



# 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-57-14 / Fairfax Section III Lots 1 & 2

**General Location:** The site is located on the southeast corner of the intersection of Alpine Drive and Kingwood Drive.

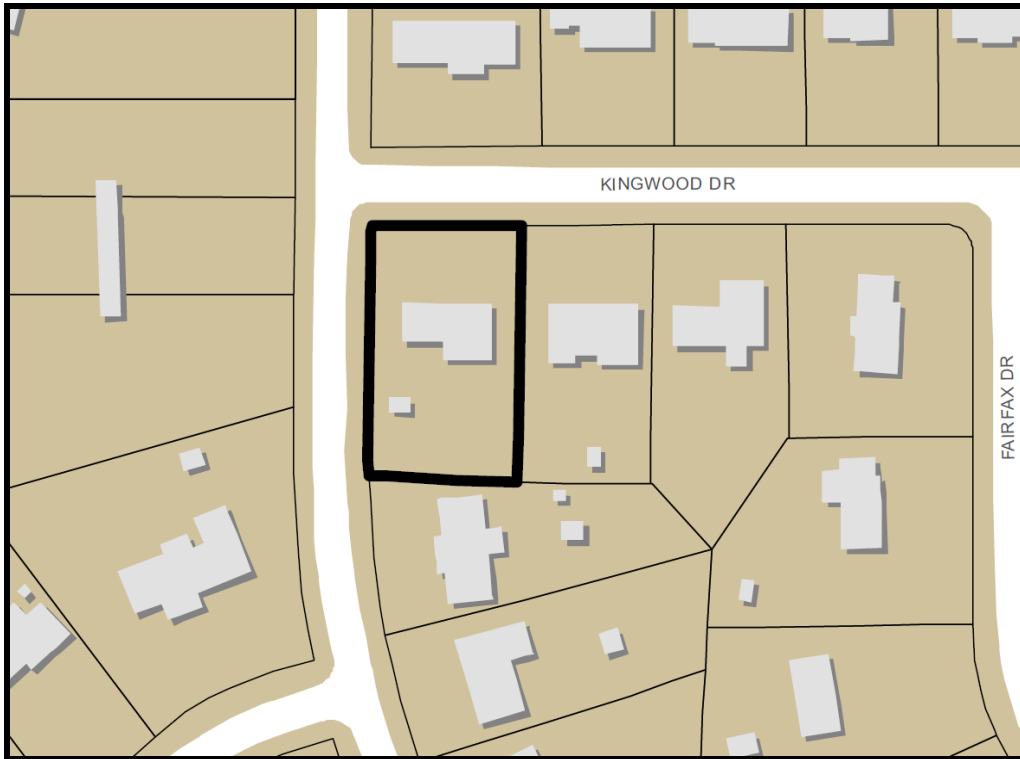
**CAC:** North

**Nature of Case:** Subdivision of .51 acres into two lots, zoned Residential-4.

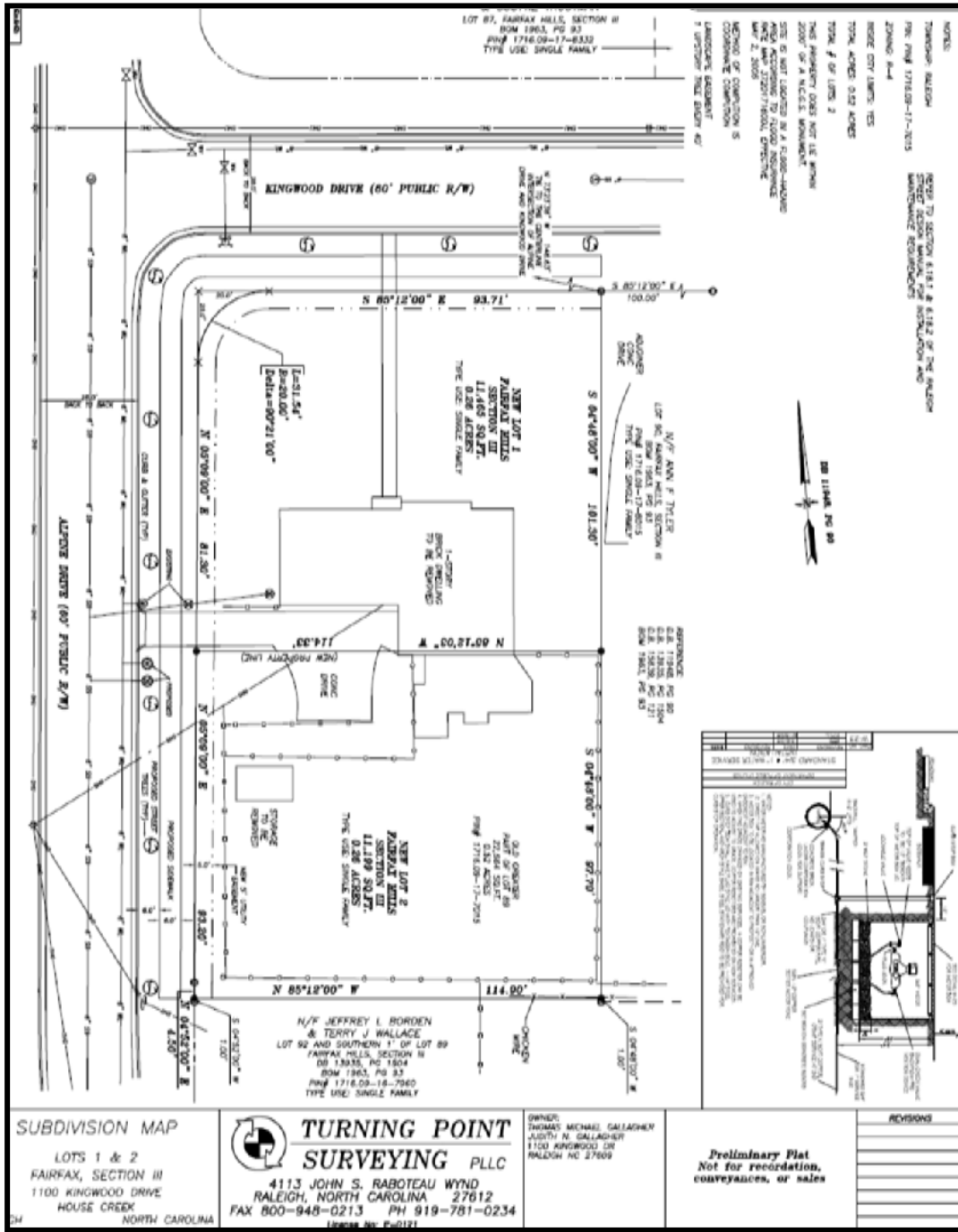
**Contact:** Jeff Davis, Turning Point Surveying

**Design Adjustment:** NA

**Administrative Alternate:** NA



S-57-14 Location Map



S-57-14 Preliminary Subdivision Layout

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**SUBJECT:** S-57-14

**CROSS-  
REFERENCE:** NA

**LOCATION:** The site is located at the intersection of Alpine Drive and Kingwood Drive, inside the city limits.

**PIN:** 1716177015

**REQUEST:** This request is to approve the subdivision of a .51 acre tract into two lots, zoned Residential-4. Currently a house exists on the property and it is to be demolished prior to lot recordation.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

***Prior to Planning Department authorization to record lots:***

- (1) That demolition permit(s) are issued for the existing structures and the permit number(s) are shown on the plat for recording;
- (2) That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for the 6' sidewalk and streetscape trees installed on Kingwood Drive and Alpine Drive is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO.

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) *Kenneth Bowers (A. Bowers)* Date: 1-28-15

**Staff Coordinator:** Justin Rametta

**SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.**

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**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 1/8/15 owned by Thomas Michael and Judith N Gallagher, submitted by Turning Point Surveying.

**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 TYPOLOGY MAP:** Alpine Drive and Kingwood Drive are existing streets classified as Neighborhood Yields on the Street Typology Map. There is sufficient right-of-way and pavement widths on each such that no dedication or improvements are required as part of this subdivision.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Alpine Drive	Neighborhood Yield	60'	1/2- 55'	28'	28'
Kingwood Drive	Neighborhood Yield	60'	1/2-55'	28'	28'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference

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

**COMPREHENSIVE PLAN:** This site is located in the North Citizens Advisory Council in an area designated for low density residential development.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in R-4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width in this zoning district is 65 feet for interior lots and 85 feet for corner lots. 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. No new streets are proposed with this development.
- STREETSCAPE TYPE:** The applicable streetscape is residential. A 6' sidewalk and street trees will be installed in both rights-of-way as part of this development.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both Alpine Drive and Kingwood Drive. 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 not subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. The applicant is claiming an exemption under Section 9.2.2.A.1, for subdivisions less than one acre in aggregate size.
- 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. No fee for street signs is required.
- 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:** 1/28/2018  
Record entire subdivision.

**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.