



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-23-16 / 416 Lake Boone Trail

General Location: The site is located on the east side of Agecroft Road at its intersection with Lake Boone Trail, inside the city limits.

CAC: Glenwood

Nature of Case: Subdivision of a 0.66 acre parcel into 2 lots zoned Residential-4.

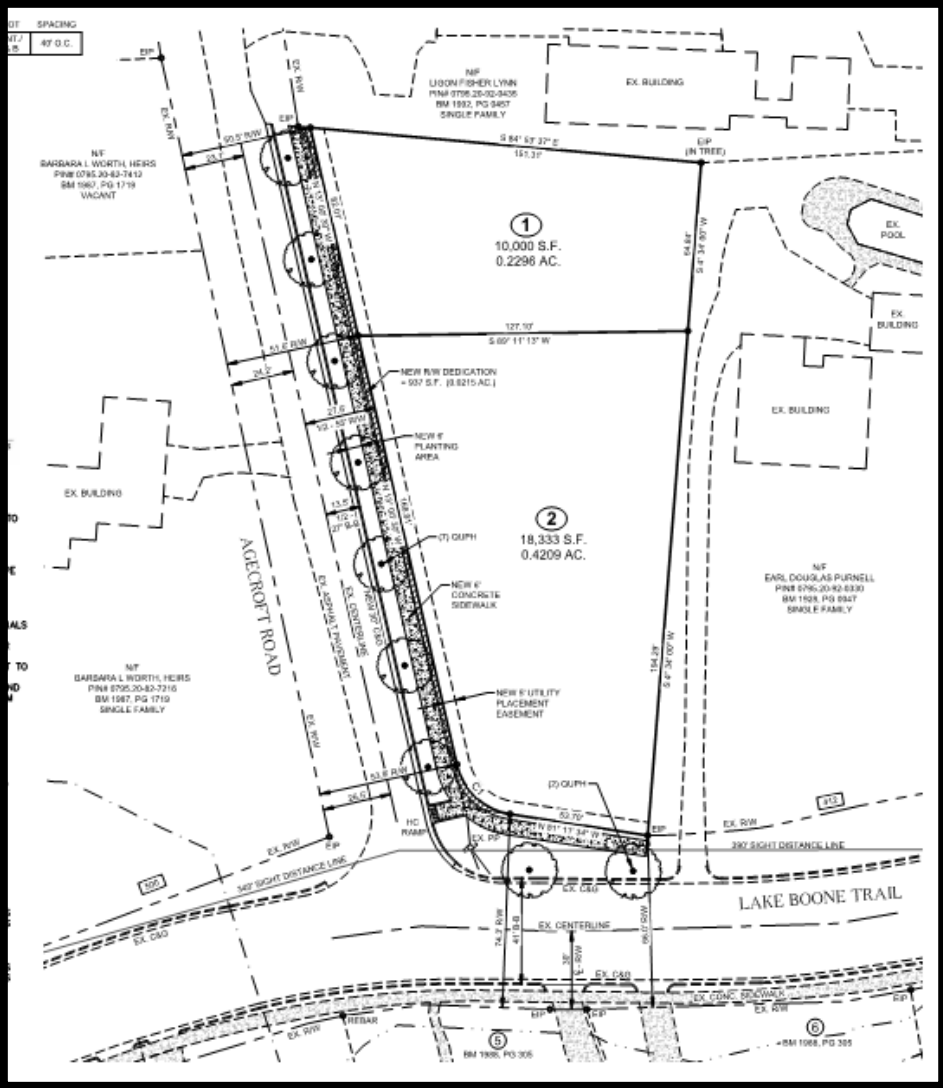
Contact: John A. Edwards & Company

Design Adjustment: N/A

**Administrative
Alternate:** NA



Location Map



Subdivision Layout

SUBJECT: S-23-16 / 416 Lake Boone Trail

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the east side of Agecroft Road at its intersection with Lake Boone Trail, inside the city limits.

PIN: 0795829322

REQUEST: This request is to approve the subdivision of a 0.66 acre tract into two lots, zoned Residential-4.

OFFICIAL ACTION: Approval with conditions

**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 Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan;
- (3) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (4) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on both Agecroft Road and Lake Boone Trail is paid to the Public Works Department;
- (5) That half of 50.5' right-of-way and a 5' general utility placement Easement along Agecroft Road is dedicated to the City of Raleigh and shown on all maps for recording; and
- (6) That a 5' General utility Placement Easement is dedicated to the City of Raleigh along Lake Boone Trail and shown on all maps for recording.

I hereby certify this administrative decision.

Signed:

(Planning Dir.) *Kenneth Bowen (S. Bauler)*
Date: 6-17-16

Staff Coordinator: Meade Bradshaw

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 5/4/16 owned by Legacy Custom Homes, Inc, submitted by John A. Edwards & Company.

ZONING:

ZONING DISTRICTS: Residentail-4.

TREE CONSERVATION: Site is exempt from Tree Conservation per UDO 9.1.2 - A residential property less than 2 acres in size.

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 and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Agecroft Road	Neighborhood Yield Street	46'	50.5'	14.7'	½-27' B-B	N/A
Lake Boone Trail	Avenue, 2-Lane undivided	66'	N/A	41' B-B	N/A	N/A

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

COMPREHENSIVE PLAN: This site is located in the Glenwood Citizen Advisory Council in an area designated as Low Density Residential.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Residential-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 corner lot width in this zoning district 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- STREETSCAPE
TYPE:** The applicable streetscape is a residential. Construction of a 6' planting strip with a 6' wide sidewalk is proposed along both Agecroft Road and Lake Boone Trail.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 6' sidewalk is required along the site's frontage along Lake Boone Trail and Agecroft Road.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** Site is exempt from Stormwater Management per UDO 9.2.2.A.3 as amended per TC-6-15 - Any detached house used for single-unit living or any attached house used for two-unit living, including their accessory uses, placed within any subdivision of one acre or less in aggregate size approved after May 1, 2001.
- 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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- 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: 6-17-2019

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.