



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-54-13 Chestnut Hills Subdivision Lot 36

General Location: This site is located on the north side of Cranbrook Road, west of Six Forks Road.

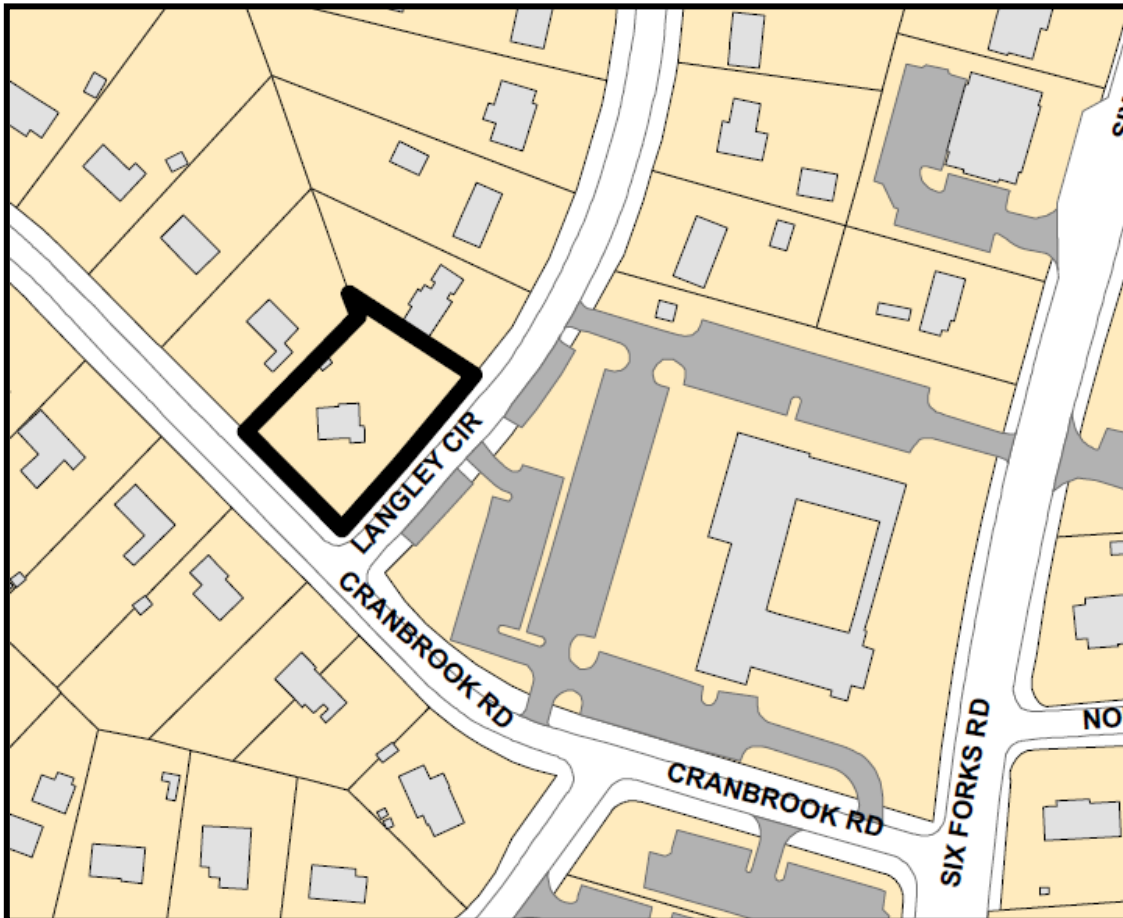
CAC: North

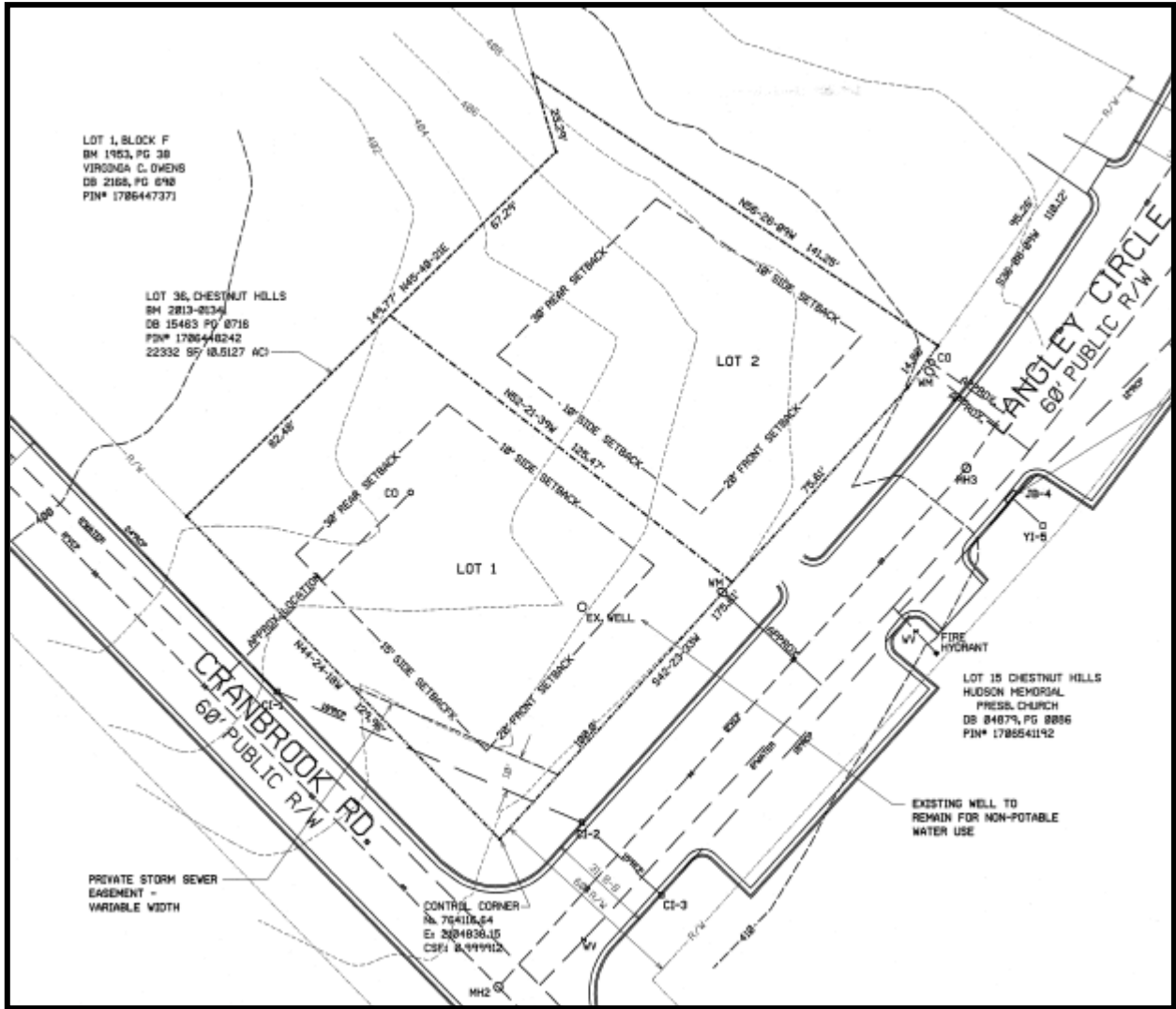
Nature of Case: Subdivision of one single family residential lot into two single family lots currently zoned Residential-4. Both proposed lots would front on Langley Circle.

Contact: Chuck Piratzky – (919)779-4854

Design Adjustment: N/A

**Administrative
Alternate:** N/A





Subdivision Layout

SUBJECT: S-54-13 / Chestnut Hills Subdivision Lot 36

CROSS-REFERENCE: N/A

LOCATION: This site is located on the north side of Cranbrook Road, west of Six Forks Road.

PIN: 1706448242

REQUEST: This request is to approve the subdivision of a 0.513 acre tract into two lots, zoned Residential-4. Proposed Lot 1 will be 11,514 square feet in size, Lot 2 to be 10,657 square feet in size.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That a fee-in-lieu of construction will be required for Langley Circle, a neighborhood yield street, including a 6-foot sidewalk and street trees spaced 40-feet on center along the 175 foot street frontage;
- (2) That fee-in-lieu of construction for ½ 31' bb will be required for Cranbrook Road, a neighborhood local street, including a 6-foot sidewalk and street trees spaced 40-feet on center along the 130 foot street frontage;
- (3) That the dedication of a 5-foot utility placement and slope easement outside of the right-of-way will be required along the frontages on Langley Circle and Cranbrook Road.

I hereby certify this administrative decision.

Signed:(Planning Dir.)

Grantell S. ... (P. Wingo)

Date:

3-3-14

Staff Coordinator: Stan Wingo

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 1/17/14, owned by Jacobs Building Co., submitted by Chuck Piratzky, RWK.

ZONING:

ZONING DISTRICTS: Residential-4

TREE CONSERVATION: Parcel is residential and less than 2 acres. Tree conservation is not required.

PHASING: This is a one phase development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: Cranbrook Road is classified as a Neighborhood Local Street, Langley Circle a Neighborhood Yield Street.

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

COMPREHENSIVE PLAN: This site is located in the North Citizen Advisory Council, in an area designated a residential area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 10,890 square feet. Lots in this development conform to the minimum lot standards of Residential-4.

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: The proposed street layout does conform to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The block perimeter for this subdivision of two lots is 4,564 feet, which meets the requirements for an average lot size of 10,000 square feet to 19,999 square feet for an R-4 zoning, with a maximum allowable block perimeter of 5,000 feet.

STREETSCAPE TYPE: Langley Circle and Cranbrook Road exist as part of an existing street network and conform to normal City construction standards. Both are classified as residential streetscapes as referenced in Section 8.5.2 of the UDO.

PEDESTRIAN: Sidewalk construction is not being required at this time, therefore a fee-in-lieu of construction will be required for the 6 foot sidewalks on Langley Circle and Cranbrook Road frontages.

FLOOD HAZARD: There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

Site is exempt from Part 10, Chapter 9 Stormwater Regulations under Article 9.2.2.A.1 of the UDO.

Exemptions:

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: 3/3/2017

Record at least ½ 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.