



## 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-43-14 / Betty Smith Subdivision

**General Location:** The site is located on the south side of Strickland Farm Road, west of the intersection of Forestville Road and Strickland Farm Road.

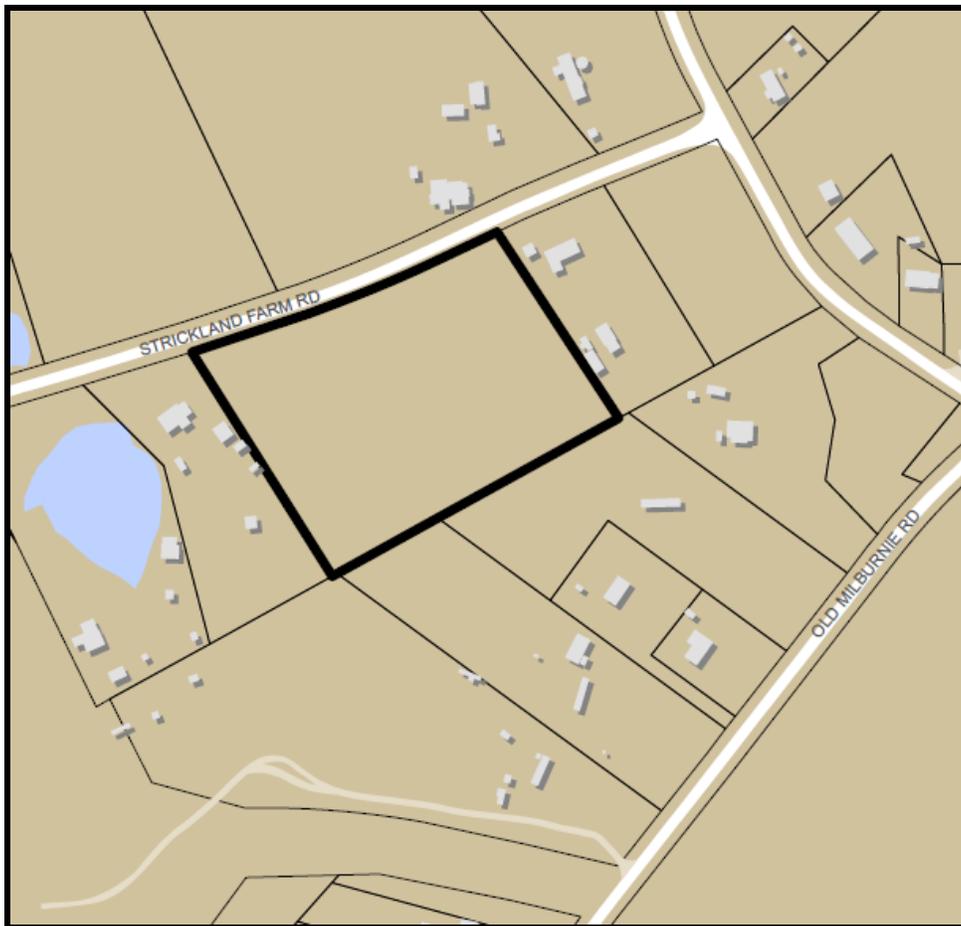
**CAC:** Northeast

**Nature of Case:** Subdivision of 6.34 acres into two lots, zoned Residential-4 with Special Highway Overlay District-1.

**Contact:** Danny Williams, Williams-Pearce and Associates

**Design Adjustment:** NA

**Administrative  
Alternate:** NA



S-43-14 Location Map



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**SUBJECT:** S-43-14

**CROSS-REFERENCE:** NA

**LOCATION:** The site is located on south side of Strickland Farm Road, outside the city limits.

**PIN:** 1745368714

**REQUEST:** This request is to approve the subdivision of a 6.34 acre tract into two lots, zoned Residential-4 with Special Highway Overlay District-1.

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**OFFICIAL ACTION:** Approval with conditions

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**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 125% of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (2) That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forestry Specialist;

***Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:***

- (3) That conditions 1 and 2, above, be met;

***Prior to Planning Department authorization to record lots:***

- (4) That the 12% impervious surface area restriction per lot must be recorded on the plat;
- (5) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
- (6) That the necessary approval from Wake County for the required well and septic permits are shown on the map for recordation;

***Prior to issuance of a certificate of occupancy for either lot:***

- (7) That an impervious surface as built survey showing compliance with the 12% impervious surface limitation is submitted and reviewed by the stormwater engineer.

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I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Baum (C. Baum) Date: 3-16-15

Staff Coordinator: Justin Rametta

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 City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Article 2.2, Sections 2.2.1,. This approval is based on a preliminary plan dated 6/30/2014 owned by Betty Smith, submitted by Williams-Pearce and Associates.

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**ZONING:**

**ZONING DISTRICTS:** Residential-4(R-4) with Special Highway Overlay District-1(SHOD-1).

**TREE CONSERVATION:** This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 0.637 acres of tree conservation area which is 10.05% of gross site acreage.

Tree conservation acreage is as follows:  
-Primary: 0.00 acres  
-Secondary: 0.637 acres

**PHASING:** There is one phase in this development.

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET TYPOLOGY MAP:** Strickland Farm Road is an existing Neighborhood Local Street maintained by NCDOT. As city water and sewer are not available to the lots in this subdivision, no improvements or right-of-way dedication are required in accordance with the Raleigh Street Design Manual.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Strickland Farm Road	Neighborhood Local	60'	1/2- 59'	20' edge to edge'	20' edge to edge

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

**COMPREHENSIVE PLAN:** This site is located in the Northeast Citizens Advisory Council in an area designated for low density residential.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in the R-4 zoning district is 10,000 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. Lots in this development conform to these minimum standards. The maximum density in the R-4 district is four units per acre.

**PUBLIC UTILITIES:** City water and sewer services are not available to serve this development. The subdivider is responsible for obtaining well and septic permits from the Wake County Environmental Services Department.

**SOLID WASTE:** Individual lot service by private contractor 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. However, as city water and sewer services are not available to this development, no streetscape improvements or fees in lieu are required.

**PEDESTRIAN:** No sidewalks are proposed or required as city water and sewer are not available to serve this site.

**FLOOD HAZARD:** There are no flood hazard areas on this site.

**STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9.2 of the Unified Development Ordinance. An impervious surface area restriction of 12% per lot results in no stormwater management facilities required for either stormwater quality or quantity.

**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. A fee for street signs is not required.

**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.