



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-42-15 / Chestnut Hills Lot 14

General Location: The site is located on the south side of Wimbleton Road, north of Shelly Road and west of Dixon Drive.

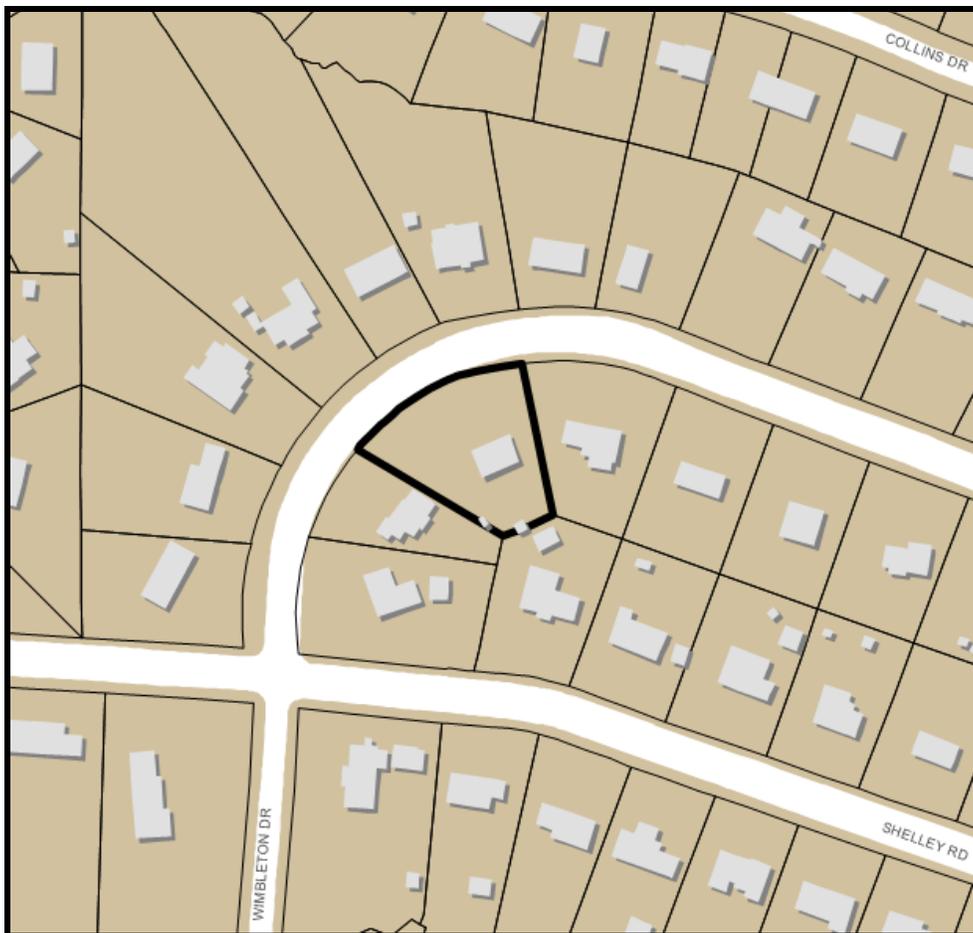
CAC: Midtown

Nature of Case: Subdivision of .56 acres into two single family lots, zoned Residential-4.

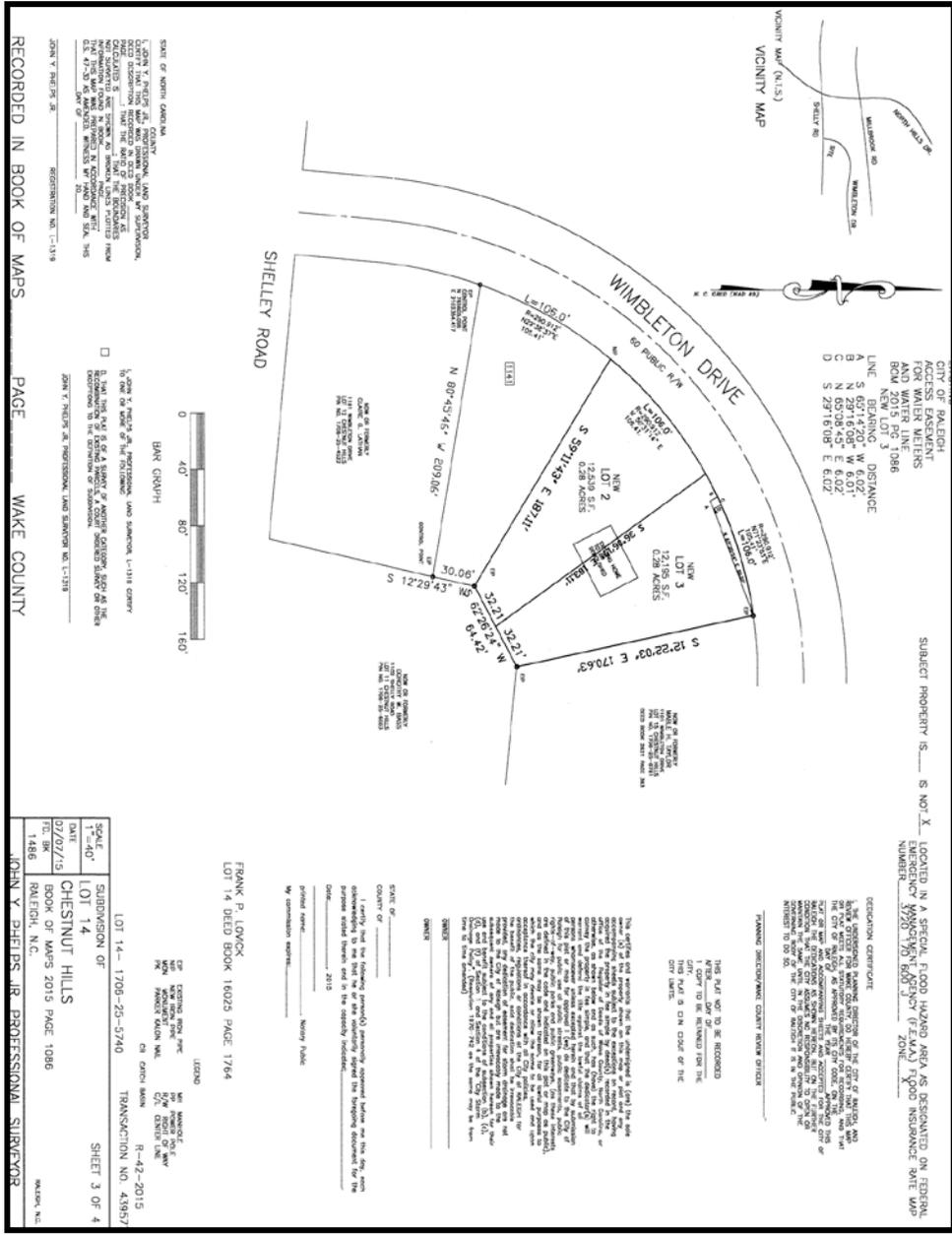
Contact: John Phelps

Design Adjustment: NA

**Administrative
Alternate:** NA



S-42-15 Location Map



S-42-15 Preliminary Subdivision Layout

SUBJECT: S-42-15

CROSS-REFERENCE: R-89-15

LOCATION: The site is located on the south side of Wimbleton Road, north of Shelly Road and west of Dixon Drive, inside the city limits.

PIN: 1706255740

REQUEST: This request is to approve the subdivision of a .56 acre tract into two single family lots, zoned Residential-4.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That a fee in lieu of construction is paid for 6' of sidewalk and street trees along the property's frontage;
- (2) That a demolition permit be issued for the existing home and this building permit number be shown on all maps for recording;
- (3) That the final plat for recordation show 1/2 of the required right of way for Wimbleton Drive dedicated to the City of Raleigh. The plat shall also show a 5' general utility easement and 20' slope easement.

I hereby certify this administrative decision.

Signed: (Planning Dir.) *Kenneth Brown (K. Brown)* Date: 9-2-15

Staff Coordinator: Justin Rametta

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 Section 2.2.1. This approval is based on a preliminary plan dated 7/7/15 owned by Frank P Lovick, submitted by John Y Phelps Jr.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4).

TREE CONSERVATION: The subject parcel is smaller than two acres. Compliance with UDO Article 9.1, Tree Conservation, is therefore not required.

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 for the following streets by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Wimbledon Drive	Neighborhood Street	60'	1/2- 64'	41'	41'

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

COMPREHENSIVE PLAN: This site is located in the Midtown CAC in an area designated for low density residential development.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the R-4 zoning district is 10,000 square 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. 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' sidewalk and street trees is required prior to lot recordation. A 5' general utility easement and a 20' slope easement are also required.

PEDESTRIAN: Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

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 9.2 of the Unified Development Ordinance. However because it is a residential subdivision less than 1 acre in cumulative size it is exempt from stormwater control requirements under Section 9.2.2.A.1.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or 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: 9/2/2018
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.