



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-35-14 / Albright Road Subdivision

General Location: The site is located on the north side of Albright Road, west of the intersection Albright Road and Ebenezer Church Road.

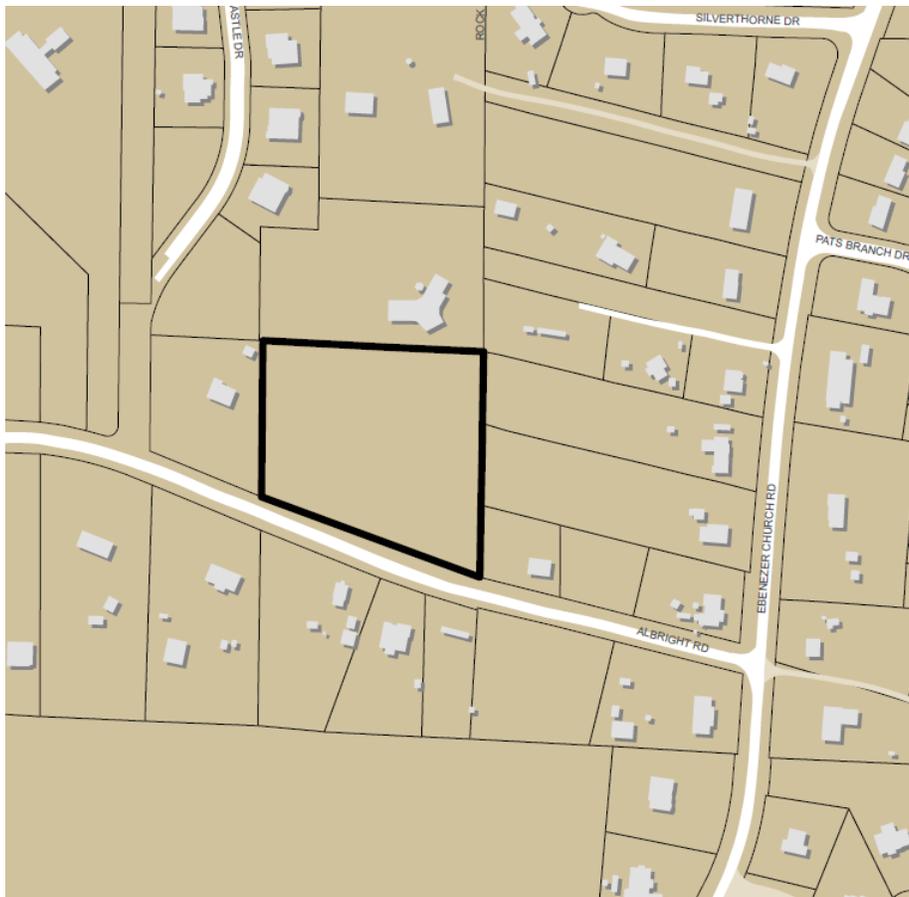
CAC: Northwest

Nature of Case: Subdivision of one 3.486 acre lot, into two lots, one being 1.625 acres, the other 1.861 acres.

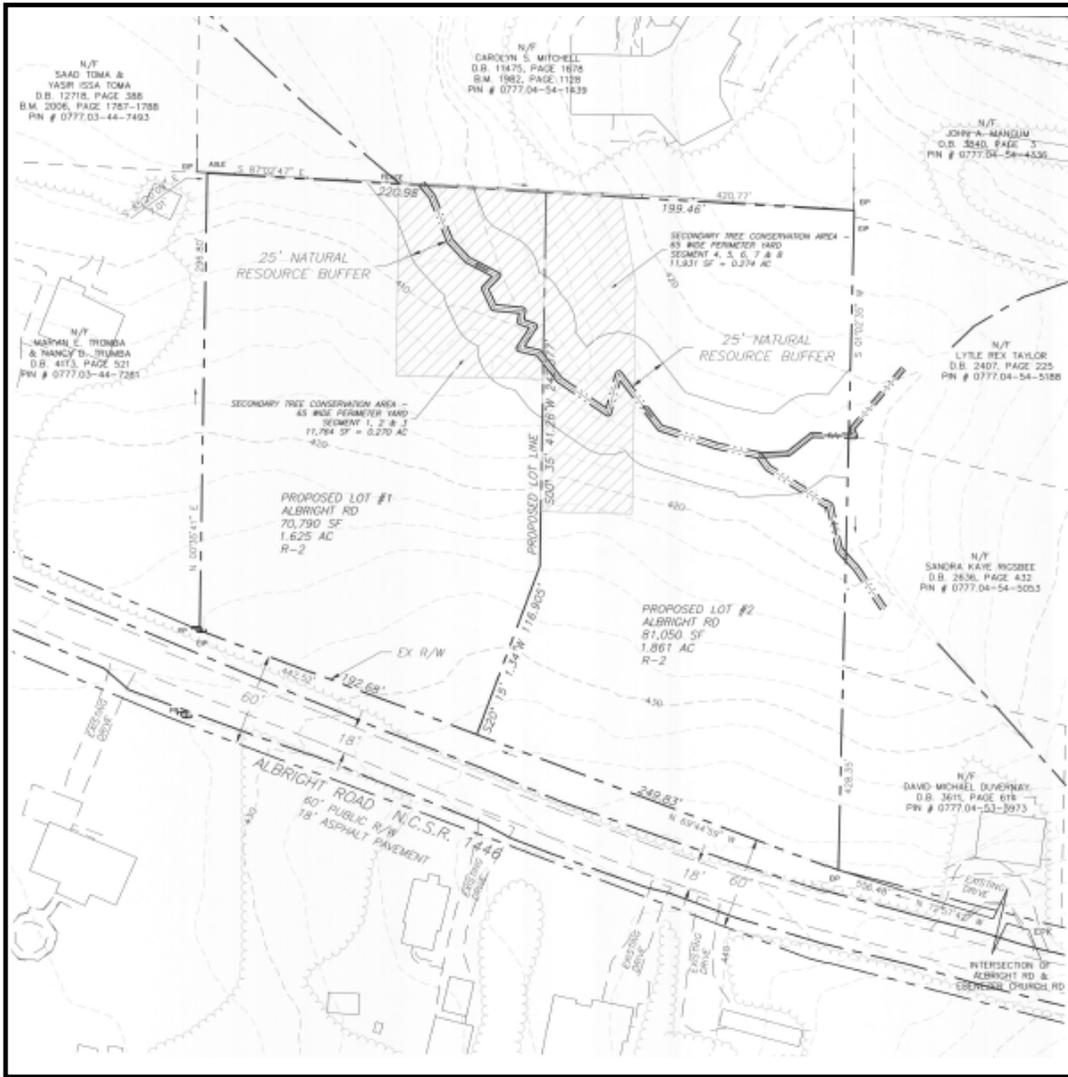
Contact: Timmons Group, Keith Roberts, P.E.

Design Adjustment: NA

**Administrative
Alternate:** NA



Location Map



Site Plan

SUBJECT: S-35-14 / Albright Road Subdivision

CROSS-REFERENCE: Transaction # 407126

LOCATION: The site is located at 8712 Albright Road located on the north side of Albright Road, west of the intersection Albright Road and Ebenezer Church Road, and is outside of the city limits.

PIN: 0777449136

REQUEST: This request is to approve the subdivision of a 3.486 acre tract into 2 single family residential lots, both zoned Residential-2, (R-2) / Metro-Park Overlay District (MPOD).

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (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;
- (2) That the final tree conservation plan must be approved by the Forestry Specialist. 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.

Prior to Planning Department authorization to record lots:

- (3) That the maximum impervious surface allowed on each lot (10,000 square feet/lot) will be shown on all maps for recording;
- (4) That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with UDO Article 9.1;

Prior to issuance of building permits:

- (5) That an as-built plan/survey for impervious surfaces shall be submitted for review, and accepted by the City prior to final stormwater inspection approval or certificate of occupancy;
- (6) That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with UDO Article 9.1.

- (7) That both a well and a septic permit is issued by the Wake County Environmental Services for the installation of a well and an approved septic system for each proposed lot.

I hereby certify this administrative decision.

Signed: (Planning Dir.) *Kenneth Beams (S. Bullock)* Date: 1-20-15

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, and Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 11/21/14 owned by Greenpointe, LLC., submitted by Keith Roberts, Timmons Group..

ZONING:

ZONING DISTRICTS: R-2, MPOD Unified Development Ordinance- Effective September 1, 2013.

TREE CONSERVATION: This project is required 15% or 0.524 acres for tree conservation. This project has proposed 0.561 acres which is broken into:
Primary: 0.340 acres
Secondary: 0.092 acres

PHASING: There are no phases in this development.

COMPREHENSIVE PLAN:

GREENWAY: NA.

**STREET
 TYPOLOGY MAP:**

Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan. Dedication of right-of-way is not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Albright Road	Secondary	60'	NA	18'	NA

In conformance with section 5.3.2-C of the Streets Design Manual, no Right of Way dedication, slope easement or utility easement is required to be dedicated. Also, no infrastructure improvements will be required, thus no fee will be required.

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

COMPREHENSIVE PLAN: This site is located in the Northwest CAC in an area designated as Low Density Residential on the Future Land Use Map.

**SUBDIVISION
 STANDARDS:**

LOT LAYOUT: The minimum lot size in R-2 zoning district is 20,000 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 80 feet. There are no minimum or maximum lot sizes noted in the MPOD zoning district. Proposed lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are not available. Proposed lots within this development are to be served via well and septic systems. A licensed soil scientist has reviewed each proposed site and provided documentation as to the suitability of each in regards to well and septic service.

SOLID WASTE: Individual lot service by the City is to be provided.

BLOCKS / LOTS / ACCESS: 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, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length. Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: Due to the inability to connect to municipal utilities, and in conformance with section 5.3.2-C of the Streets Design Manual, no Right of Way dedication, slope easement or utility easement is required to be recorded. Also, no infrastructure improvements will be required, thus no fee will be required.

PEDESTRIAN: Due to the inability to connect to municipal utilities, and in conformance with section 5.3.2-C of the Streets Design Manual, no Right of Way dedication, slope easement or utility easement is required to be recorded. Also no infrastructure improvements will be required, thus no fee will be required.

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

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. Nitrogen loads will be less than regulatory limits therefore treatment or buy down will not be required. Lots will claim exemption from runoff control requirements under Section 9.2.2.E.2.c by limiting impervious surfaces to less than 15%. Each lot will be allowed a maximum of 10,000 sf impervious surface.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site, however a 25' Natural Resource Buffer is required under the MPOD regulations.

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: 1/20/18
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 Public Works Department for street construction; by the first working day in November and May each year.