



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-61-15 / Reavis Road Subdivision

General Location: The site is located at the northwest quadrant of the intersection of Reavis Road and Chaney Road.

CAC: West

Nature of Case: Subdivision of .47 acres into three single-family residential lots, zoned Residential-10 (R-10) with Special Residential Parking Overlay District (SRPOD).

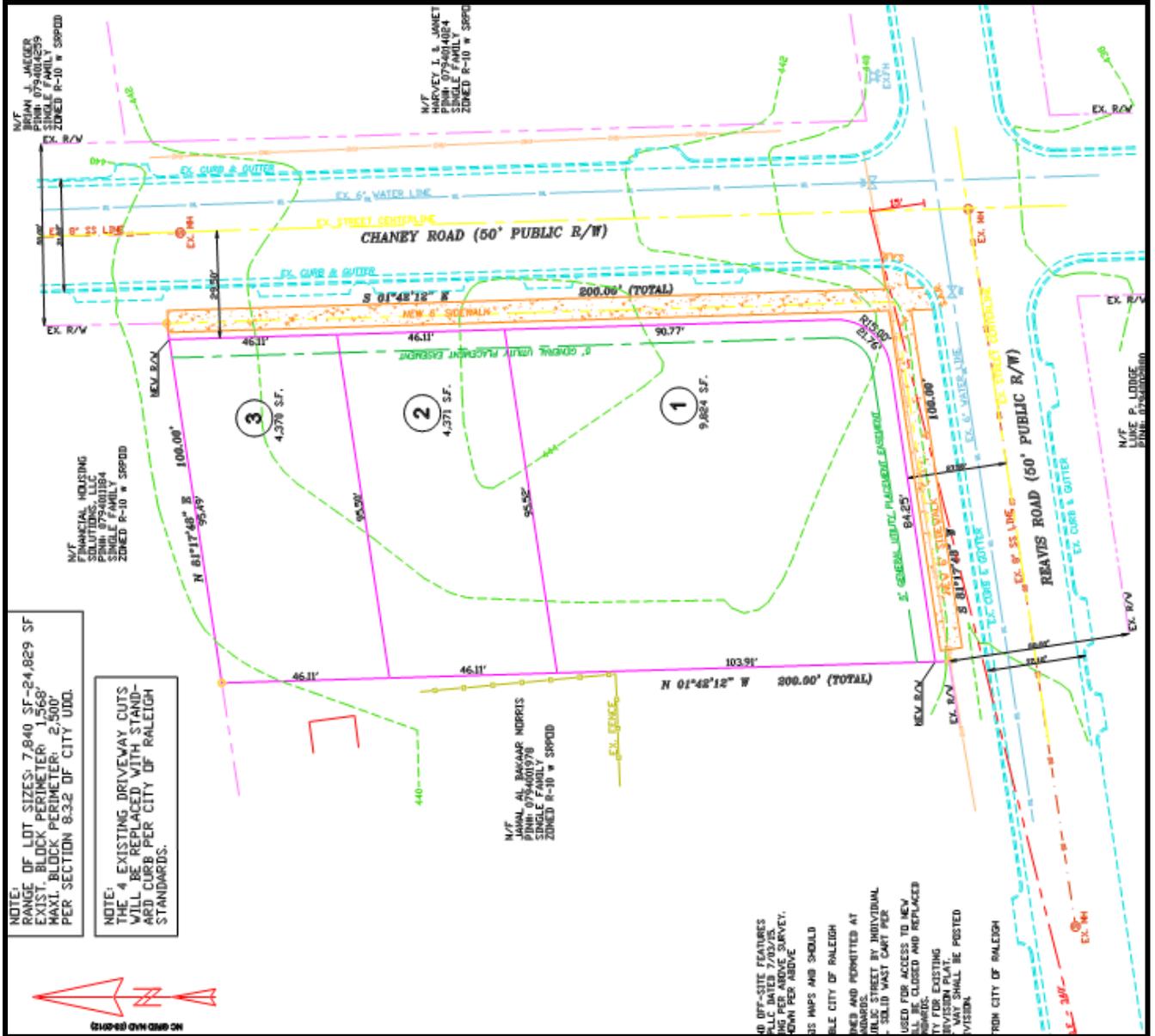
Contact: Stoney Chance

Design Adjustment: NA

Administrative Alternate: NA



S-61-15 Location Map



S-61-15 Preliminary Subdivision Plan

SUBJECT: S-61-15

CROSS-REFERENCE: NA

LOCATION: The site is located at the northwest quadrant of the intersection of Reavis Road and Chaney Road, inside the city limits.

PIN: 0794012070

REQUEST: This request is to approve the subdivision of a .47 acre tract into three single family lots, zoned Residential-10 (R-10) with Special Residential Parking Overlay District (SRPOD).

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

- (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' sidewalks and streetscape trees installed on Chaney and Reavis Roads is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (3) That stub permits and a tree impact permit are obtained from the City of Raleigh;
- (4) That a demolition permit be issued and this building permit number be shown on all maps for recording.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bower (S. Barber) Date: 12-2-15

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, Sections 2.2.1. This approval is based on a preliminary plan dated 10/15/15, owned by 4200 Reavis LLC., submitted by Chance and Associates.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10) with Special Residential Parking Overlay District (SRPOD).

TREE CONSERVATION: This project is smaller than two acres in size, therefore compliance with UDO Article 9.1, Tree Conservation, is not required.

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 for the following streets is required by the Street Plan Map of the Comprehensive Plan. 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)
Reavis Road	Neighborhood Yield	50'	1/2- 55'	27'	27'
Chaney Road	Neighborhood Local	50'	1/2- 59'	31'	31'

Existing streets on the site are classified as shown above. New 6' sidewalks are to be installed on the north side of Reavis Road and west side of Chaney Road. 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 West Citizens Advisory Council in an area designated for low density residential development.

SUBDIVISION STANDARDS:

- LOT LAYOUT:** The minimum lot size in the R-10 zoning district is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet (60 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.
- STREETSCAPE TYPE:** The applicable streetscape is residential. Construction of 6' sidewalks and installation of street trees are required prior to lot recordation.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along the north side of Reavis Road and West side of Chaney Road. 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 regulations, however an exemption may be claimed under UDO section 9.2.2.A3, per TC-6-15.
- 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: 12/2/2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 12/2/2020
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.