



Administrative Action

Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

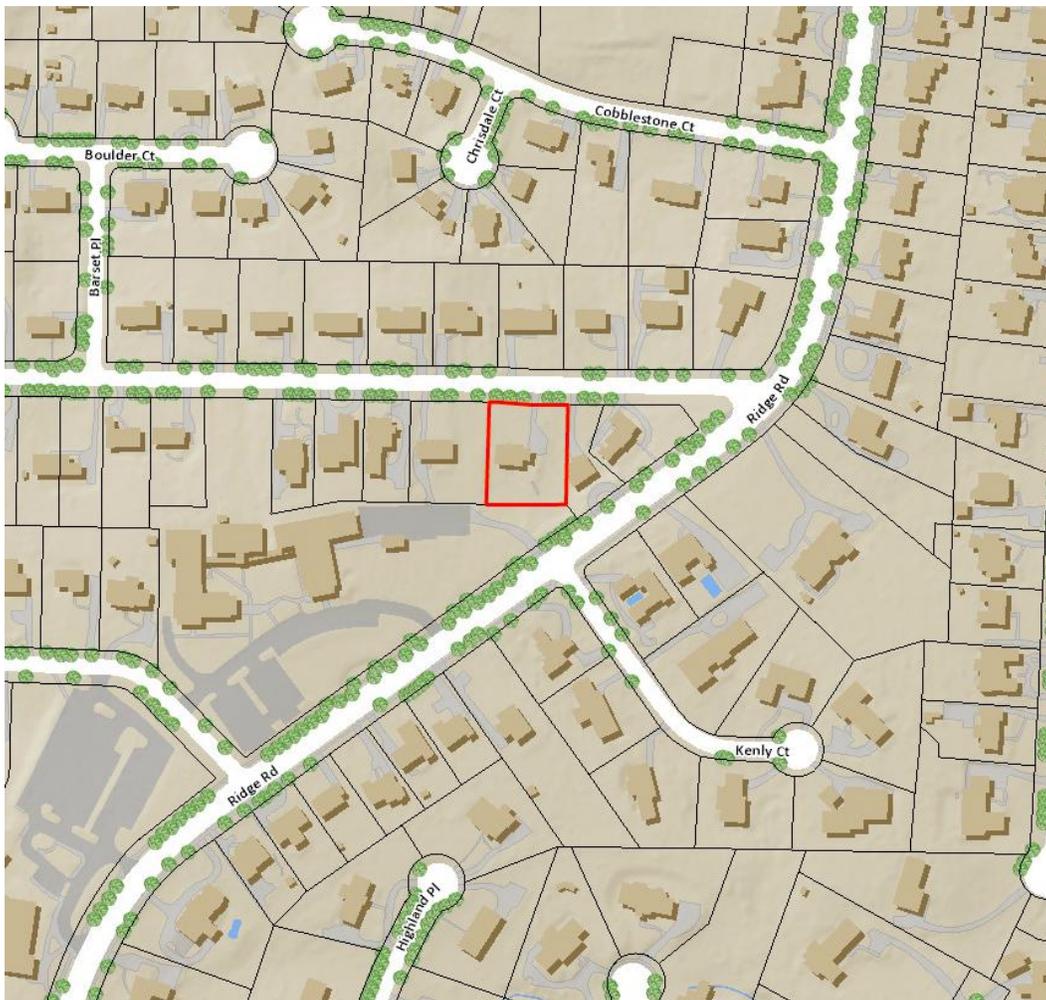
Case File / Name: S-53-13 Hampton Road Subdivision Lots 122 & 123

General Location: The site is located on the south side of Hampton Road, west of the intersection of Hampton Road and Ridge Road.

CAC: Glenwood

Nature of Case: Subdivision of one single family residential lot into two single family lots currently zoned Residential-4 (R-4) District. All proposed lots will front on Hampton Road.

Contact: Chad Blackmon, Blackmon Development Associates, PLLC



SUBJECT: S-53-2013 Hampton Road Houses Subdivision Lots 122 & 123

CROSS-REFERENCE: N/A

LOCATION: The site is located on the south side of Hampton Road, west of the intersection of Hampton Road and Ridge Road, inside the city limits.

PIN: 0795.43-32-9060

REQUEST: This request is to approve the subdivision of a 0.54 acre tract into two lots, zoned Residential-4 as per the Unified Development Ordinance. Proposed Lot 1 will be 11,753 square feet (.27 acre) in size and proposed Lot 2 will be 11,753 square feet (.27 acre) in size. Surrounding periphery lots are developed as single family, and civic use.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) A demolition permit for the existing single family dwelling is to be obtained and the permit number is to be noted on the plat;
- (2) A fee in lieu for the frontage improvements required for Hampton Road including 6' sidewalk and street trees shall be paid prior to plat approval by the City of Raleigh;

Prior to issuance of a certificate of occupancy for either lot:

- (3) The demolition permit for the existing single family dwelling is to be completed;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Mitchell S. Cole (C. Wayne) Date: 1-10-14

Staff Coordinator: Michael Walters, Planner II

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 City Administration finds that this request, with the above conditions

being met, conforms to Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated November 13, 2013, owned by DJF Builders, Inc., submitted by Chad Blackmon, Blackmon Development Associates., PLLC.

ZONING:

ZONING DISTRICTS: (R-4) Residential-4. City of Raleigh Unified Development Ordinance, Effective September 1, 2013.

TREE CONSERVATION: The subdivision is less than two acres; hence, tree conservation is not required.

PHASING: This development has only one phase.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: The existing street is defined as a Neighborhood Local with a right of way of 59'. Dedication of right-of-way is not required.

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

URBAN FORM: This site is located in the Glenwood Citizen Advisory Council, in an area designated a residential area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this (Residential-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: Proposed lots will gain access from Hampton Road with individual driveways that conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: The applicable streetscape is a Sidewalk and Tree Lawn. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

- PEDESTRIAN:** A fee in lieu for a 6' sidewalk will be required prior to recordation of the plat by the City of Raleigh.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** The parent tract is less than one acre, and no more than two lots are proposed, such that the proposed subdivision is exempt from stormwater regulations per UDO 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:** 1/10/2017
Record 100% of the land area approved.
- 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 Engineering Department for street construction; by the first working day in November and May each year.