



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

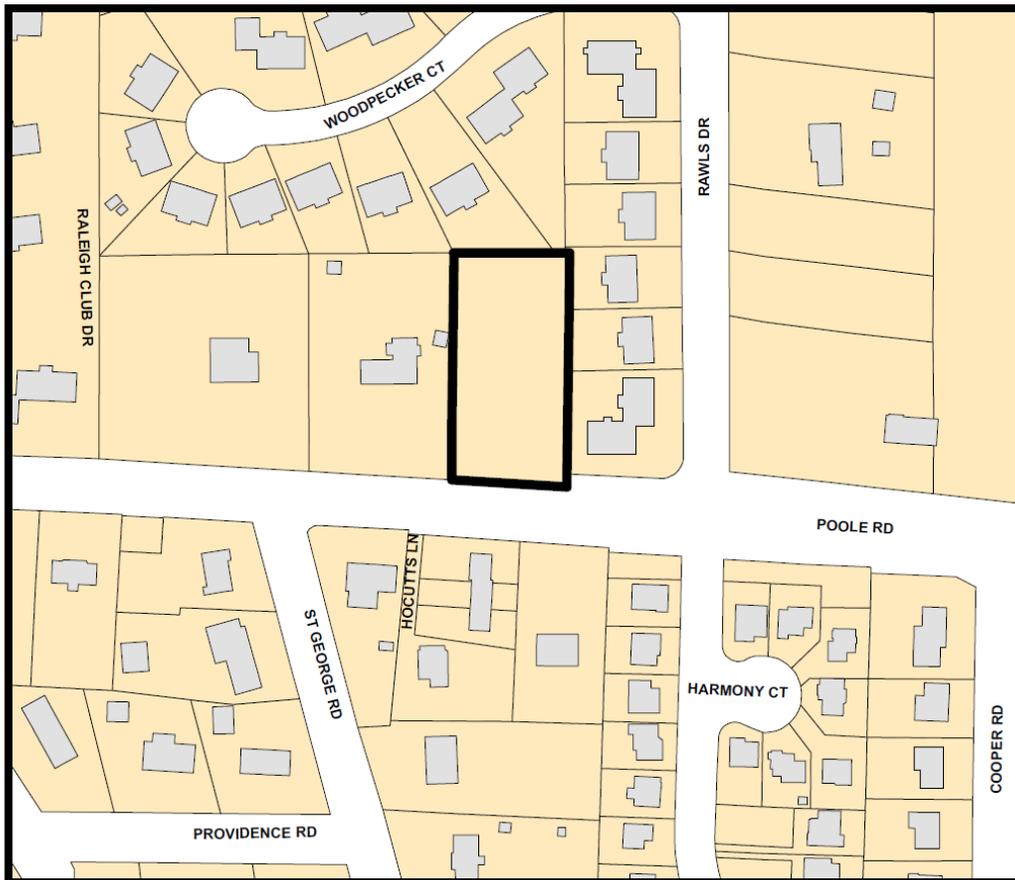
Case File / Name: S-19-11 / Jacobs Subdivision Lots 1 & 2

General Location: Located on the north side of Poole Road, between the intersection of Donald Ross Drive and Sunnybrook Road

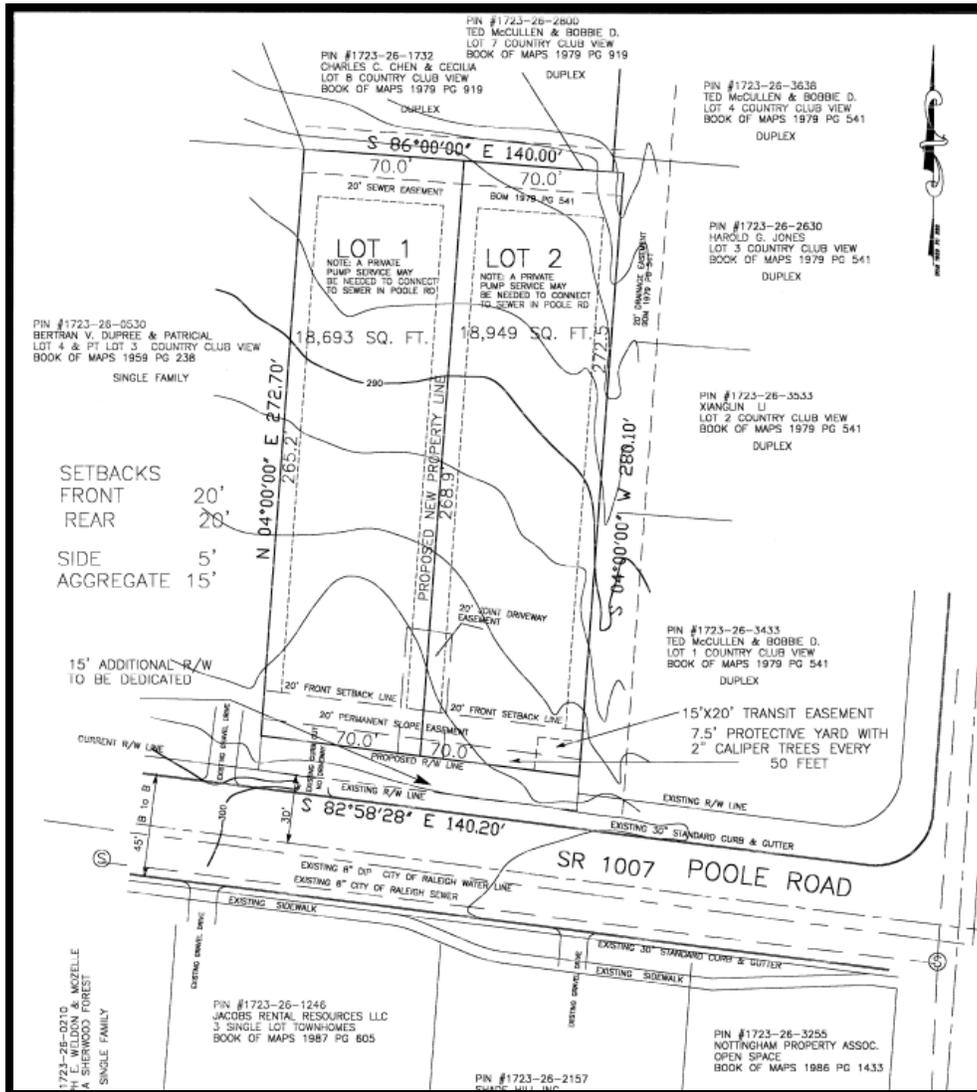
CAC: East

Nature of Case: The subdivision of a 0.86 acre parcel into two lots, Lot 1 0.43 acres and Lot 2 0.43 acres, zoned Residential-10 located inside the City Limits.

Contact: John Phelps



S-19-11 Jacobs Subdivision Lots 1 & 2 – Location Map



S-19-11 Jacobs Subdivision Lots 1 & 2 – Subdivision Layout

SUBJECT: S-19-11 / Jacobs Subdivision Lots 1 & 2

CROSS-REFERENCE: N/A

LOCATION: This site is located on the north side of Poole Road, west of its intersection with Poole Road, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 0.86 acre tract into 2 lots, zoned Residential-10.

Lot 1 – 0.43 acres
Lot 2 – 0.43 acres

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That all NCDOT and City of Raleigh driveway and/or encroachment permits be obtained;
- (2) That 1/2'-90-feet in width of right of way along Poole Road frontage of Lots 1 and 2 be dedicated to the City of Raleigh and a copy of the recorded plat provided to the City;
- (3) That a 20' permanent slope easement along the Poole Road property frontage for Lots 1 and 2 be dedicated to the City of Raleigh and a copy of the recorded plat provided to the City; and

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Witchell Siler (C. Wayne)

Date:

11/19/12

Staff Coordinator:

Meade Bradshaw

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 Chapter 2, Part 10, Sections 10-2021, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 10/19/11, owned by Jacobs Building Company Incorporated, submitted by John Phelps Jr.

ZONING:

ZONING DISTRICTS: Residential-10

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: The site is less than 2 acres, zoned Residential-10; therefore, the site is exempt from 10-2082.14.

UNITY OF DEVELOPMENT: N/A

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN:

Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Poole Road	1/2-60'	N/A	20'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. A fee-in-lieu of construction for 1/2 - 5' sidewalk is required along the 140' frontage of Lots 1 and 2.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: 15' x 20' easement on Poole Road.

URBAN FORM: This site is located in the East Citizen Advisory Council, in an area designated as moderate density residential (6-14 units per acre).

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 5,000 square feet. The minimum lot depth in this zoning district is 70'. The minimum lot width in this zoning district is 45'. Lots in this development conform to these minimum standards.

This development does not constitute and "infill subdivision" due to the fact both the Lot 1 and Lot 2 lot sizes and public street frontage are greater than 80% of the median public street frontage of the peripheral developed lots and greater than 80% of the median lot sizes of the surrounding lots and less than 66% of the lots in the periphery are nor original constructed single-family residences.

- BLOCK LAYOUT:** The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.
- CIRCULATION:** Proposed street improvements shall conform to normal City construction standards.
- PEDESTRIAN:** A fee-in-lieu of construction for one-half of a 5-foot sidewalk is being required for this section of Poole Road for future sidewalk construction on the north side of Poole Road.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** The subdivision is exempt from Part 10, Chapter 9 per Code Section 10-9021(3).
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new street names are required for this development
- OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), 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 by City Council 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: 11/19/15
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/19/17
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.