FARRIOR HILLS ESTATES SUBDIVISION
S-94-17

Zoning: R-4
CAC: Midtown
Drainage Basin: Big Creek
Acreage: 0.89
Number of Lots: 2

Planner: Daniel Stegall
Phone: (919) 996-2712

Applicant: Nancy Lowe
Phone: (919) 271-2465
LOCATION: This site is located on the north side of Ortega Road and northeast of the intersection of Windsor Place and Ortega Road. The address is 501 Ortega Road and PIN: 1706913325.

REQUEST: Subdivision of a 0.89 acre tract zoned Residential-4 into two lots for recordation. Existing conditions indicate the site has two single family dwellings that will remain on each of the proposed lots. The current lot is recorded as a reserved lot in Book of Maps 1959, page 289. After subdivision the proposed density is 2.24 units per acre. Lot 13 is 19,659.82 square foot and Lot 14 is 20,033.44 square foot.

Note this plan is to subdivide a lot of record that was never formally subdivided and recorded. Despite title searches and previously approved building permits for separate homes, the lot was never recorded as two lots. The site was thought to be subdivided until recently.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: Not applicable.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Taylor Blakely or Blakely Design Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

PRIOR TO AUTHORIZATION TO RECORD LOTS:

ENGINEERING

1. Next Step: In accordance with Part 10A Section 8.1.3, a surety for incomplete public improvements at 125% of construction costs is provided to the City of Raleigh Development Services – Development Engineering program.

2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

3. A fee-in-lieu of construction of a 6’ width public sidewalk shall be paid to the City of Raleigh Development Services – Development Engineering program.

4. A 2.5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.
URBAN FORESTRY
5. Obtain required tree impact permit from the City of Raleigh Urban Forestry.

EXPIRATION 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: 2-14-2021
Record the subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)  

Date: 2/14/2018

Staff Coordinator: Daniel L. Stegall