



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-18-15 / Farring Hills, Lot 5 Subdivision

General Location: The site is located on southwest corner of Lynwood Drive and Lambeth Lane, in the Farring Hills Subdivision.

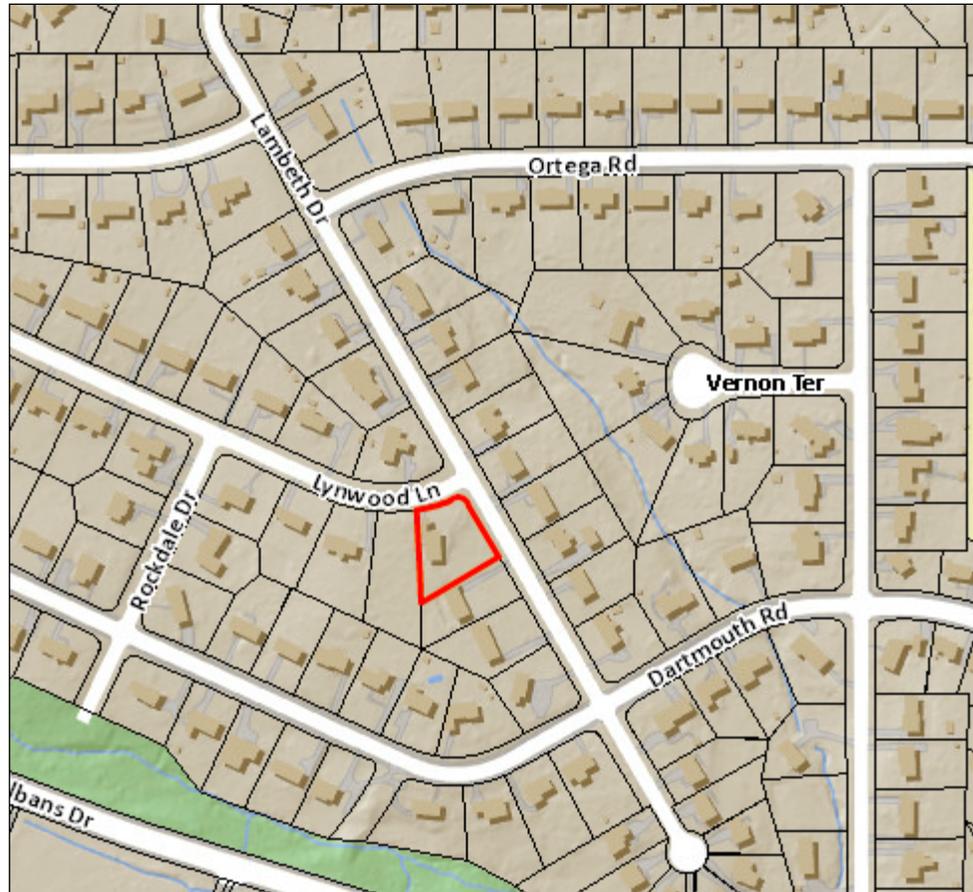
CAC: Midtown

Nature of Case: Subdivision of one parcel totaling 0.548 acres into two parcels, each of which is zoned Residential-4.

Contact: Alison Pockat

Design Adjustment: NA

Administrative Alternate: NA



Location Map – 4217 Lambeth Drive

SUBJECT: S-18-15 / Farring Hills, Lot 5 Subdivision

**CROSS-
REFERENCE:** Transaction # 425803

LOCATION: The site is located on southwest corner of Lynwood Drive and Lambeth Lane, in the Farring Hills Subdivision. The site is located within the city limits.

PIN: 1706803491

REQUEST: This request is to approve the subdivision of one parcel totaling .548 acres into two parcels, each zoned Residential-4, one being 11,670 square feet, and the other 12,248 square feet in size, both of which are zoned Residential - 4.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That demolition permits be issued for the existing structures and that these building (demolition) permit numbers be noted on all maps for recording with the Wake County Register of Deeds;
- (2) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
- (3) That a note be placed on the plat for recordation with the Wake County Register of Deeds stating that the existing sewer service is to be abandoned.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kimth Bowman (S. Bowler)

Date: 5-8-15

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, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 04/06/15 owned by Jacobs Building Co. Inc., submitted Alison Pockat.

ZONING:

ZONING DISTRICTS: Residential 4 (R-4), Unified Development Ordinance, Effective Sept. 1, 2013.

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 of the following street is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Existing R/W	Proposed R/W
Lynwood Lane	Neighborhood Yield	60	None
Lambeth Drive	Neighborhood Yield	60	None

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

CONSTRUCTION: Proposed street improvements shall conform to normal City construction standards.

Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc - boc)	Prop. street (boc to boc)
Lynwood Lane	Neighborhood Yield	No	6'	27'	None
Lambeth Drive	Neighborhood Yield	No	6'	27'	None

CIRCULATION: The Block perimeter is met.

STREETSCAPE: Proposed sidewalk and street tree locations conform to City regulations.

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

COMPREHENSIVE PLAN: This site is located in the Midtown Advisory Council in an area designated as future low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in R-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet. The minimum lot width of a corner lot is 80 feet. 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: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: The applicable streetscape is a Neighborhood Yield Street. A sidewalk, 6' in width for the length of the parent tract along both Lambeth Drive and Lynwood Lane as well as street trees are proposed.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both Lambeth Drive and Lynwood Lane. A sidewalk, 6' in width for the length of the parent tract along both Lambeth Drive, and Lynwood Lane is proposed.

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

**STORMWATER
MANAGEMENT:**

This site is not subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance, per section 9.2.2.A.1 "Any detached house used for single-unit living or any attached house used for two-unit living, built as part of a subdivision one acre or less in aggregate size;"

**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: 5/8/2018
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.