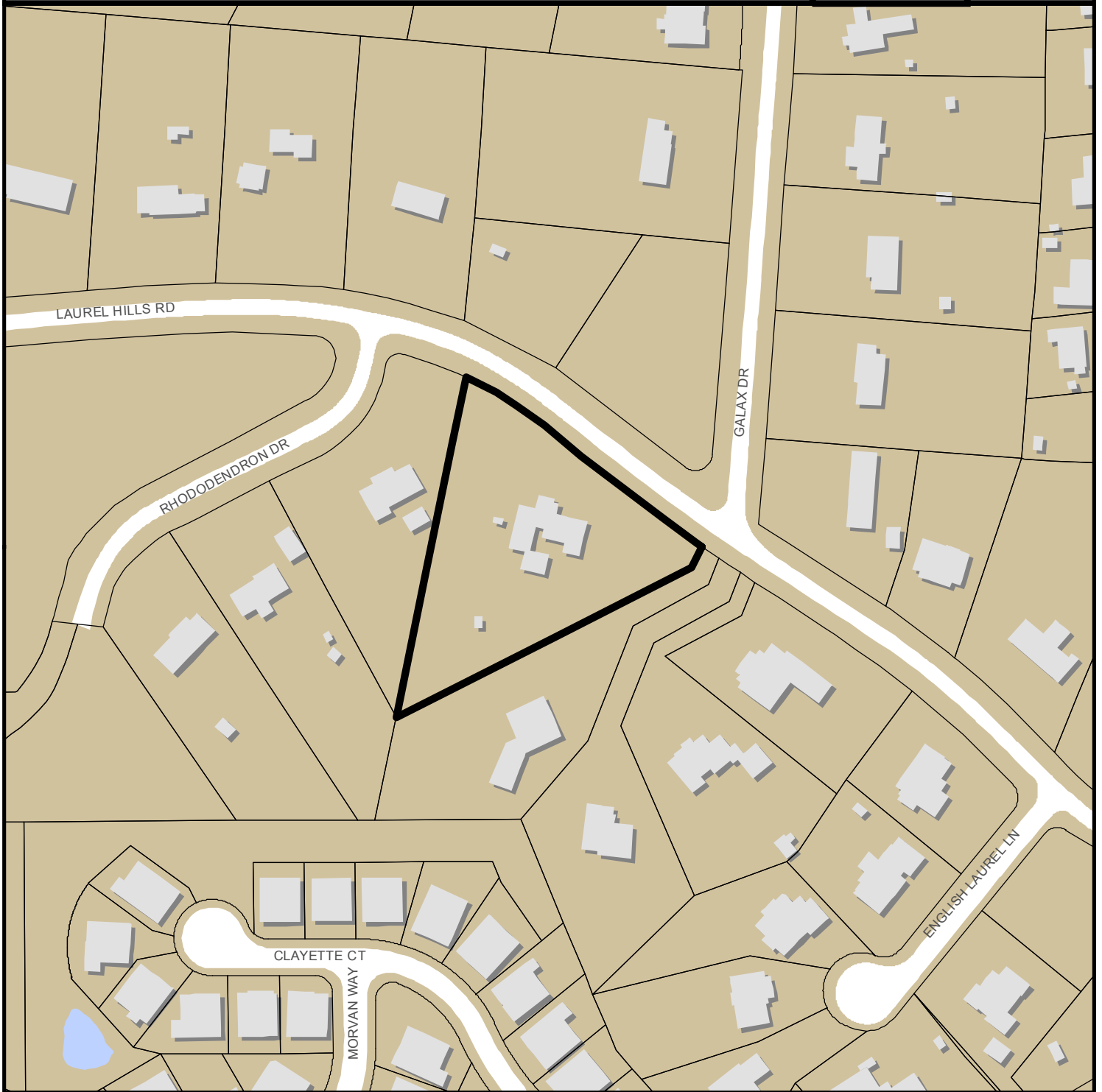


# LUCILLE HALEY SUBDIVISION S-15-2016



Zoning: **R-4**  
CAC: **Northwest**

Drainage Basin: **Crabtree Basin**  
Acreage: **0.36**  
Number of Lots: **2**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**

Applicant: **Vanhook**

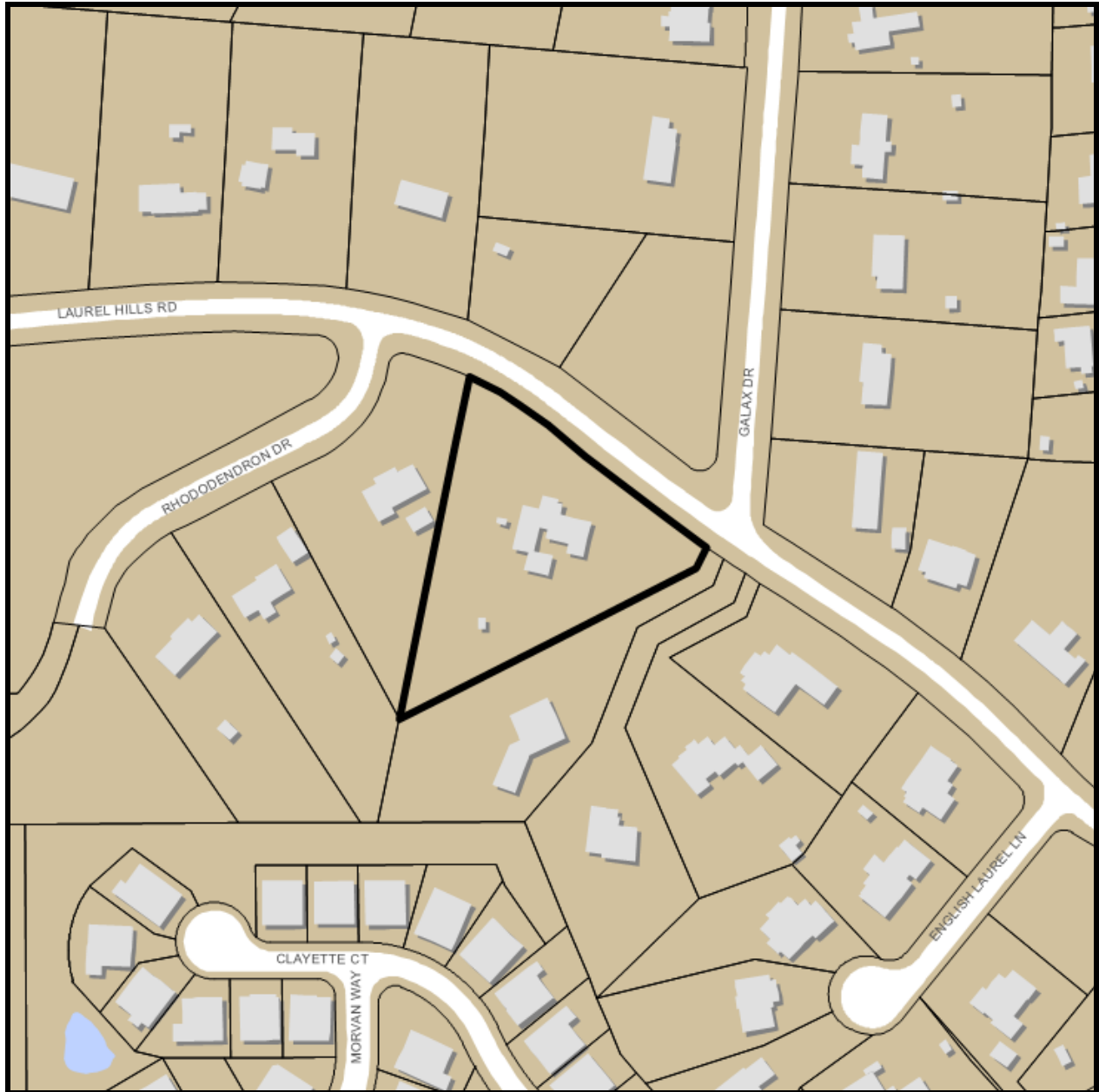




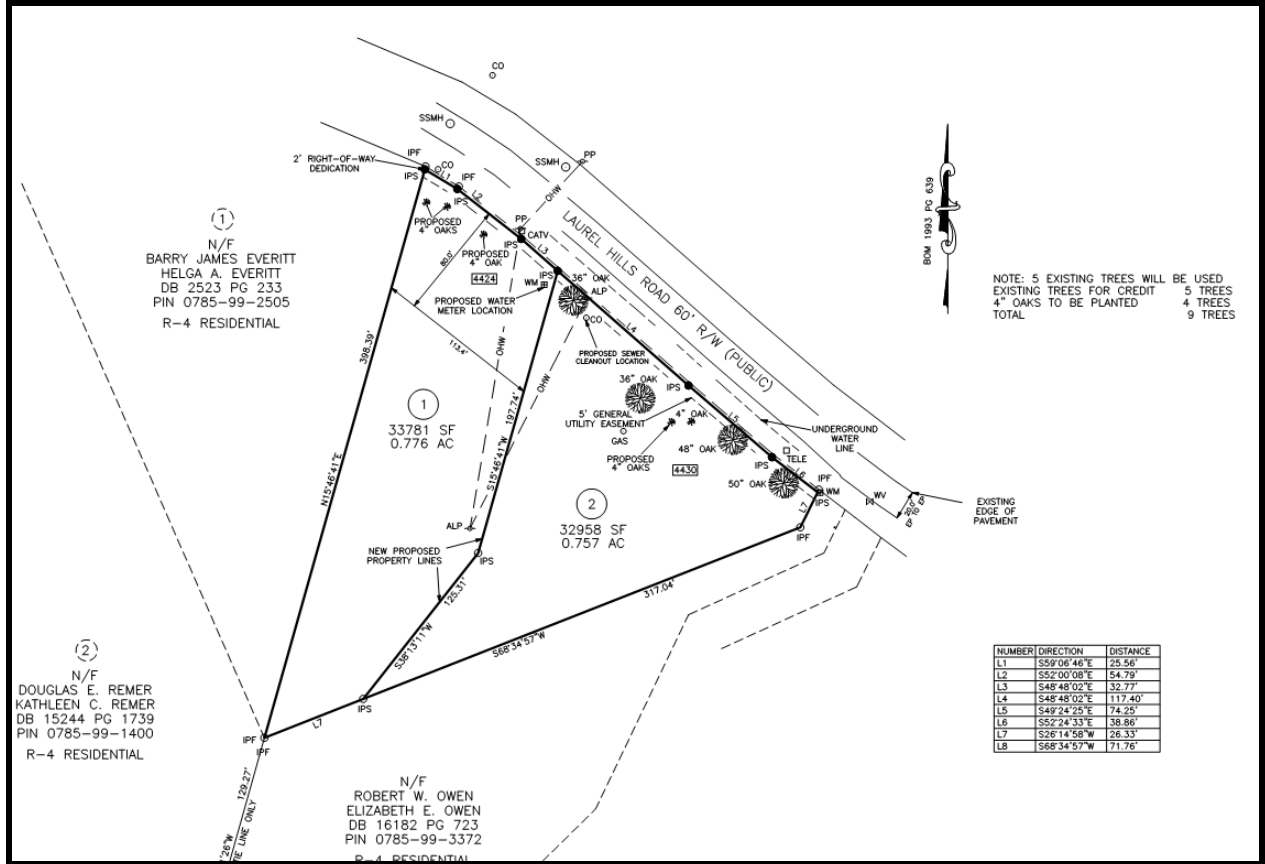
## Administrative Action Preliminary Subdivision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

- 
- Case File / Name:** S-15-16 / Lucille Haley Subdivision (Subdivision of the Recombination for Lucille Haley)
- General Location:** The site is located on the south side of Laurel Hills Road, west of the intersection of Laurel Hills and Creedmoor Roads inside the city limits.
- CAC:** Northwest Citizens Advisory Council
- Nature of Case:** Subdivision of a 1.53 acre parcel into two single family lots zoned Residential-4 and within the Laurel Hills Neighborhood Conservation Overlay District.
- Contact:** Curk Lane, True Line Surveying
- Design Adjustment:** One Design Adjustment has been approved by the Public Works Director for this project, noted below.
1. A Design Adjustment for this project has been granted allowing the existing and proposed onsite vegetation to be utilized in meeting the street frontage requirement, and waiving the Block perimeter requirement of UDO Section 8.3 as the proposed subdivision is surrounded by dense existing development preventing the creation of new road connections.
- Administrative Alternate:** NA



**Location Map – 4430 Laurel Hills Road**



Preliminary Subdivision Plan



### Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name LUCILLE HALEY SUBDIVISION	Date Completed Application Received: 9/23/16
	Case Number: S-15-16	Transaction Number: 465967

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input type="checkbox"/>	Dev. Services Eng:		<input type="checkbox"/>	Transportation:
<input checked="" type="checkbox"/>	Engineering Services:	Cadell Hall <i>[Signature]</i>	<input type="checkbox"/>	PRCR:

Staff supports the Design Adjustment for utilizing existing mature trees and planting new trees on private property in lieu of planting street trees within the right-of way. A fee-in-lieu of constructing sidewalks will be provided.

Staff also supports the design adjustment for not being able to meet block perimeter requirements due to existing development.

**Development Services Director or Designee Action:**

Approve  Approval with Conditions  Deny

*[Signature]* \_\_\_\_\_ 9/28/16  
Authorized Signature Date

\*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS FOR APPROVAL</b>	
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Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh  
Engineering Services

Phone: 919-996-3030  
www.raleighnc.gov

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**SUBJECT:** S-15-16 / Subdivision of the Recombination for Lucille Haley

**CROSS-REFERENCE:** Transaction # 465967

**LOCATION:** The site is located on the south side of Laurel hills Road, west of the intersection of Laurel Hills and Creedmoor Roads, and is inside the city limits.

**PIN:** 0794762350

**REQUEST:** This request is to approve the Subdivision of a 1.53 acre parcel into two single family lots zoned Residential-4 and within the Laurel Hills NCOD Overlay.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

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

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

***Prior to Planning Department authorization to record lots:***

- (2) That the maximum impervious surface allocated for lot 1 is 6000 s.f, and lot 2 is 6000 s.f. and that these maximum impervious surface allocations shall be noted on all plats for recording;
- (3) That a zoning permit be issued for the four street trees on site to be planted and verification of this permit be provided to the City;
- (4) That a demolition permit be issued for the existing house on site to be removed and that the permit number be noted on the final subdivision map;
- (5) That ½ of the required 64' right of way for Laurel Hills Road is dedicated to the City of Raleigh and a shown on the final subdivision map;
- (6) That a fee in lieu for 6' of sidewalk width, for the entire width of the parent tract, shall be paid to the City of Raleigh prior to recordation in the Wake County Register of deeds;

***Prior to issuance of a certificate of occupancy for either lot:***

- (7) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

- (8) That the four required street trees be planted on site and inspected for code compliance in accordance with the zoning permit required in condition of approval number 2 above.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Bowers (A. Bowers) Date: 11-22-16

Staff Coordinator: Michael Walters

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 the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 2/16/2016 owned by Brian and Blair Vanhook, submitted by Curk Lane, True Line Surveying.

**ZONING:**

**ZONING DISTRICTS:** Residential-4, NCOD (Laurel Hills) Overlay

**TREE CONSERVATION:** NA

**PHASING:** There is one phase in this development.

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET PLAN MAP:** Dedication of right-of-way for the following streets is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (eop to eop)	Proposed street (b to b)	Slope Easement
Laurel Hills	Neighborhood Street	60'	64' - 2' dedication	20'	NA	NA

Existing streets on the site are classified as Neighborhood Streets.

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

**COMPREHENSIVE PLAN:** This site is in the Northwest Citizens Advisory Council and in an area designated as low density residential.

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**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Laurel Hills NCOD is 21,780 S.F. The minimum lot frontage in this zoning district is 45 feet. The minimum lot width of an interior lot in this zoning district is 100 feet, measured 80 feet from the front property line. Lots in this development conform to these minimum standards.

**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.

**BLOCKS / LOTS / ACCESS:** The Block perimeter standards have been waived via an approved Design Adjustment by the Public Works Director. Lot arrangement and access conform to Chapter 8 of the UDO.

**STREETSCAPE TYPE:** The applicable streetscape is a Residential Streetscape type the standards of which are being met via existing (5) trees, and proposed (4) trees, located and proposed on-site as per the approved Design Adjustment. A fee in lieu for a 6' sidewalk is required prior to lot recordation.

**PEDESTRIAN:** A fee in lieu for a 6' wide section of sidewalk along the project side of this preliminary subdivision sidewalk is required. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

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

**STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. .

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

**STREET NAMES:** No new streets are being proposed with this development.



**OTHER  
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

**SUNSET DATES:**

If significant construction 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:** 11-22-2019  
Record entire subdivision.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE 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 Public Works Department for street construction; by the first working day in November and May each year.