



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-41-16 / Forest Hills Lot 6

General Location: The site is located on the east side of Chamberlain Street, north of the intersection of Chamberlain Street and Van Dyke Avenue, and inside the city limits.

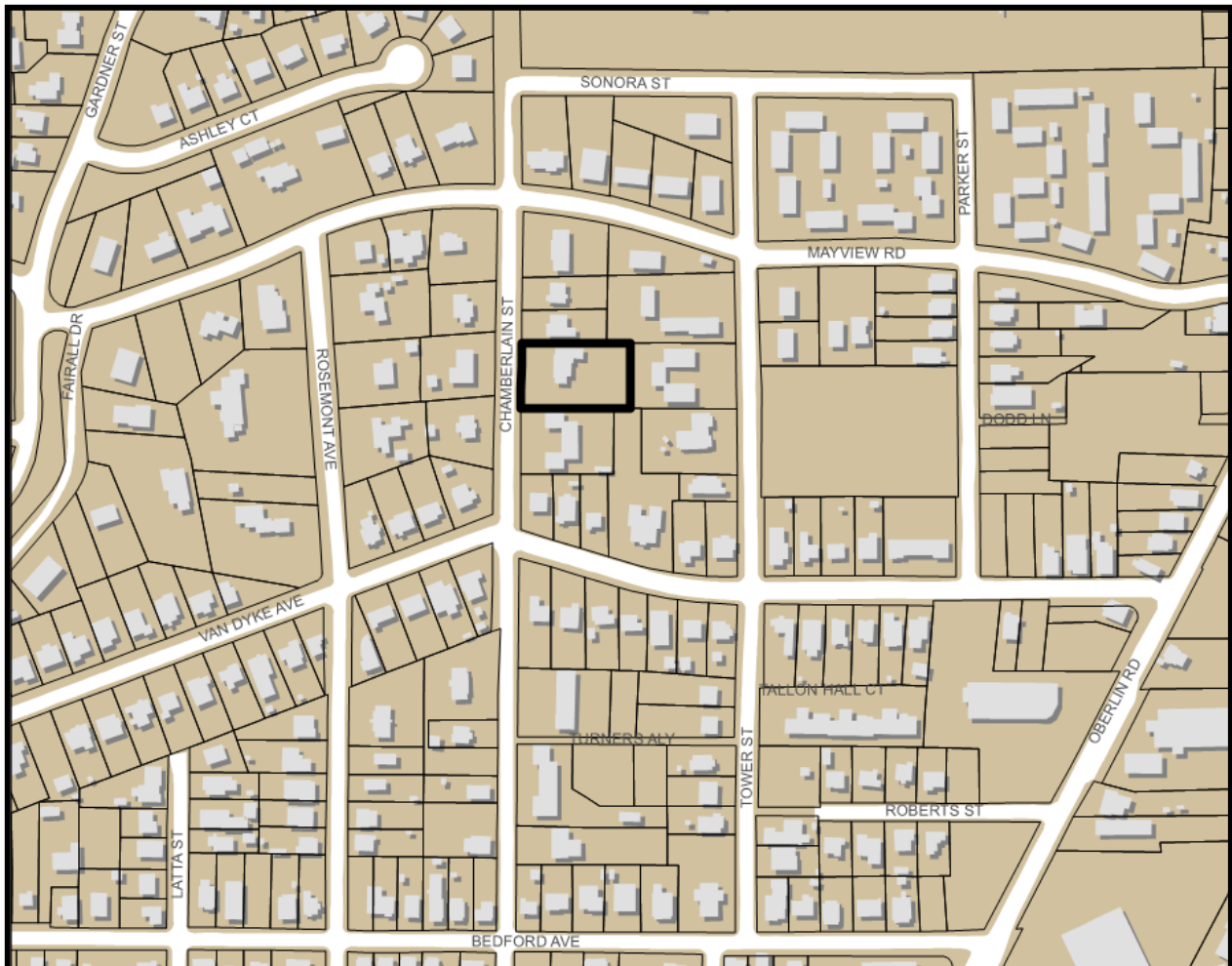
CAC: Wade

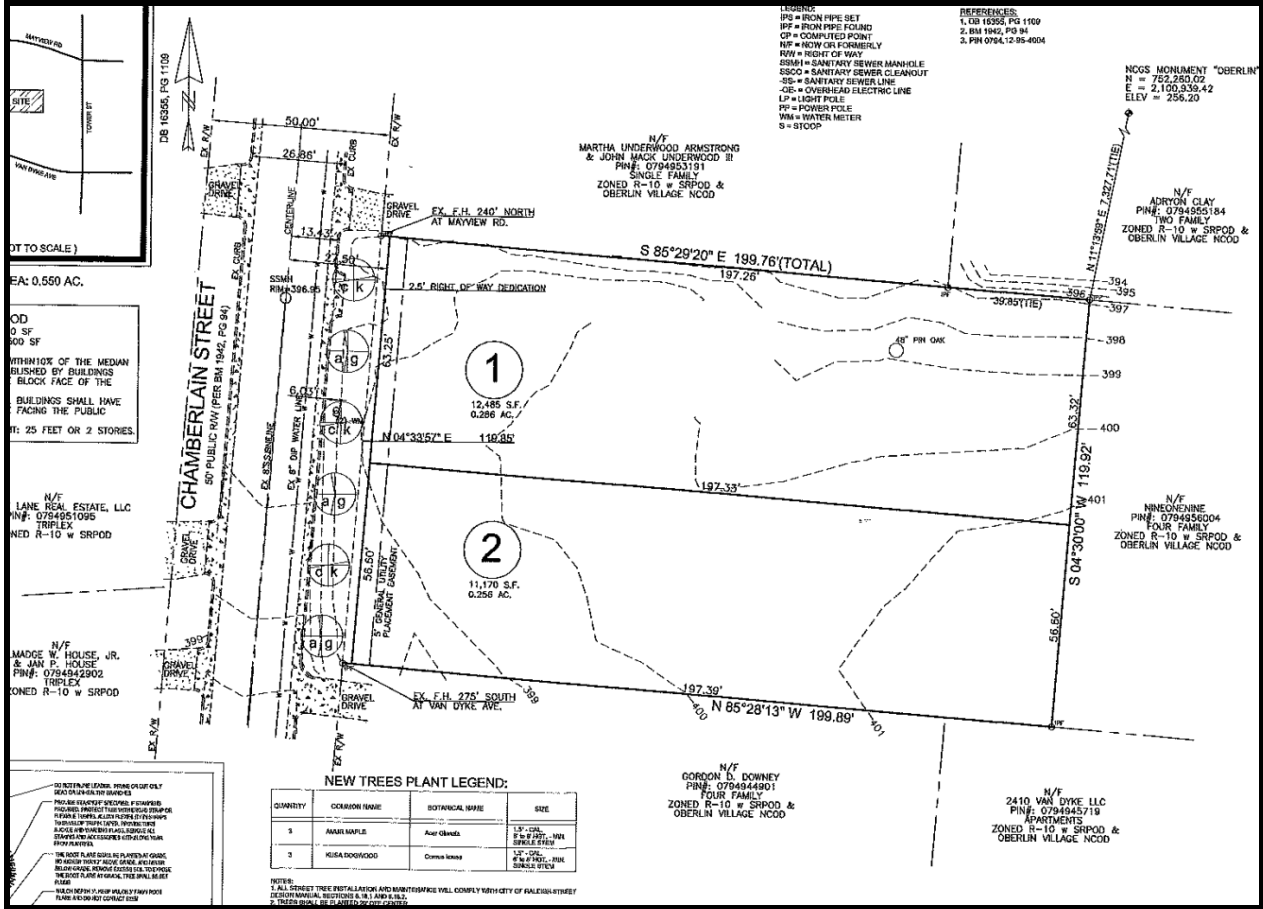
Nature of Case: Subdivision of a .55 acre parcel into two lots zoned Residential-10, NCOD (Oberlin Village), and SRPOD.

Contact: Stony Chance, Chance and Associates

Design Adjustment: N/A

Administrative Alternate: NA





Preliminary Subdivision Plan

SUBJECT: S-41-16 / Forest Hills Lot 6

CROSS-REFERENCE: Transaction # 478483

LOCATION: The site is located on the east side of Chamberlain Street, north of the intersection of Chamberlain Street and Van Dyke Avenue, and is inside the city limits.

PIN: 0794954004

REQUEST: This request is to approve the Subdivision of a .55 acre parcel into two lots, zoned Residential-10, NCOD (Oberlin Village), SRPOD.

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 the fee-on-lieu for 6' sidewalk along the property frontage be paid prior to authorization to record lots;
- (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 on Chamberlain street is paid to the Public Works Department;
- (4) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (5) That a Tree Impact Permit is required prior to recordation;
- (6) That ½ of the required 55' right of way for the existing street is dedicated to the City of Raleigh.

I hereby certify this administrative decision.

Signed:(Planning Dir.)

Kenneth Brewer (S. Barlow)

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 6/23/16 owned by Rajendrakumar & Taraben Patel., submitted by Stoney Chance, Chance & Associates.

ZONING:

ZONING DISTRICTS: Residential-10, NCOD (Oberlin Village), SRPOD

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 of the following street is required by the Comprehensive Plan. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Chamberlain Street	Neighborhood Yield	50'	55'	26.86'	-	-

Existing streets are classified as Neighborhood Yield.
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 Wade Citizens Advisory Council, and in a low density residential area.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in the Oberlin Village NCOD is 5,000 sq. feet, the maximum, 12,500 sq. feet. The minimum lot depth in R-10 zoning district is 60 feet. The minimum lot width of an interior lot in the Oberlin Village NCOD is 50 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 Residential. A fee in lieu for a 6' in width sidewalk is required prior to lot recordation.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. The subdivision is claiming exemption 9.2.2.A(3), as amended by TC-6-15.
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** NA
- 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.