



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

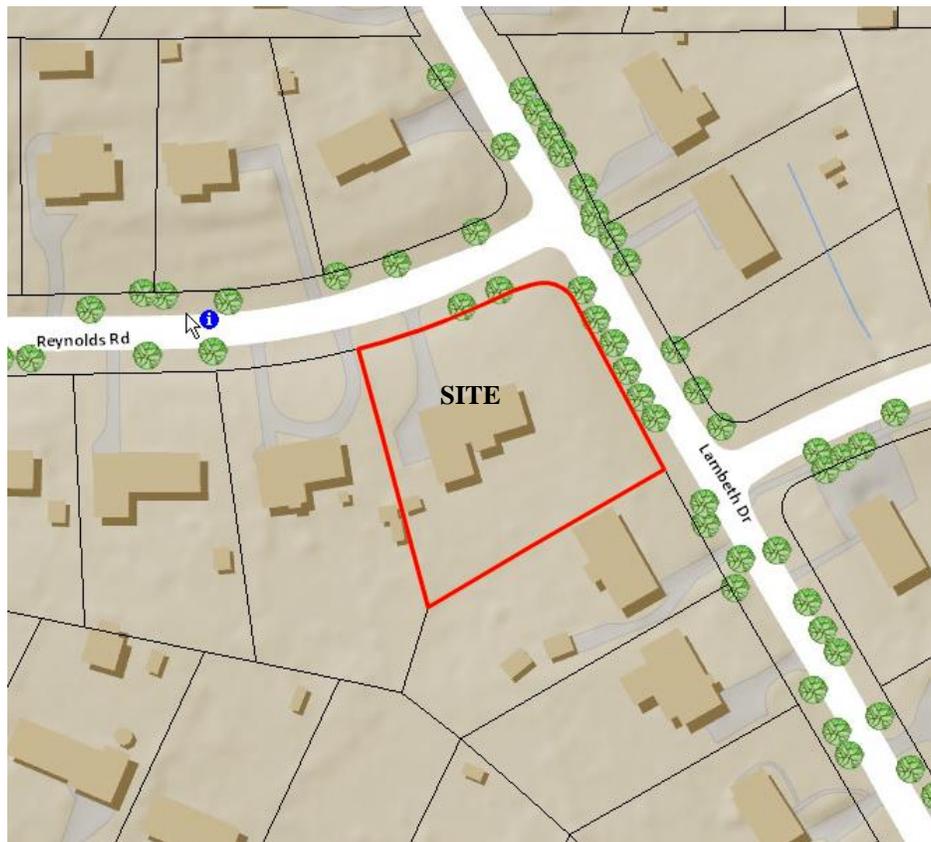
Case File / Name: S-31-14 / Lambeth Drive Subdivision

General Location: The site is located on the south side of the intersection of Lambeth Drive and Reynolds Road.

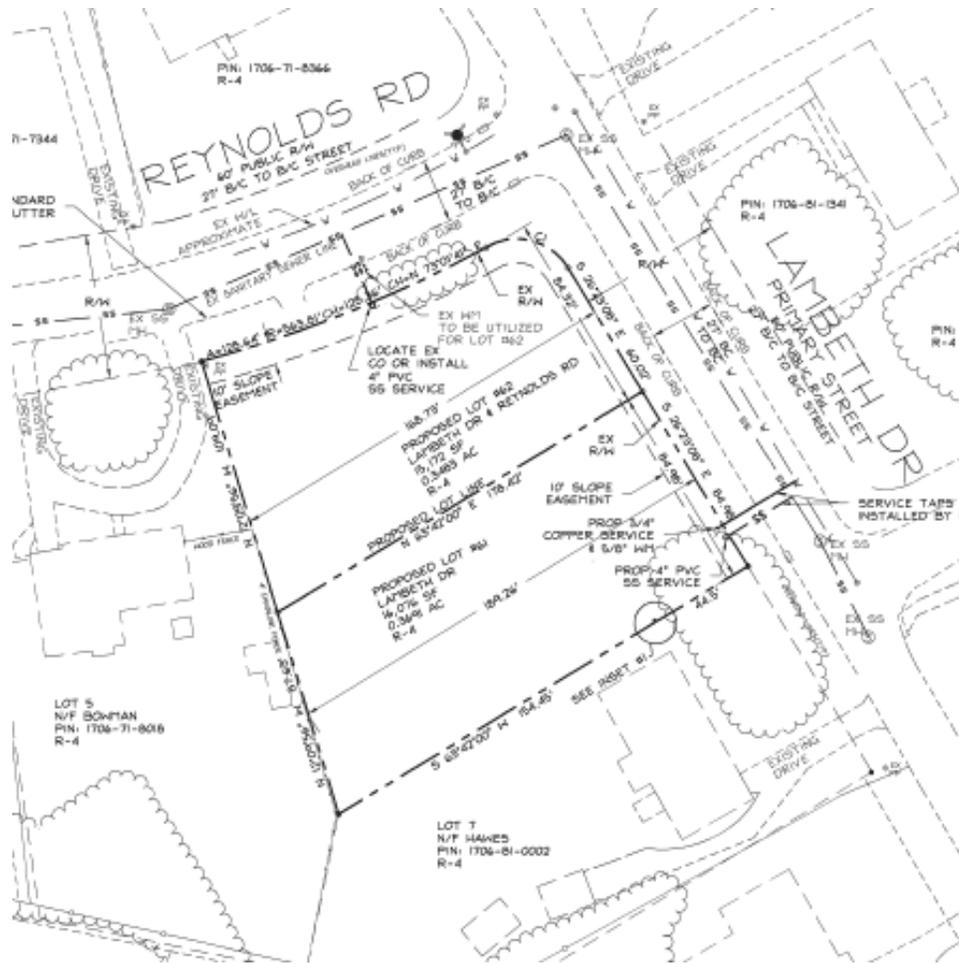
CAC: Midtown

Nature of Case: Subdivision of one lot into 2 lots, currently zoned Residential-4 District. All proposed lots would front on Lambeth Drive. This was submitted post September 1, 2013, and is subject to the Unified Development Ordinance.

Contact: Blackmon Development Associates, Chad Blackmon.



Location Map



Proposed Plan

SUBJECT: S-31-14 / Lambeth Drive Subdivision

CROSS-REFERENCE: N/A

LOCATION: The site is located on the south side of the intersection of Lambeth Drive and Reynolds Road, and is inside the city limits.

PIN: 1706-71-9145

REQUEST: This request is to approve the subdivision of a 0.71 acre tract into 2 lots, zoned Residential-4 District as per the Unified Development Ordinance. Proposed Lot # 61 will be 16,076 square feet in size, and proposed Lot # 62 will be 15,172 square feet in size. This proposal conforms to the density, minimum lot size, and dimension standards of the Residential-4 district. Surrounding periphery lots are developed as single family residential. There is an existing single family residence, accessory building, drive, paved area, overhead lines, and brick wall, existing on site, all which to be removed.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

***Prior to approval of a concurrent review of Final Site Review and
Infrastructure construction plans, or whichever occurs first***

- (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 demolition permits are to be issued for the existing single family dwelling and accessory structures and the building permit numbers be shown on all maps for recording with the Wake county Register of Deeds office;
- (3) That a fee-in-lieu, based on the City's rates, will be required for all improvements, including street trees (40' on center) , and 6' concrete sidewalk, along the frontages of both Lambeth Drive, and Reynolds Road;
- (4) That a 10' width slope easement along both Lambeth Drive and Reynolds Road as shown on the preliminary plan be shown on all maps for recording.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Bowers (C. Rapp) Date: 10-13-14

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 Part 10A, Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, and Article 7.2. This approval is based on a preliminary plan dated 9/11/2014 owned by 70 West Partners, LLC, submitted by Chad Blackmon, Blackmon Development Associates.

ZONING:

ZONING DISTRICTS:

Residential-4, District,
Unified Development Ordinance, Effective September 1, 2013.

TREE CONSERVATION:

N/A

PHASING:

There are no phases in this development.

COMPREHENSIVE PLAN:

GREENWAY:

There is no greenway on this site.

STREET TYPOLOGY MAP:

Reynolds Road and Lambeth Drive are both classified as a Neighborhood Yield, per Chapter 8 of the UDO.

| <u>Street</u> | <u>ROW</u> | <u>Construct</u> | <u>Slope Esmt.</u> |
|---------------|---------------------------|------------------|--------------------|
| Lambeth Drive | NA- sufficient R/W exists | NA | 10' |
| Reynolds Road | NA- sufficient R/W exists | NA | 10' |

No additional Right of Way will be required along either roadway since adequate (60') Right of Way exists today. Per the City's approved cross-sections (Section 8.4.4 A), a 6' concrete sidewalk and street trees (40' on center.) are required of this development. Since no sidewalks or street trees exists along either Lambeth Drive or Reynolds Road, a fee-in-lieu for construction will be required for the required public infrastructure.

A 10' slope easement outside the Right of Way is required along both Lambeth Drive and Reynolds Road.

Neither lot shall have more than one driveway access to the public Right of Way.

A 5' utility easement outside the Right of Way will not be required as utilities exist within the current Right of Way and exceed the minimum.

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

**COMPREHENSIVE
PLAN:** NA

**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'. The minimum lot width of an interior lot in this zoning district is 65 feet, and 80' on a corner lot. Proposed lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The sub-divider 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 along both Latham Drive and Reynolds Road is Residential, 6' sidewalk with trees 40' on center. 5' utility easement outside the Right of Way will not be required as utilities exist within the current Right of Way. A fee-in-lieu for a 6' sidewalk and street trees (40' on center), along both Lambeth Drive (169.30') and Reynolds Road (128.64') is required.

PEDESTRIAN: Since no sidewalk or street trees exists along either Lambeth Drive or Reynolds Road, a fee-in-lieu for construction of said sidewalk will be required for the required public infrastructure.. Each proposed lot has access to the public right of way in accordance with 8.3.4 of the UDO.

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

**STORMWATER
MANAGEMENT:** This property is exempt from Active Storm water Control Measures by Part 10A, Article 9.2.2 A 1) as any detached house used for single unit living or any attached house used for two-unit living, built as part of a subdivision 1 acre or less in aggregate size;

Exemptions:

The subdivision may claim an exemption to stormwater controls under Section 9.2.2.A.1 as development on each lot will not exceed 2 dwelling units within a subdivision less than 1 acre in cumulative size.

WETLANDS

**/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

NA

**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: 10/13/17

Record 100% of the land area approved.
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.