



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-58-15 / Fairview Section of Budleigh, Lot 9

General Location: The site is located at the northeast quadrant of the intersection on Berkshire Road and Fairview Road.

CAC: Wade

Nature of Case: Subdivision of .43 acres into two single family lots, zoned Residential-6.

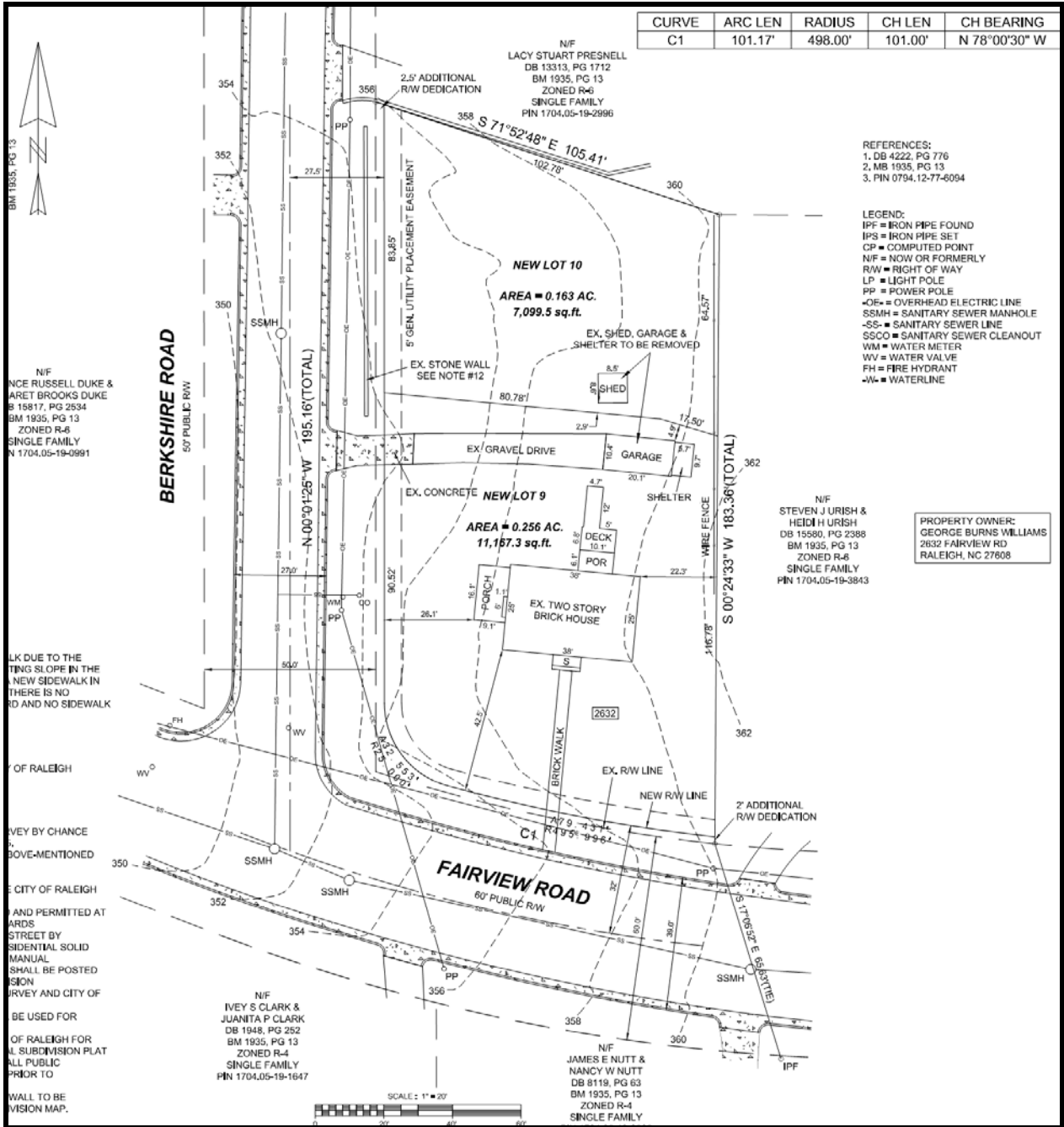
Contact: Kevin Chance

Design Adjustment: NA

Administrative Alternate: NA



S-58-15 Location Map



S-58-15 Preliminary Subdivision Layout

SUBJECT: S-58-15

**CROSS-
REFERENCE:** NA

LOCATION: The site is located at the northeast quadrant of the intersection on Berkshire Road and Fairview Road, inside the city limits.

PIN: 1704192836

REQUEST: This request is to approve the subdivision of a .43 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 and a tree impact permit are obtained from the City of Raleigh;
 - (2) That demolition permits be issued and these building permit numbers be shown on all maps for recording;
 - (3) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of streetscape trees on Berkshire Road and Fairview Road is paid to the Public Works Department;
 - (4) That a fee-in-lieu of construction for 6' sidewalks along the property's frontage on Berkshire Road and Fairview Road be paid to the Public Works Department;
 - (5) That an encroachment agreement for the existing wall in the right-of-way of Berkshire Road is approved by the City Council by separate action. An application for encroachment into the public right of way for the existing wall located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner.
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I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowen (S. Bowen) Date: 2-5-16

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, Sections 2.2.1. This approval is based on a preliminary plan dated September 4, 2015 owned by George Burns Williams, submitted by Chance Surveying Company.

ZONING:

ZONING DISTRICTS: Residential-6

TREE CONSERVATION: This site is less than two acres and therefore not subject to UDO Article 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: Dedication of right-of-way is required by the Street Plan Map of the Comprehensive Plan for both existing streets, as shown below. No new streets are proposed with this development.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Fairview Road	Neighborhood Street	60'	1/2- 64'	39'	39'
Berkshire Road	Neighborhood Yield	50'	1/2-55'	27'	27'

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

**COMPREHENSIVE
PLAN:**

This site is located in the Wade CAC in an area designated for low density residential uses on the Future Land Use Map.

**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 (65 feet for a corner lot). 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 fee in lieu for a 6' sidewalk along both Fairview and Berkshire Roads is required prior to lot recordation. The street tree requirement is to be met with a combination of existing and planted trees in as shown on the approved plans.

PEDESTRIAN: No sidewalk exists on site. A fee in lieu for a 6' sidewalk along both Fairview and Berkshire Roads is required prior to lot recordation. 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 chapter 2 of the Unified Development Ordinance. However, this site can claim an exemption under section 9.2.2.A1.

**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: 2/5/2019

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.