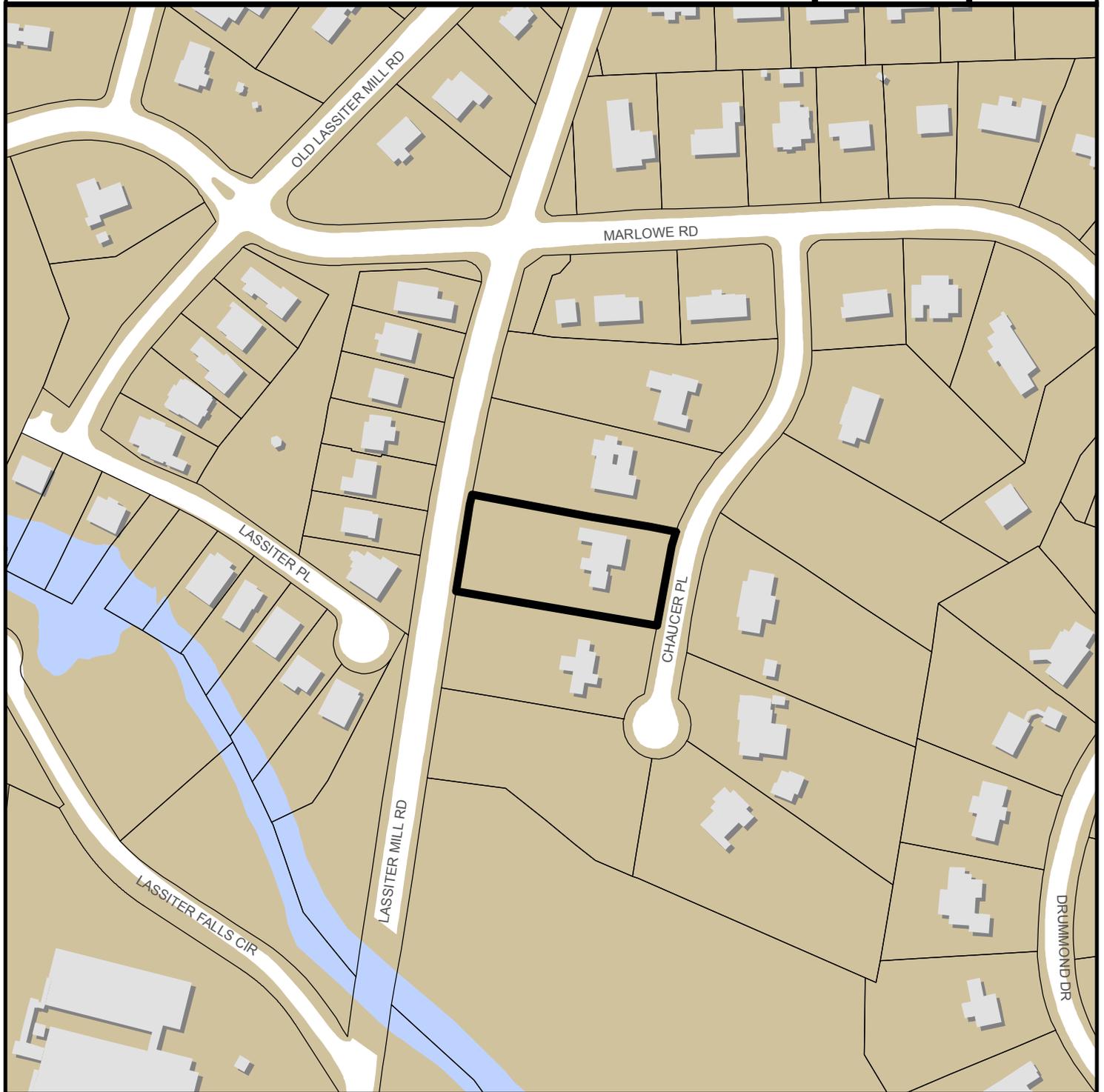


FOUNTAIN SUBDIVISION S-34-2016



0 300 600 Feet

Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Crabtree Creek**
Acreage: **0.98**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Richard & Emily**
Fountain III
Phone: **919-749-4068**





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-34-16 / Richard T. & Emily P. Fountain, III Subdivision

General Location: The site is located between Lassiter Mill Road and Chaucer Place, south of the intersection of Lassiter Mill Road and Marlowe Road, and inside the city limits.

CAC: Midtown

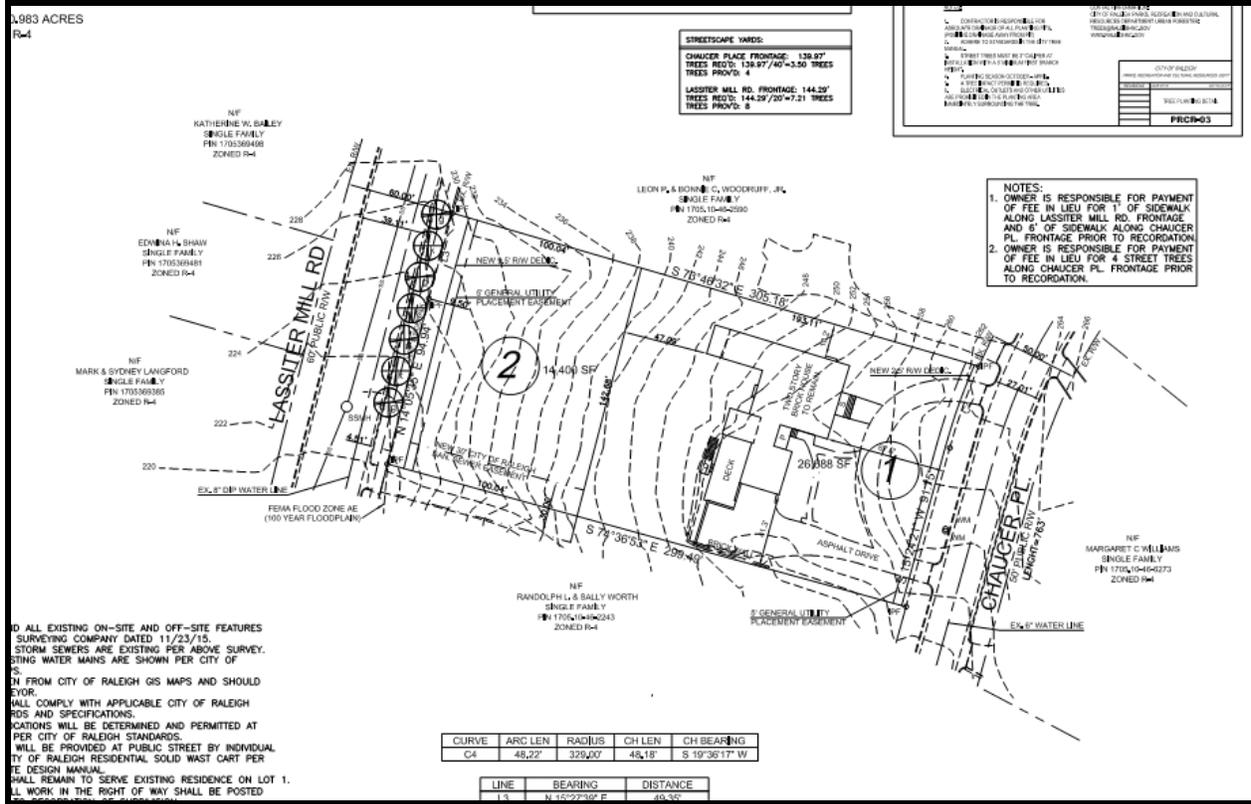
Nature of Case: Subdivision of a .99 acre parcel into 2 lots zoned Residential-4.

Contact:

Design Adjustment: N/A

Administrative Alternate: NA





S-34-16, Richard T. & Emily P. Fountain, III Subdivision

SUBJECT: S-34-16 / Richard T. & Emily P. Fountain, III Subdivision

**CROSS-
REFERENCE:** Transaction # 472813

LOCATION: The site is located between Lassiter Mill Road and Chaucer Place, south of the intersection of Lassiter Mill Road and Marlowe Road, and inside the city limits.

PIN: 1705462366

REQUEST: This request is to approve the Subdivision of a .99 acre parcel into 2 lots, zoned Residential-4.

OFFICIAL ACTION: Approval with conditions

**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 of 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 ½ of the required 79' right of way for Lassiter Mill road, and that ½ of the required 55' right of way for Chaucer Place is dedicated to the City of Raleigh;
- (3) That a fee-in-lieu of construction be paid for 1' of sidewalk along the frontage of Lassiter Mill Road, and, 6' of sidewalk and street trees along the frontage of Chaucer Place;
- (4) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Lassiter Mill Road is paid to the Public Works Department;
- (5) 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;
- (6) That a tree impact permit is obtained from the City of Raleigh;

I hereby certify this administrative decision.

Signed:(Planning Dir.)

Kenneth Bowen (J. Bowen)

Date: 8-29-16

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. This approval is based on a preliminary plan dated 6/26/16 owned by Richard T. & Emily P. Fountain, III., submitted by Stoney Chance, Chance & Associates.

ZONING:

ZONING DISTRICTS: Residential-4

TREE CONSERVATION: NA

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 of the following streets is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Lassiter Mill Road	Avenue 2-Lane Divided street	60'	½ of 79' (R/W dedication of 9.5')	39' b to b	-	-
Chaucer Place	Neighborhood Yield street	50'	½ of 55' (R/W dedication of 2.5')	27' b to b	-	-

Existing streets on the site are classified as Avenue 2 Lane Divided (Lassiter Mill Road) and Neighborhood Yield (Chaucer Place). 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 Midtown Citizens Advisory Council in an area designated as Low Density Residential.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Residential-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. 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.
- 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 Residential Streetscape. A fee in lieu for a 1' sidewalk along the frontage of Lassiter Mill Road, 6' of sidewalk, and street trees along Chaucer Place is required prior to lot recordation.
- PEDESTRIAN:** A fee in lieu for a 1' sidewalk along the frontage of Lassiter Mill Road, 6' of sidewalk, and street trees along Chaucer Place is required prior to lot recordation.
- FLOOD HAZARD:** FEMA Floodplain, zone AE, is located on a portion of this site.
- STORMWATER
MANAGEMENT:** This site is not subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. The subdivision is claiming exemption 9.2.2.A (3), as amended by TC-6-15, as a subdivision less than one acre in aggregate size.
- 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: 8-29-2019
Record entire subdivision.

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.