



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-56-2014 / Eden Lane Subdivision

General Location: The site is located on the east side of Eden Lane, north of Churchill Road.

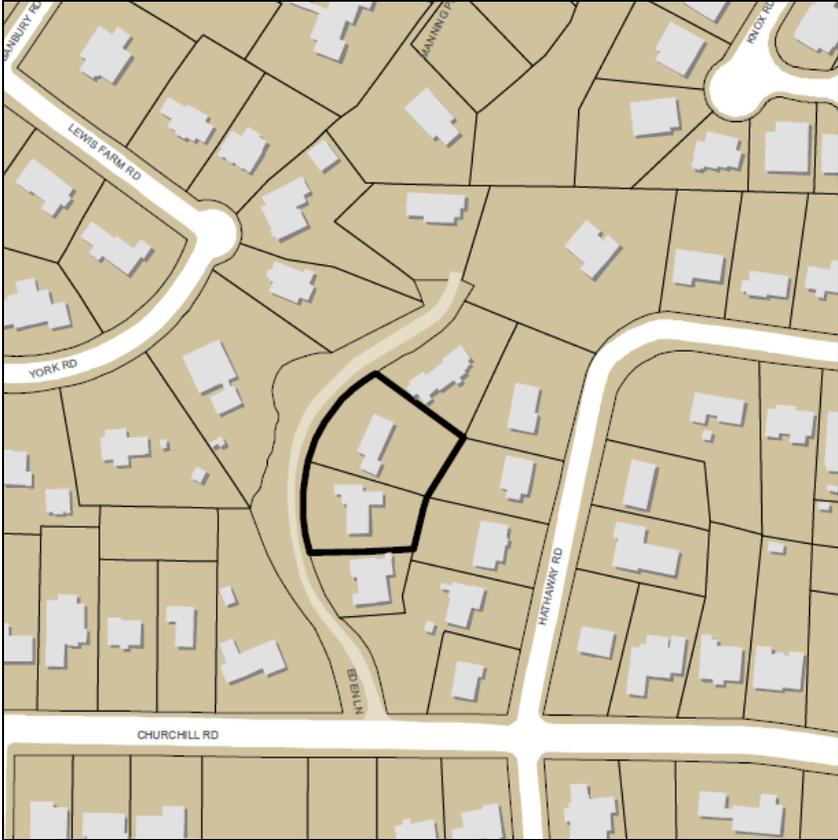
CAC: Wade

Nature of Case: Subdivision of two parcels totaling .84 acres into three parcels, all of which are zoned Residential 4 (R-4).

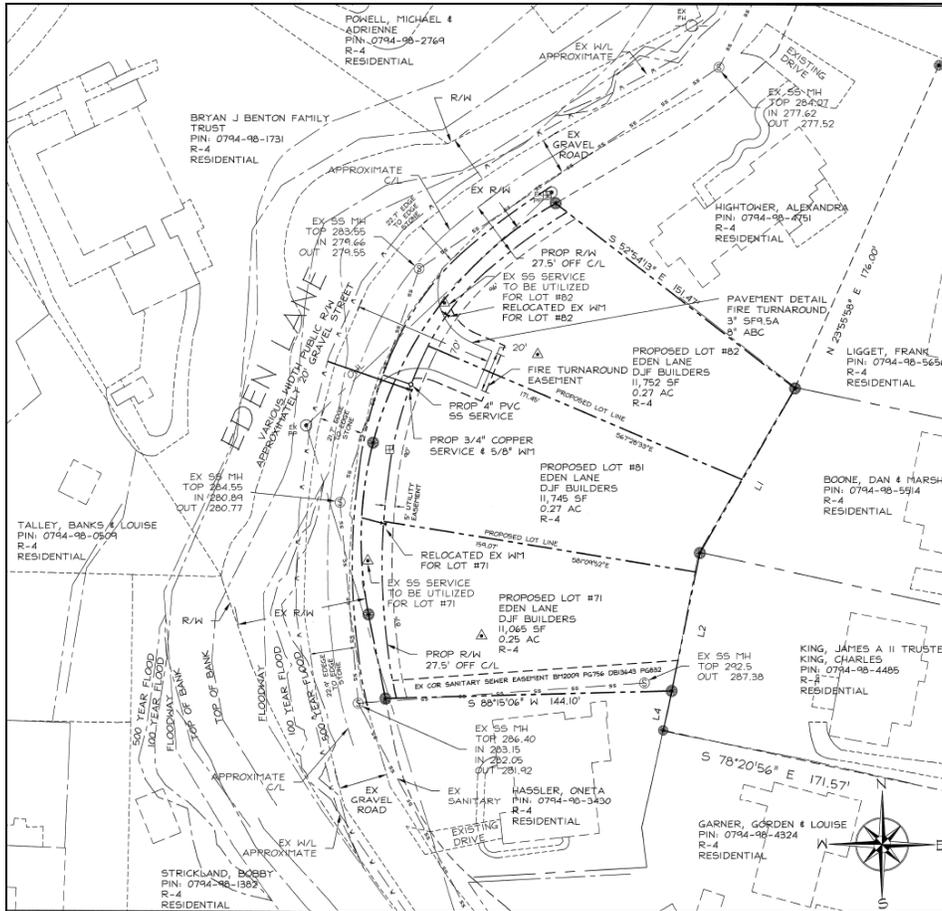
Contact: Chad Blackmon, Blackmon Development Associates, PLLC

Design Adjustment: NA

Administrative Alternate: NA



S-56-14 Location Map



S-56-14 Preliminary Subdivision Plan

SUBJECT: S-56-14 / Eden Lane Subdivision

**CROSS-
REFERENCE:** Transaction #416105

LOCATION: The site is located at 1410 and 1416 Eden Lane, and is inside the city limits.

PIN: 0794983429 and 0794983650

REQUEST: This request is to approve the subdivision of two parcels totaling .84 acres into three lots, zoned Residential 4 (R-4).

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That demolition permits be issued for the existing houses on site to be removed from both parent tracts and that these building permit numbers be noted on all maps for recording with the Wake County Register of Deeds;
- (2) That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract;
- (3) That a fee in lieu shall be paid to the City of Raleigh for all frontage requirements along Eden Lane including ½ - 27' back to back roadway section and a 6 foot wide concrete sidewalk running the combined width of the proposed subdivision, and street trees 40 foot on center or a total of 7 street trees;
- (4) That a 10' slope easement is to be shown on the plat and dedicated to the City of Raleigh prior to map recordation with the Wake County Register of Deeds;
- (5) That ½ - 55' Right of Way is to be shown on the plat and dedicated to the City of Raleigh prior to map recordation with the Wake County Register of Deeds;
- (6) That a Fee-in-lieu for any other required infrastructure will be paid to the City of Raleigh. The fee will be calculated at the time of plat submittal and shall be paid prior to approval.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowers (S. Barber) Date: 4-8-15

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, and Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 2/2/15 owned by DJF Builders/Dennis Fitzgerald., submitted by Chad Blackmon/Blackmon Development Associates, PLLC.

ZONING:

ZONING DISTRICTS: Residential 4 (R-4), Unified Development Ordinance, Effective Sept. 1, 2013.

TREE CONSERVATION: This site is less than two acres in size and the project is not required to provide 10% of the wooded area for tree conservation; UDO Article 9.1 Tree Conservation does not apply.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: Dedication of right-of-way on the following street is required by the Street Typology Map of the Comprehensive Plan. Eden Lane is considered a Neighborhood Yield Street. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Req R/W	Existing street (b to b)	Proposed street (b to b)
Eden Lane	Neighborhood Yield	Variable	1/2-55'	Gravel	Fee-in-lieu for 1/2 - 27' b/b section

Existing streets on the site are classified as Neighborhood Yield.

Street	ROW	Construct
Eden Lane	1/2 - 55' right-of-way	No Construction 10' Slope easement

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

COMPREHENSIVE PLAN: This site is located in the Wade Advisory Council, and, in an area designated as low-density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size for a detached dwelling 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 Neighborhood Yield. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.

PEDESTRIAN: A sidewalk is required along both sides of Eden Lane. A Fee-in-Lieu for sidewalk is required prior to map recordation.

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

STORMWATER MANAGEMENT: This site is not subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code.

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: 4/8/2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 4/8/2020
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.