



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-63-2014 / Oxford Park Lot 80 Subdivision

General Location: The site is located on the northeast corner of the intersection of Oxford Road and Dunhill Drive.

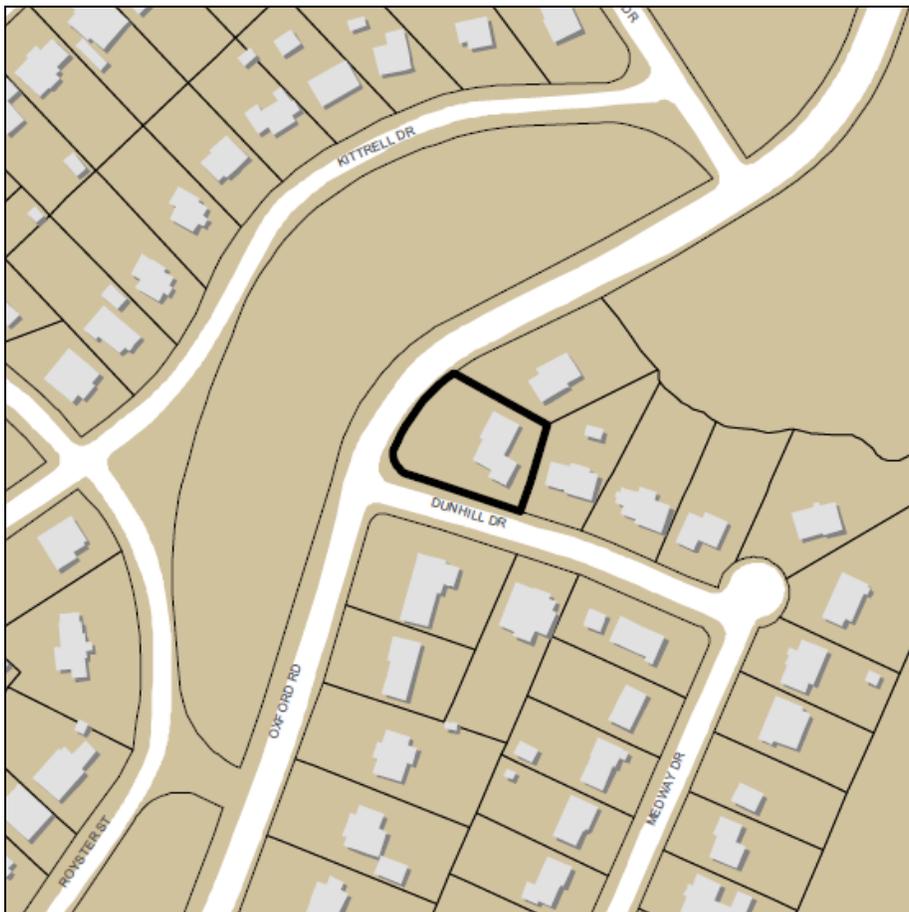
CAC: Five Points

Nature of Case: Subdivision of a 0.459 acre tract into two single family lots, both of which are zoned Residential 6 (R-6).

Contact: Alison Pockat, ASLA

Design Adjustment: NA

**Administrative
Alternate:** NA



S-63-14 / Location Map

SUBJECT: S-63-2014

CROSS-REFERENCE: Transaction # 418366

LOCATION: The site is located at 2600 Oxford Road, and is inside the city limits.

PIN: 1705821525

REQUEST: This request is to approve the subdivision of a .459 acre tract into two lots, zoned Residential-6 (R-6). A house exists on the site and is to be removed prior to map recordation.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) 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 Oxford Road, and Dunhill Drive is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (2) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (3) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (4) That the following note be shown on all maps for recording: A minimum finished floor elevation will be required for all lots along the floodplain boundary;
- (5) That infrastructure construction drawing approval for the sanitary sewer extension is required and shall be approved prior to map recordation;
- (6) That an easement necessary for any public sewer mains is shown outside of right of way and shall be shown on the recorded map;
- (7) That required street right of way for the existing streets as shown on the preliminary plan is shown to be dedicated to the City of Raleigh on the recorded map;
- (8) That a planting detail for the streetscape trees is approved in accordance with the standards set forth in the Raleigh Street Design Manual;
- (9) That a right of way permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way.

I hereby certify this administrative decision.

Signed:(Planning Dir.) _____ **Date:** _____

Staff Coordinator: Michael Walters

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, and Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 2/11/2015 owned by Raleigh Custom Home, submitted by Alison Pockat, ASLA.

ZONING:

ZONING DISTRICTS: Residential-6 (R-6).

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:**

Oxford Road is a Neighborhood Street, and Dunhill Drive is a Neighborhood Yield Street. Both are existing. Dedication of right-of-way is required by the Street Typology Map of the Comprehensive Plan, as per Section 8.4 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)
Oxford Road	Neighborhood Street	variable	½- 64'	Const. as 36' b to b	36' b to b
Dunhill Drive	Neighborhood Yield	variable	½- 55'	27.02'	27' b to b

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

Existing streets on the site are classified as a Neighborhood Street (Oxford Road), and a Neighborhood Yield (Dunhill Drive). 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 Five Points Advisory Council, and, in an area designated low-density residential.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in the R-6 zoning district is 6,000 square feet. Proposed lot #1 is 10,956 square feet, and lot #2 8,262 square feet. The minimum lot width of corner lot in this zoning district is 65 feet. The minimum lot width of an interior lot in this zoning district is 50 feet. The minimum lot depth of a lot in this zoning district is 80 feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. A public sanitary sewer easement is to be dedicated with this plan. 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 for this development.

STREETSCAPE TYPE: The applicable streetscape is a Neighborhood Yield Street (Oxford Road), and a Neighborhood Yield Street (Dunhill Drive). Construction of a 6' wide sidewalk is proposed along both Oxford Road, and Dunhill Drive. Installation of street trees is also proposed inside the Right of Way along both Oxford Road, and Dunhill Drive.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations.

FLOOD HAZARD: There are 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, but may claim an exemption to runoff and water quality control regulations under Section 9.2.2.2.A.1 because each single family lot will be part of a subdivision less than 1 acre in aggregate size. No BMP device or buydown will be required.

**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: 3/16/2018
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.