



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-44-14 / JF-1 Subdivision

General Location: The site is located on the west side of Jones Franklin Road, between Baringer Dive and Waters Edge Drive.

CAC: West

Nature of Case: Subdivision of .46 acres into two single family lots, zoned Residential-6.

Contact: Drake MacNair

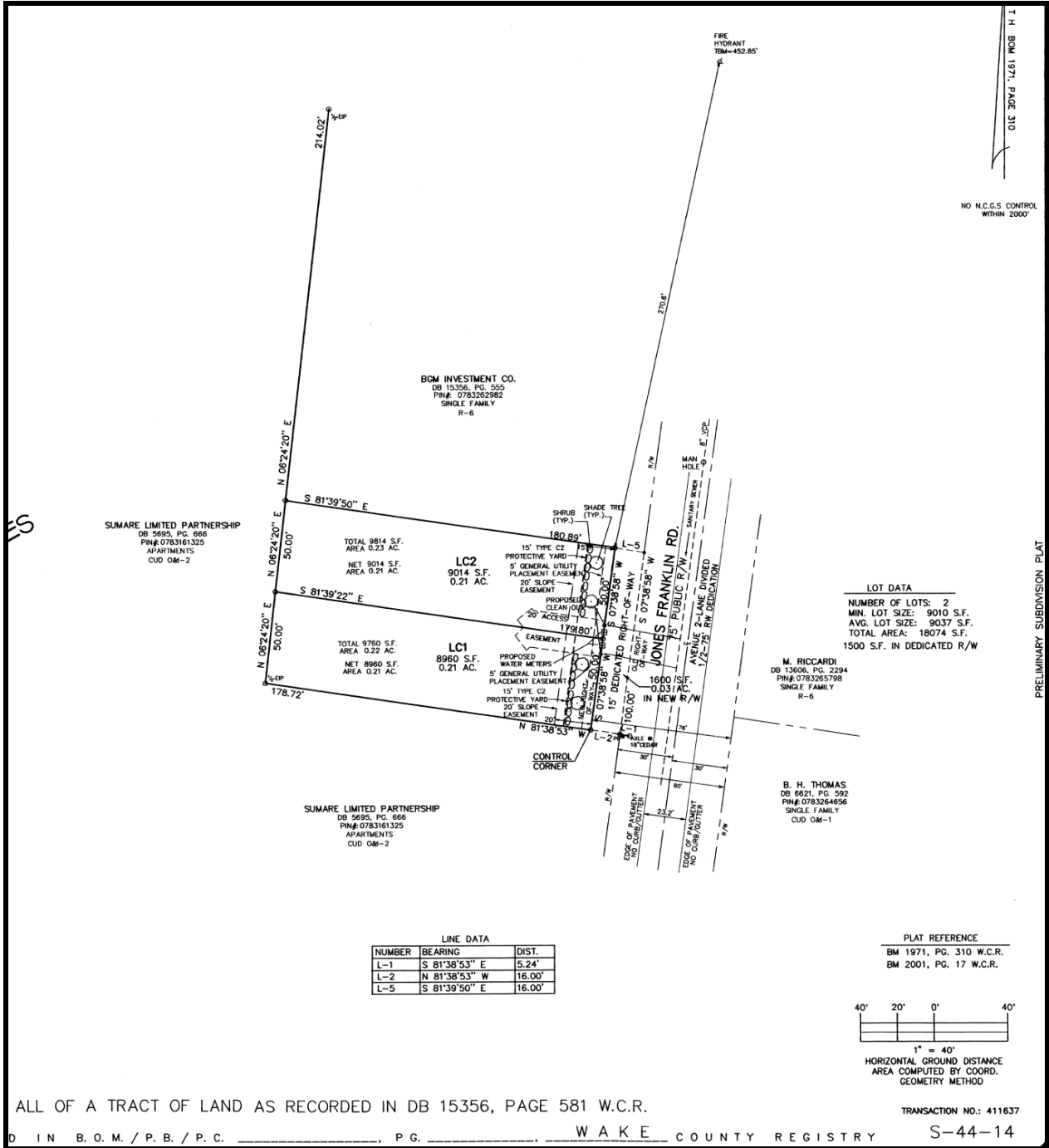
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment for relief from the Block Perimeter requirements of UDO Section 8.3.2.

Administrative Alternate: NA



S-44-14 Location Map



S-44-14 Preliminary Subdivision Layout

SUBJECT: S-44-14

CROSS-REFERENCE: NA

LOCATION: The site is located on the west side of Jones Franklin Road, between Baringer Dive and Waters Edge Drive, inside the city limits.

PIN: 0783262776

REQUEST: This request is to approve the subdivision of a .46 acre tract into two single family lots, zoned Residential-6.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That stub permits are obtained from the City of Raleigh;
- (2) That a fee-in-lieu of construction be paid to the Public Works Department for 6 feet of sidewalk, pavement, and curb and gutter on Jones Franklin Road;
- (3) That the final subdivision map show the required right-of-way, slope and utility easements, and access easement dedications in accordance with the preliminary plan.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowen (S. Barber) Date: 12-11-15

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 Chapter 2, Article 2.2, Section 2.2.1. This approval is based on a preliminary plan dated 10/21/15 owned by Colin JR and Bridget G Macnair, submitted by B.L. Scott Land Surveying.

ZONING:

ZONING DISTRICTS: Residential-6

TREE CONSERVATION: This site is less than two acres in size and therefore is not subject to UDO Section 9.1, Tree Conservation.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Existing streets are classified as shown below 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)
Jones Franklin Road	Avenue 2-Lane Divided	60'	1/2- 76'	23'	27'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. A 20' slope easement is required for future sidewalk construction. A fee-in-lieu of construction will be required for 6' sidewalks, street section, and curb and gutter.

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

COMPREHENSIVE PLAN: This site is located in the West CAC in an area designated for Office and Residential Mixed Use.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the R-6 zoning district is 6,000 square feet. The minimum lot depth in this zoning district is 80 feet. The minimum lot width of an interior lot in this zoning district 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: A Design Adjustment has been approved by the Public Works Director for the Block Perimeter requirements of Chapter 8 of the UDO.

STREETSCAPE

TYPE: The applicable streetscape is residential. A fee in lieu for a 6' sidewalk is required prior to lot recordation. As Jones Franklin Road is an NCDOT street, trees shall be planted in a Type C2 street yard in conformance with Section 8.5.1.D4.

PEDESTRIAN: No sidewalk exists on site. A fee in lieu of construction for 6 feet of sidewalk along the property's frontage is required prior to lot recordation.

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 UDO. However, because residential subdivision is less than 1 acre in cumulative size site may claim exemption from stormwater control measures under Article 9.2.2.A.1. of UDO.

**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: 12-11-2018

Record the 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.