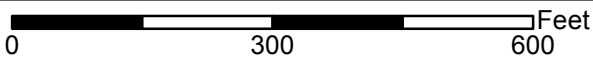
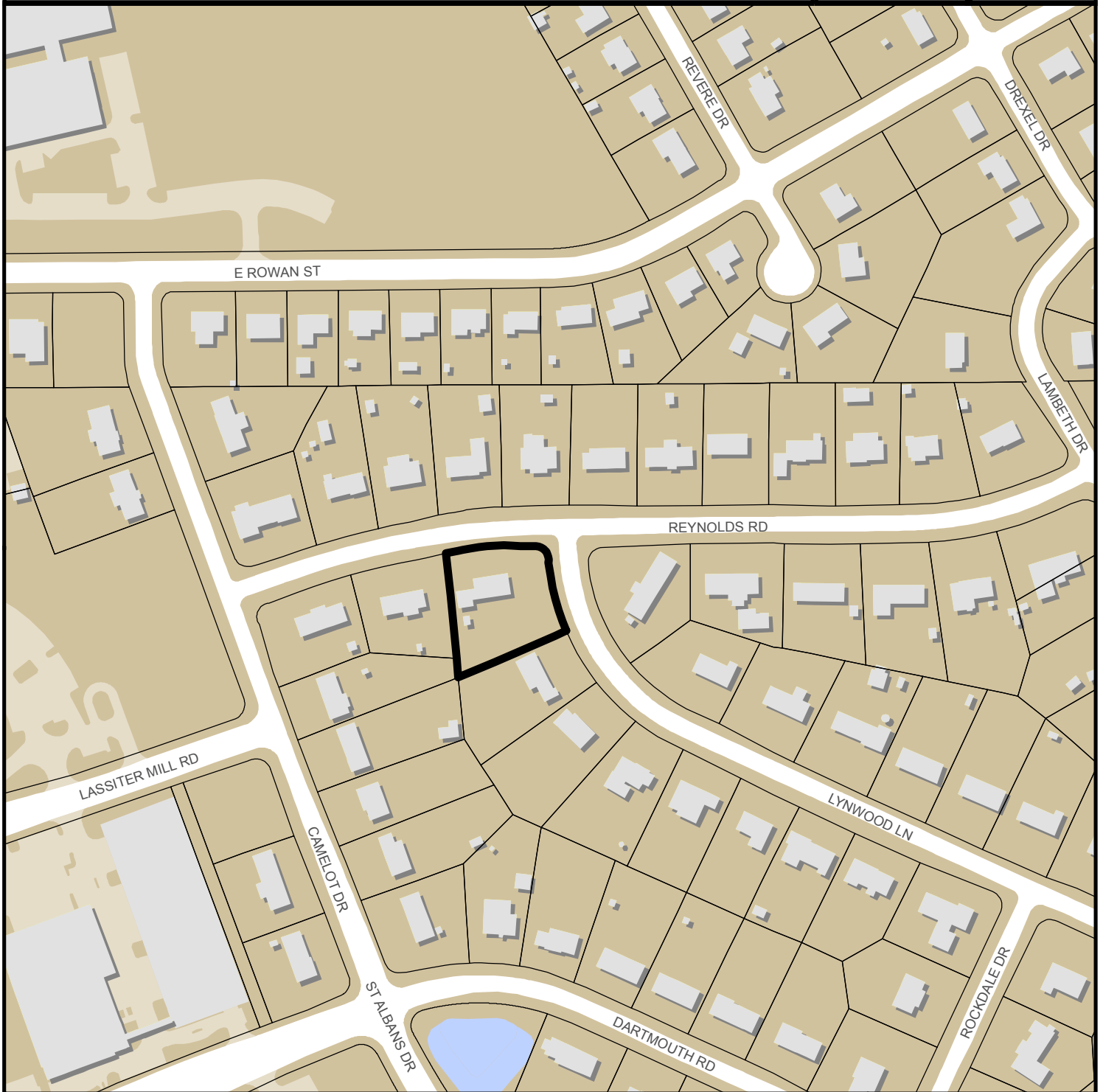


# FARRIOR HILLS BLUFF LOT 3 S-74-2016



Zoning: **R-4**  
CAC: **Midtown**  
Drainage Basin: **Big Branch**  
Acreage: **0.64**  
Number of Lots: **2**

Planner: **Martha Lobo**  
Phone: **(919) 996-2664**  
Applicant: **Taylor Land  
Consultants, PLLC**  
Phone: **(919) 801-1104**





# 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-74-16 / Farring Hills Bluff-Lot 3

**General Location:** The site is located on the north side of Reynolds Road, west of Lynwood Lane, inside the city limits.

**CAC:** Midtown

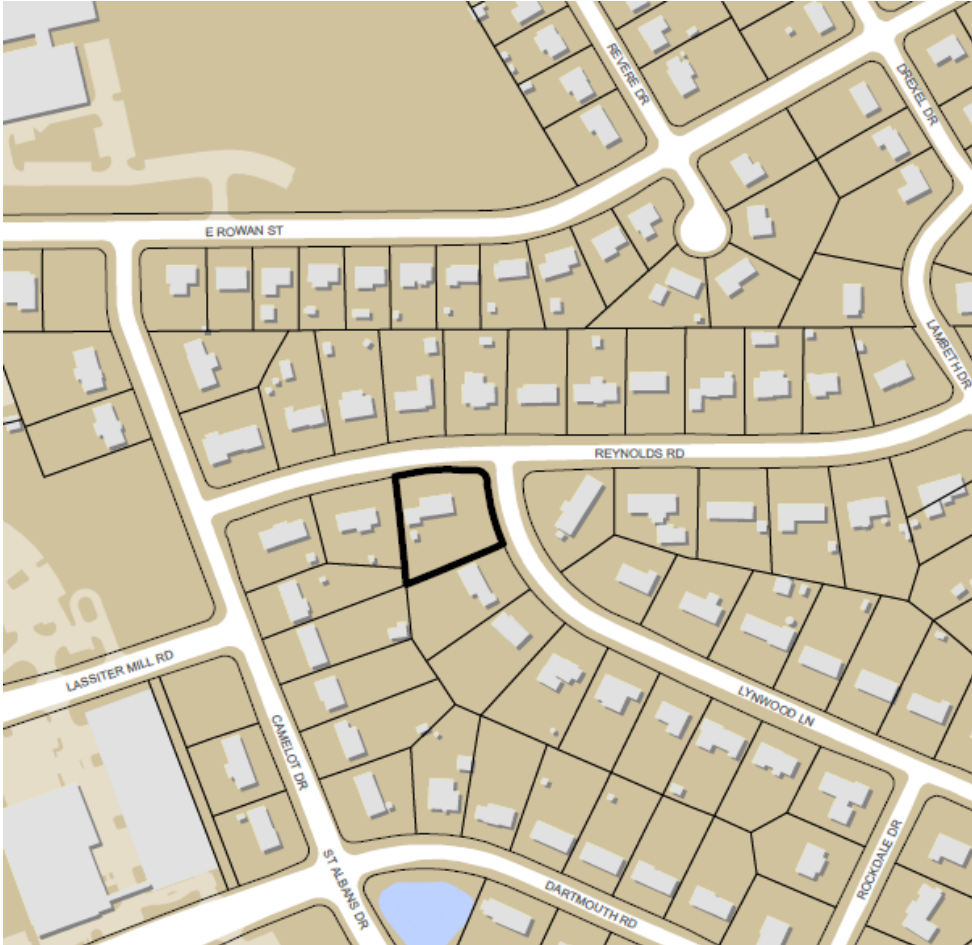
**Nature of Case:** Subdivision of a .644 acre parcel into 2 lots zoned Residential-4 (R-4)

**Contact:** Jeremy Taylor, Taylor Land Consultants, PLLC

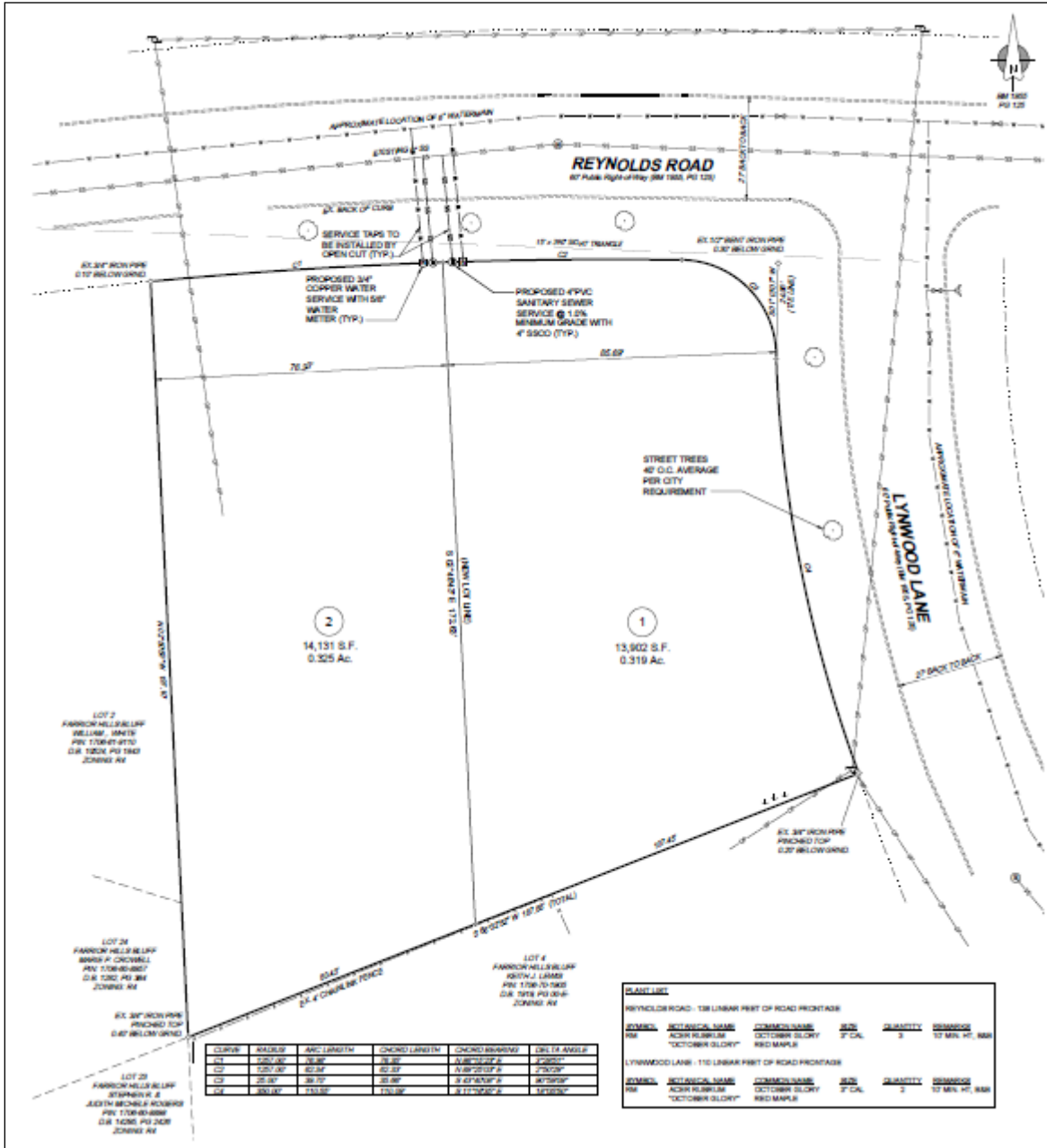
**Design Adjustment:** N/A

**Administrative Alternate:** N/A

## Location Map



# Subdivision Map



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**SUBJECT:** S-74-16 / Farring Hills Bluff-Lot 3

**CROSS-REFERENCE:** N/A

**LOCATION:** The site is located on the north side of Reynolds Road, west of Lynwood Lane, inside the city limits.

**PIN(S):** 1706710170

**REQUEST:** This request is to approve the subdivision of a .644 acre parcel into 2 lots, zoned Residential-4 (R-4). Overall units per acre is 3.11, based on a maximum of 4 units per acre.

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**OFFICIAL ACTION:** **Approved with conditions**

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**CONDITIONS OF APPROVAL:**

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

(1) That in accordance with Part 10A Section 9.4.4., a surety equal to 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 a demolition permit must be obtained for the existing single family dwelling and the permit number is to be noted on the plat;

(3) That a fee-in-lieu for a 6' sidewalk will be required, for both Reynolds Road and Lynwood Lane;

***Prior to issuance of building permits:***

(4) That a tree impact permit is obtained for trees to be planted in the right of way;

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I hereby certify this administrative decision.

**Signed:**(Planning Director)

*Ken Bann (C. Wagner)*

Date: 3-23-17

**Staff Coordinator:** Martha Y. Lobo

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, Section 2.2.1. This approval is based on a preliminary plan dated 1/11/2017 owned by JRoss Homes, Inc., submitted by Taylor Land Consultants, PLLC.

**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 PLAN MAP:** Dedication of right-of-way is not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Reynolds Road	Neighborhood Yield	60'	55'	27'	N/A	N/A
Lynwood Lane	Neighborhood Yield	60'	55'	27'	N/A	N/A

Existing streets on the site are classified as Neighborhood Yield.

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

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

**COMPREHENSIVE PLAN:** This site is located in the Midtown CAC in an area designated for low density residential development.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Residential-4 (R-4) zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100' feet. The minimum lot width of an interior lot in this zoning district is 65' feet and the minimum lot width of a corner lot is 80' feet. 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. The use of private pump services shall be field verified by contractor, prior to construction;

- 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 a Sidewalk and Tree Lawn. That street trees shall be installed and maintained in accordance with the requirements of Chapter 2 of the Raleigh City Tree Manual. A fee in lieu for a 6' sidewalk is required prior to lot recordation. A tree impact permit must be obtained, prior to authorization to issuance of building permits.
- PEDESTRIAN:** A fee-in-lieu is to be paid for a 6' sidewalk, however, per the defined street section; a future sidewalk is required along both sides of Reynolds Road and Lynwood Lane. 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 exempt from stormwater management per UDO 9.2.2.
- Surety:**  
That in accordance with Part 10A Section 9.4.4., a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- Exemptions:**  
That this project has vested rights and is exempt from stormwater requirements due to submittal prior to the effective date of TC-2-16;
- 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:** 3/23/2020  
Record 100% of the land area approved.
- 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.