

NORTH RIDGE SUBDIVISION LOT 30 & 31 S-36-2016



Zoning: **R-4**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **0.7**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Wagoner Homes, INC**
Phone: **919-427-8207**





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-36-16 / North Ridge Subdivision

General Location: The site is located on the northeast corner of the intersection of Grist Mill Road and Mill Stream Court and is inside the city limits.

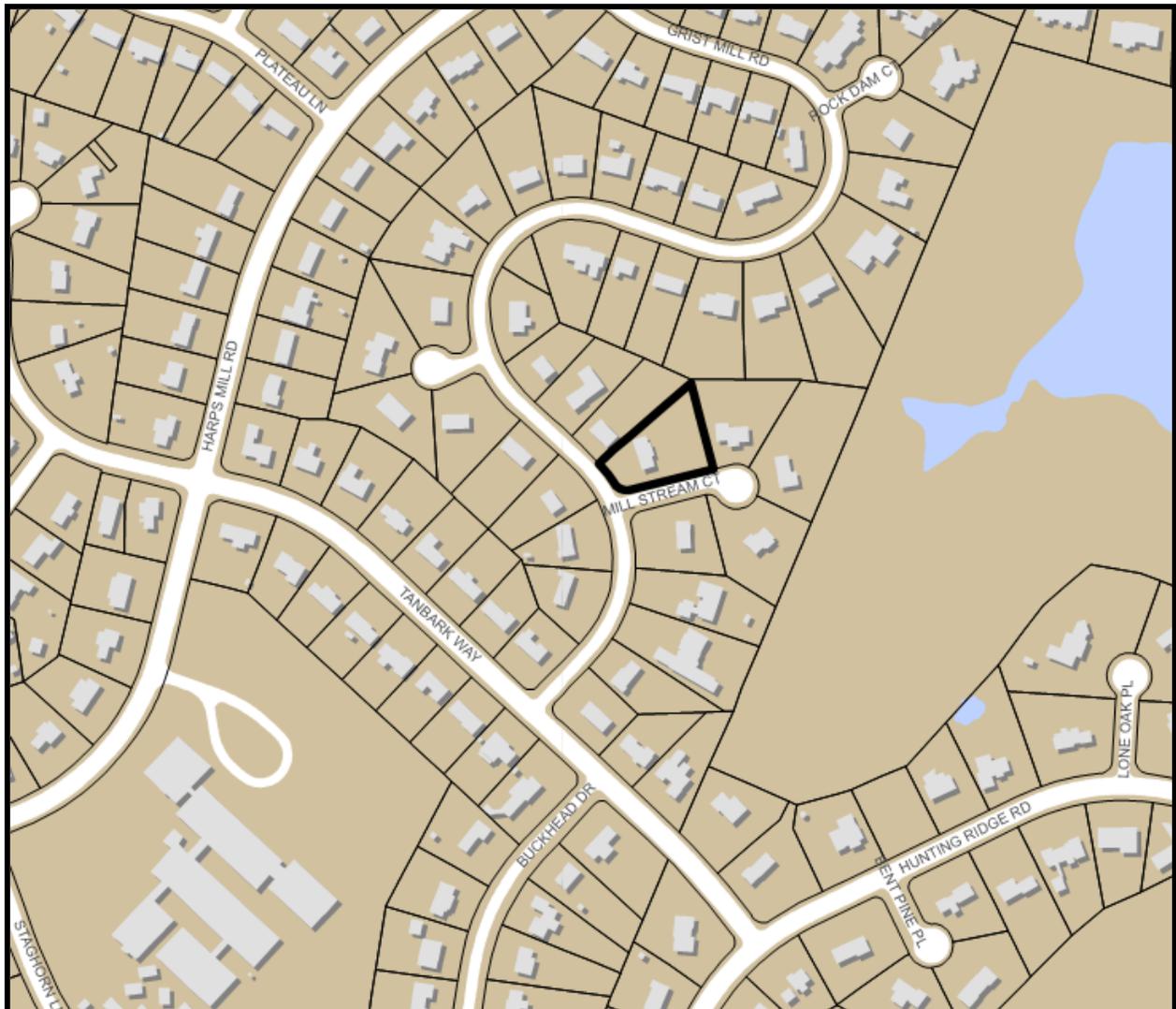
CAC: North

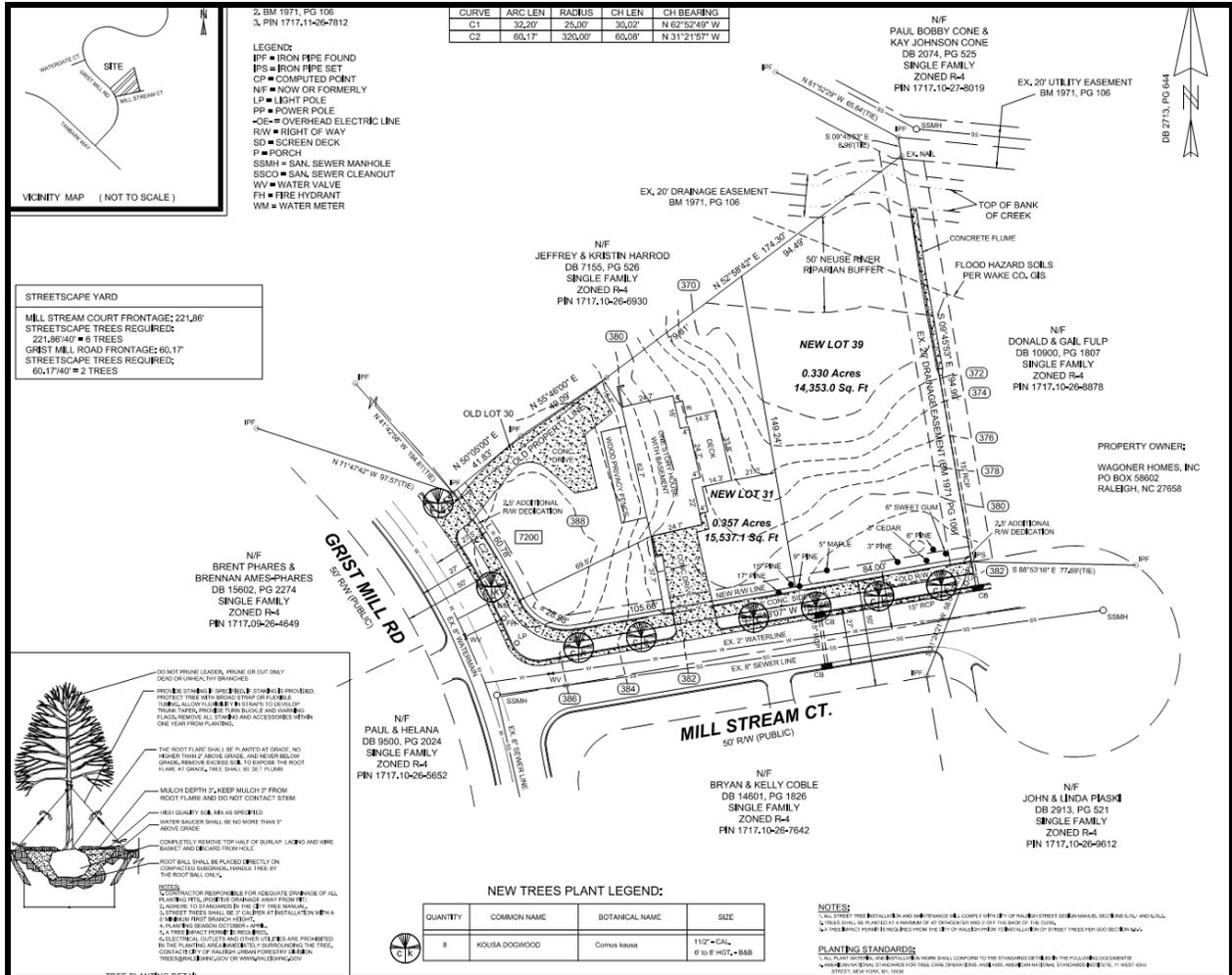
Nature of Case: Subdivision of a .702 acre parcel into two lots zoned Residential-4.

Contact:

Design Adjustment: N/A

Administrative Alternate: NA





Preliminary Subdivision Plan

SUBJECT: S-36-16, North Ridge Subdivision

CROSS-REFERENCE: Transaction # 475749

LOCATION: The site is located on the northeast corner of the intersection of Grist Mill Road and Mill Stream Court and is inside the city limits.

PIN: 1717267812

REQUEST: This request is to approve the subdivision of a .702 acre parcel 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 a Tree Impact Permit is required prior to recordation;
 - (3) 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 along the frontage of both Mill Stream Court and for Grist Mill Road is paid to the Public Works Department;
 - (4) That the impervious surface area restriction for each of the 2 parcels shall be 6,000 sf and this impervious surface restriction shall be noted on the recorded plat;
 - (5) That a demolition permit be issued and this building permit number be shown on all maps for recording;
 - (6) That ½ of the required 55' right of way for the frontage of both Mill Stream Court and for Grist Mill Road is dedicated to the City of Raleigh.
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I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowen (d. Balen) Date: 8-29-16

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. This approval is based on a preliminary plan dated 7/7/16 owned by Jerry Wagoner, Wagoner Homes., submitted by Kevin Chance, Chance Surveying Co. P.A..

ZONING:

ZONING DISTRICTS: Residential-4 (R-4)

TREE CONSERVATION: NA

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 is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existin g street (b to b)	Proposed street (b to b)	Slope Easement
Grist Mill Road	Neighborhood Yield	50'	55' (1/2 55' R/W to be dedicated)	27'	-	-
Mill Stream Court	Neighborhood Yield	50'	55' (1/2 55' R/W to be dedicated)	27'	-	-

Existing streets on the site are classified as Neighborhood Yield Streets.

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 North Citizen's Advisory Council in a Low Density Residential Area.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Residential-4 zoning district is 10,000 sq. 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, a corner lot, 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.
- STREETSCAPE
TYPE:** The applicable streetscape is a Residential Streetscape. Construction of a 6' in width sidewalk along the frontages of both Grist Mill Road, and Mill Stream Court is proposed and half of the required 55' right of way for the frontage of both Mill Stream Court and for Grist Mill Road is to be dedicated to the City of Raleigh.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** Per TC-06-15, A, 4, this project is exempt from City of Raleigh stormwater requirements. Any plot plan and site plan, including their accessory uses, placed within any subdivision of ½ acre or less in aggregate size approved after May 1, 2001 which cumulatively contains less than 12,000 square feet of impervious surface, including impervious surfaces of related on-site or off-site facilities; The impervious surface area restriction for each of the 2 parcels shall be 6,000 sf. This impervious surface restriction shall be noted on the recorded plat..
- WETLANDS
/ RIPARIAN
BUFFERS:** Neuse River riparian buffers are required on this site.
- 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: 8-29-2019
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.