

**City of Raleigh, NC**  
**Development Plans Review Center**  
P.O. Box 590, Raleigh, NC 27602  
Telephone: (919) 996-2626 Fax: (919) 516-2684  
www.raleighnc.gov

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**OFFICIAL NOTICE**  
OF PRELIMINARY SUBDIVISION PLAN DECISION

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**TO:** Israel Simcha; Troy A. Woodcock, PLS  
**PROJECT:** Landings at Neuse Crossing Subdivision  
**FILE NUMBER:** S-35-13  
**ADMINISTRATIVE ACTION:** Approval with conditions  
**DATE OF ACTION:** April 23, 2014  
**COORDINATING PLANNER:** Stan Wingo  
**DATE OF LETTER:** May 14, 2014

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City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Section 10-2017, Chapter 3, Part 10, Sections 10-3001-3059.

This approval is based on a preliminary plan dated 7/9/13, owned by Israel Simcha, submitted by Troy Woodcock.

See the attached sheets (AA#3159) for conditions of approval.

**LAND DISTURBANCE**

No land disturbance activity may occur unless permits have been obtained. Please contact the Stormwater Engineer in the Public Works Department for grading permits and Forestry Specialist in the Planning and Development Department for tree removal permits, applicable.

**SUNSET DATES :**

If significant recording activity 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:** April 23, 2017  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** April 23, 2019  
Record entire subdivision.

Please do not hesitate to call the planner coordinating the review of your project if you are unsure of how to satisfy conditions, or if you have any other questions about this preliminary plan.



## Administrative Action Preliminary Subdivision

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

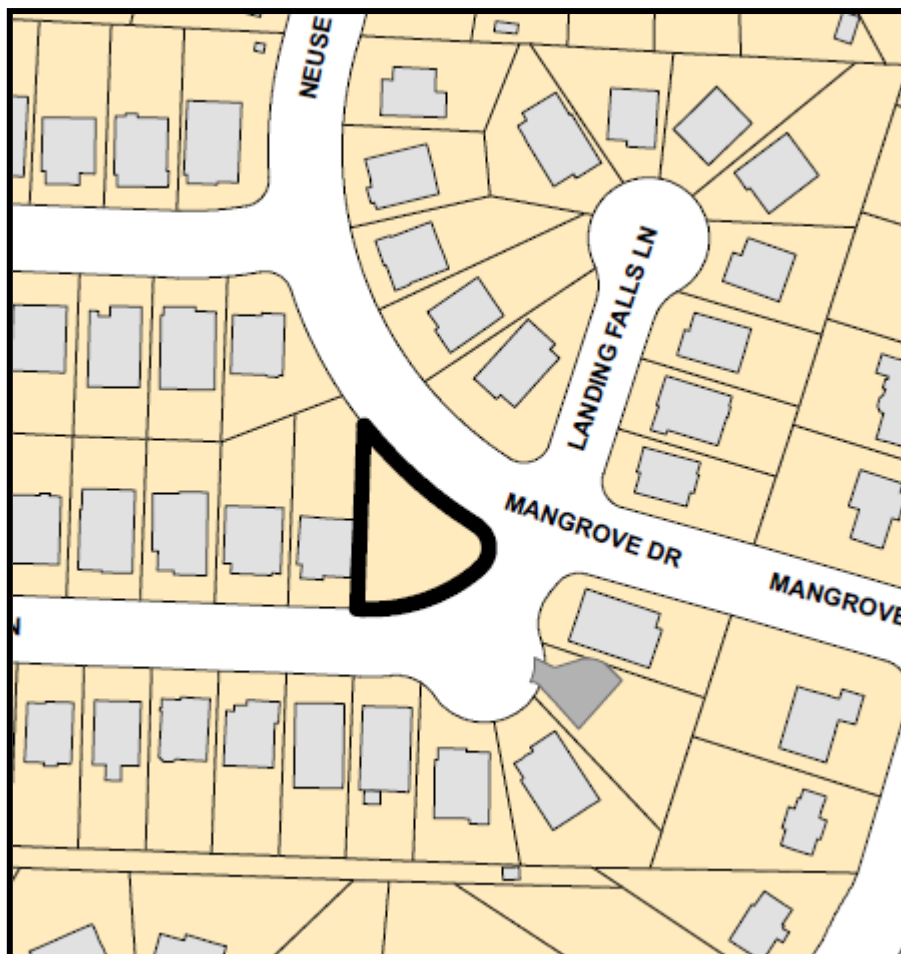
**Case File / Name:** S-35-13 Landings at Neuse Crossing Subdivision

**General Location:** This site is located on the north side of Landing Falls Lane, west of its intersection with Neuse Crossing Drive.

**CAC:** Northeast

**Nature of Case:** Subdivision of one single family residential lot into one single family lot and one open space lot currently zoned Residential-4. All proposed lots would front on Landing Falls Lane or Neuse Crossing Drive and would not qualify as an infill subdivision. The smaller lot will be open space, owned and maintained by the HOA.

**Contact:** Troy Woodcock





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**SUBJECT:** S-35-13 / Landings at Neuse Crossing Subdivision

**CROSS-REFERENCE:** S-14-03, A-98-13

**LOCATION:** This site is located on the north side of Landing Falls Lane, west of its intersection with Neuse Crossing Drive.

**REQUEST:** This request is to approve the subdivision of a 0.18 acre tract into two lots, zoned Residential-4. Proposed Lot 1 will be 6,818 square feet in size, Lot 2 to be used as open space will be 939 square feet in size. This request does not qualify as an infill subdivision. Proposed subdivision would create an open space lot, therefore does not create two single family buildable lots. The open space will be owned and maintained by the HOA.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

***Prior to issuance lot recordation:***

- (1) That the existing HOA documents are revised to incorporate the addition of open space and that recorded copies of these documents are provided to the Planning Department;
- (2) That the HOA own and maintain the open space and that a copy of either a recorded deed or plat be provided to the Planning Department that confirms this conveyance to the HOA.

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

Mitchell Sili (C. Wingo)

Date:

4-23-14

**Staff Coordinator:**

Stan Wingo

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, Section 10-2017, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 7/9/13, owned by Israel Simcha, submitted by Troy Woodcock.

**VARIANCES:** Board of Adjustment A-98-2013 (Minimum setbacks)  
On February 10<sup>th</sup>, 2014 the Board of Adjustment approved variances related to minimum setbacks for the exiting trellis on the subject property.

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**ZONING:**

**ZONING DISTRICTS:** Residential-4

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

**TREE CONSERVATION:** Parcel is residential and less than 2 acres. Tree conservation is not required.

**UNITY OF DEVELOPMENT:** N/A

**PHASING:** This is a one phase development.

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**COMPREHENSIVE PLAN:**

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

**THOROUGHFARE / COLLECTOR PLAN:** Dedication of right-of-way is not required in this location.

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

**URBAN FORM:** This site is located in the Northeast Citizen Advisory Council, in an area designated a residential area.

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**SUBDIVISION STANDARDS:**

- LOT LAYOUT:** The minimum lot size in this zoning district is 6,534 square feet. Lots in this development conform to the minimum lot standards as set forth by the previously approved cluster-unit subdivision.
- BLOCK LAYOUT:** No new streets are required or proposed with this subdivision.
- 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:** Lots will gain access from Landing Falls Lane or Neuse Crossing Drive.
- PEDESTRIAN:** Sidewalks are to be constructed along Landing Falls Lane, with handicap ramps installed at the intersection of Mangrove Drive.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** Site is exempt from Part 10, Chapter 9 Stormwater Regulations per code section 10-9021(4). The site is less than ½ acre and the proposed impervious area is less than 12,000 square feet.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new street names are being proposed with this development.
- 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:** 4/23/17  
Record at least ½ of the land area approved.
- 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.