



## Administrative Action Preliminary Subdivision

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

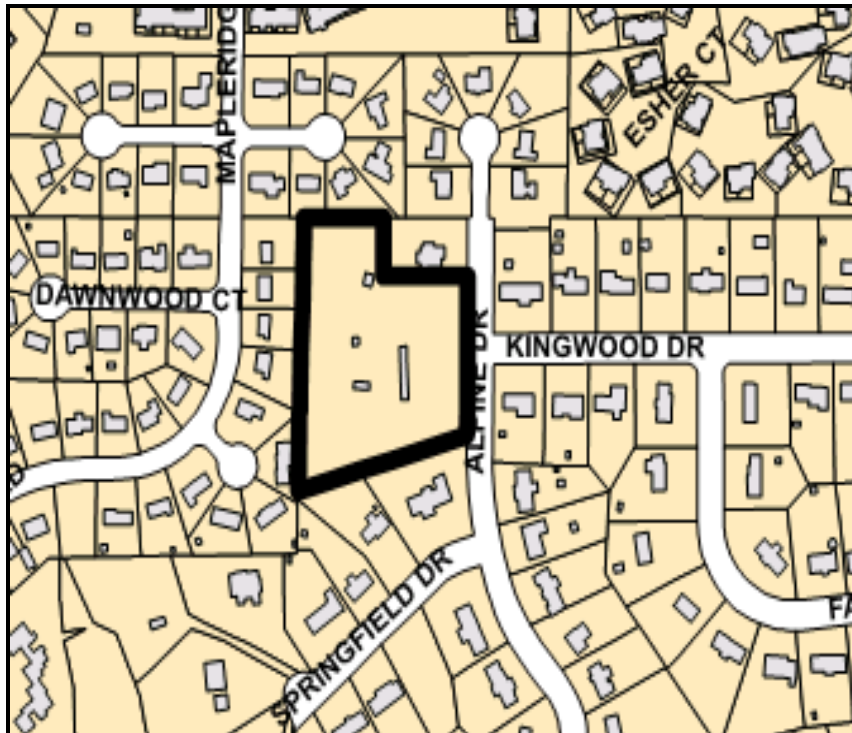
**Case File / Name:** S-30-12/ Fairfax Hills Park Subdivision

**General Location:** Intersection of Alpine Dr. and Kingwood Dr.

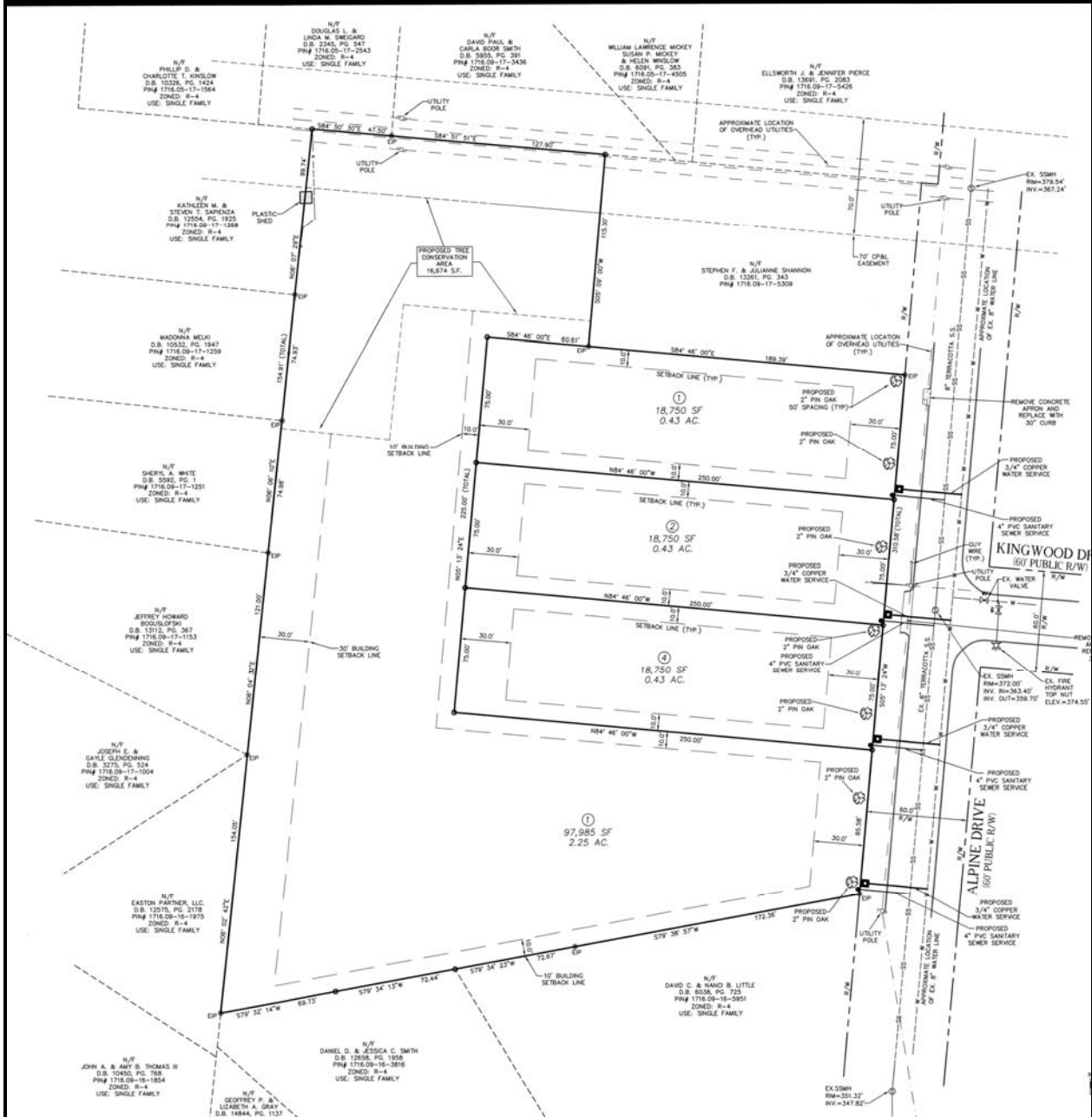
**CAC:** North

**Nature of Case:** For the subdivision of a 3.54 acre tract zoned R-4 into 4 lots. The proposed subdivision is not an infill since the lots are greater than 80% of the median lots size and linear frontage of the peripheral tracts.

**Contact:** Johnny Edwards



Vicinity Map



### Proposed Subdivision

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**SUBJECT: S-30-12/ Fairfax Hills Park Subdivision**

**CROSS-REFERENCE:** Not applicable

**LOCATION:** This site is located at the intersection of Alpine Dr. and Kingwood Dr., within the City Limits.

**REQUEST:** For the subdivision of a 3.54 acre tract zoned R-4 into 4 lots. The proposed subdivision is not an infill since the lots are greater than 80% of the median lots size and linear frontage of the peripheral tracts.

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**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF APPROVAL:** *Prior to issuance of any grading 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 Planning Department. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Inspections Department. A copy of the approved plan is placed on file in the Planning Department;
- (2) That a demolition permit be issued; and the demo permit number is shown on the recorded map;

*Prior to Planning Department authorization to record lots:*

- (3) That a plat with metes and bounds descriptions of all tree conservation areas, areas labeled with Standardized Names and outlined in dashed lines must be submitted to Development Services. The plat must be reviewed then recorded with the Wake County Register of Deeds. A copy of the recorded Tree Conservation plat should be submitted with the building plans.
- (4) That a fee-in-lieu of construction for ½ 5' sidewalk along Alpine Dr. be paid to the Public Works Department;
- (5) That the demolition permit number is placed on the plat if the structures have not been removed from the site and the demolition permit has not been finalized;
- (6) That the impervious surface limitations for the lots are recoded as follows:
  - Lot 1 8,000 sf
  - Lot 2 8,000 s.f.
  - Lot 3 8,000 sf
  - Lot 4 8,900 sf

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Mitchell Silver (C. Day) Date: 1-29-13

**Staff Coordinator:** James Marapoti

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, and Sections 10-2103, 2017 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/19/12, owned by Jacobs Building Company, INC, submitted by John A. Edwards and Company.

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**ZONING DISTRICT:** Residential 4.

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

**TREE CONSERVATION:** This project is required 15,423 SF or .35 acres for tree conservation. This project has dedicated .379 acres which is broken into:  
Primary: 0.0 acres  
Secondary: 0.379 acres

**UNITY OF DEVELOPMENT:** Not applicable.

**PHASING:** Not applicable.

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**COMPREHENSIVE PLAN:**

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

**THOROUGHFARE / COLLECTOR PLAN:** Adequate right of way and infrastructure exists. A fee is required to be paid for 1/2 5' sidewalk along Alpine Dr.

**TRANSIT:** Not applicable.

**URBAN FORM:** The site is located within the North CAC, and is designated as Low Density Residential on the future land use map. The Low Density Residential category envisions residential development of 6 units per acre or less. Staff has reviewed the following Comprehensive Plan policies:  
LU 8.10 Infill Development

T 5.5 Sidewalk Requirements  
UD 5.4 Neighborhood Character and Identity  
UD 5.6 Protection of Neighborhood Open Space

In reviewing the application, staff has identified the following policy guidance not reflected on the site plan:

T 5.5 Sidewalk requirements: The policy states that new subdivisions should provide sidewalks on both sides of the street. The application would be compliant with this policy if sidewalks were proposed along the Alpine Drive right-of-way.

LU 8.10 Infill Development: This policy encourages infill development to complement the established character of an area. UD 5.1 Contextual Design and UD 5.4 Neighborhood Character and Identity policies call for new development to enhance the surrounding area, and relate to the scale of the existing neighborhood context. The house on the adjoining parcel is two-story; most nearby are one-story. Brick is a prominent building material. Lots are characterized by canopy of established trees. To comply with the cited policies, you are encouraged to consider such design precedents.

**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:** Not applicable.

**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:** Single family drive access will be reviewed at permit review.

**PEDESTRIAN:** No sidewalks required due to existing conditions of neighborhood.

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

**STORMWATER  
MANAGEMENT:**

Storm water is exempted by Code Section 10-9021(6) substitution of impervious surface. This subdivision takes the existing impervious surface area (as per John A. Edwards & Company survey dated 11/17/12) and assigns the equivalent value to the 4 lots created in the same area. The impervious surface limitations for the lots are as follows:

Lot 1	8,000 sf
Lot 2	8000 s.f.
Lot 3	8,000 sf
Lot 4	8,900 sf

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

**STREET NAMES:**

Not applicable

**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 construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval by City Council 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:** 1/29/2016  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 1/29/2018  
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.