



Administrative Action Preliminary Subdivision

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

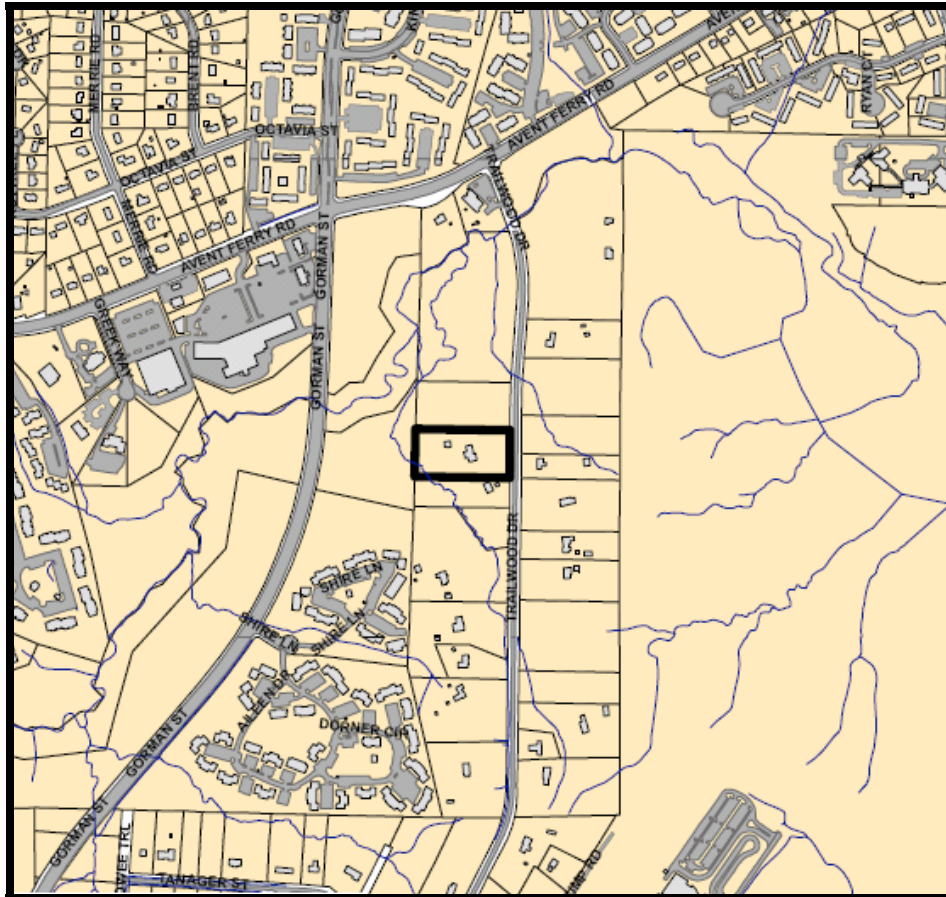
Case File / Name: S-22-09 / Schauder Subdivision

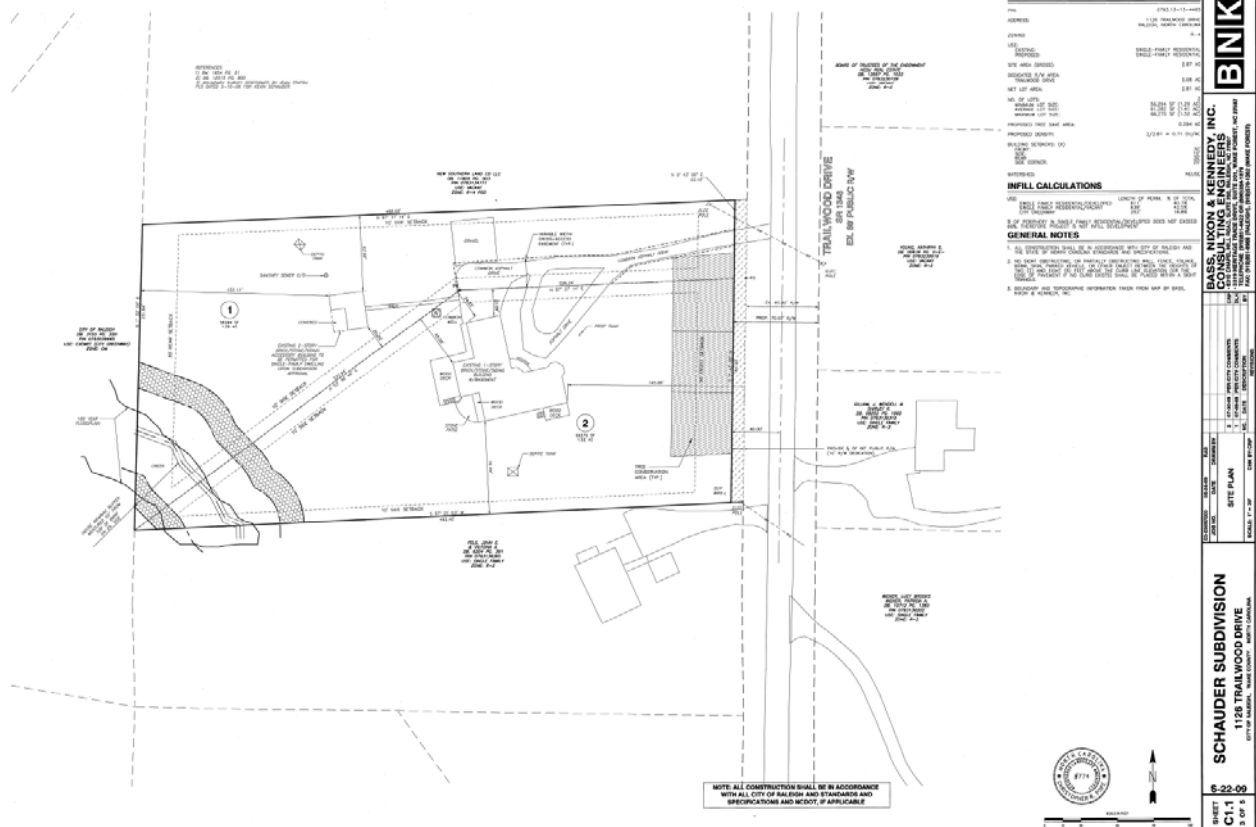
General Location: On the west side of Trailwood Drive, south of its intersection with Avent Ferry Road

Planning District / CAC: Southwest / West

Nature of Case: The subdivision of a 2.87 acre parcel zoned Residential-4 into two lots. There is an existing dwelling on the proposed lot #2 and an existing residential accessory structure on the proposed lot #1 that is currently devoid of cooking facilities. Permits were obtained by the applicant to convert the accessory structure to habitable space, but with no cooking facilities, it is not classified as a dwelling unit. The applicants must obtain building permits for the installation of a kitchen facility for the structure on Lot #1 in conjunction with lot recordation.

Contact: Danny Howell of Bass, Nixon & Kennedy, Inc.





SUBJECT: S-22-09 / Schauder Subdivision

CROSS-REFERENCE: N/A

LOCATION: This site is located on the west side of Trailwood Drive, south of its intersection with Avent Ferry Road, outside the City Limits.

REQUEST: This request is to approve the subdivision of a 2.87 tract parcel zoned Residential-4 into two lots, one of which is 1.52 acres and one of which is 1.29 acres. There is an existing dwelling on the proposed lot #2 and an existing residential structure on the proposed lot #1 that is currently devoid of cooking facilities. The applicants must obtain building permits for the installation of a kitchen facility for the structure on Lot #1 prior to lot recordation. This is not an infill subdivision because less than 66% of the subject property's periphery abuts lots developed with single family homes.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: *Prior to issuance of a land disturbing permit for the site:*

- (1) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The plan must show metes and bounds descriptions of all

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 dated 7/30/09, owned by Kevin Schauder, submitted by Bass, Nixon & Kennedy, Inc.

ZONING:

ZONING DISTRICTS: Residential-4

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

TREE CONSERVATION: A preliminary tree conservation plan in accordance with Code Section 10-2082.14 is included with this proposal and has been approved by the Forestry Specialist in the Inspections Department (10% or .287 acres of tree conservation area is required and 10.24% or .294 acres of tree conservation is provided). A final tree conservation plan with a metes and bounds description of all tree conservation areas shall be shown and labeled on any plat for recording.

UNITY OF DEVELOPMENT: Unity of development criteria are not required in this subdivision.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way is required by the Thoroughfare and Collector Street Plan:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Trailwood	½ 80' (additional 10')	N/A	N/A

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

URBAN FORM: This site is located in the Southwest Planning District, within the fringes of a neighborhood focus area. The site is also within the Trailwood Neighborhood Plan area limits, which recommends the preservation of the neighborhood character defined by existing large lots & wooded area.

**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 feet. The minimum lot width in this zoning district is 65 feet. 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 not available. The subdivider is responsible for installation of private well and septic systems to be serve these two lots.
- SOLID WASTE:** The City of Raleigh is not responsible for refuse collection for these parcels as they are not within the City Limits and City waste collection services are not available in this area.
- CIRCULATION:** Existing street improvements are to remain.
- PEDESTRIAN:** No sidewalks are proposed in conjunction with this development.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** Subdivision is exempt from stormwater runoff control (quantity) regulations, per code section 10-9023(b)(2). Subdivision is restricting allowable impervious coverage to 15% on each lot in order to meet this exemption. Lot 1 is allowed a total of 8,444 sf of impervious and lot 2 is allowed a total of 9,941 sf of impervious. Allowable impervious areas are to be designated on the recorded map. Nitrogen reduction (quality) will be met through a buydown payment to the NCEEP. This payment will be required to be made prior to map recordation.
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:
OTHER
REGULATIONS:** No new street names are required for this development.
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: 8/24/2012
Record at least ½ of the land area approved.

5-Year Sunset Date: 8/24/2014
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.