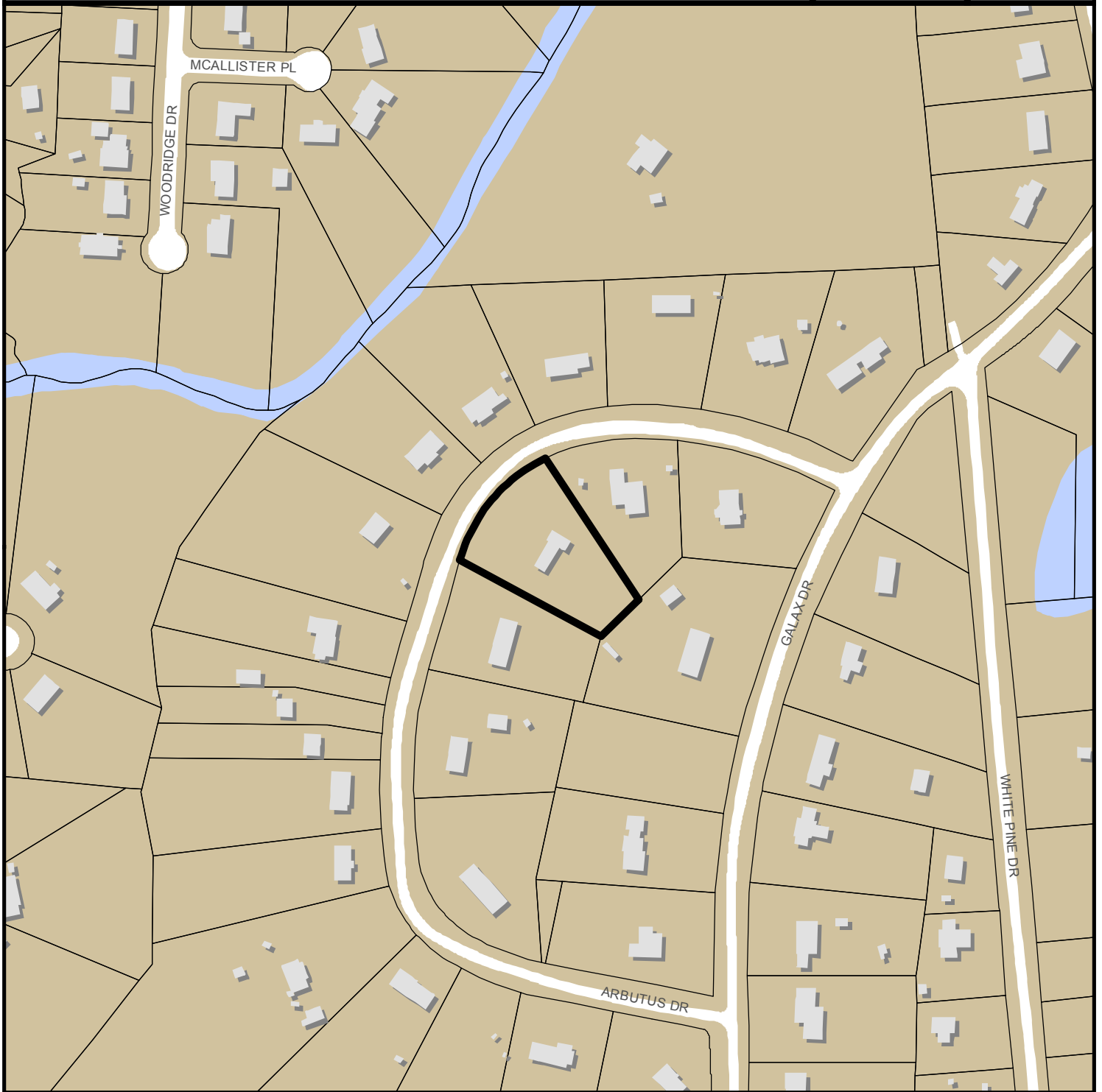


LAUREL HILLS LOT 3-A SUBDIVISION S-73-2015



Zoning: **R-4**

CAC: **Northwest**

Drainage Basin: **Crabtree Basin**

Acreage: **1.15**

Number of Lots: **2**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **John Lowdermilk**

Phone: **(919) 810-6406**





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-73-15 / Laurel Hills Lot 3A, Block 7 Subdivision

General Location: The site is located on the southeast side of Arbutus Drive, west of the intersection of Arbutus Drive and Galax Drive.

CAC: Northwest

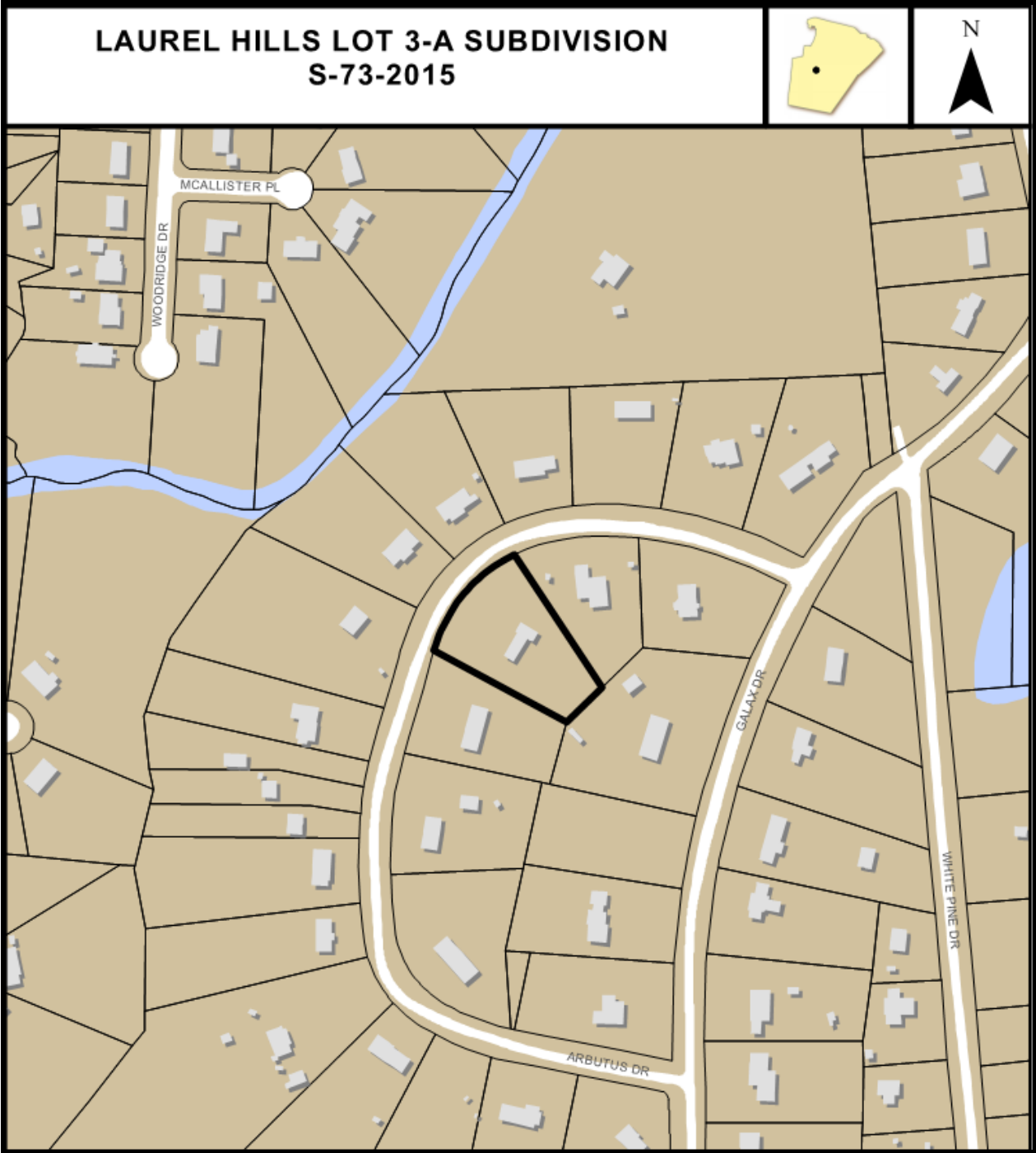
Nature of Case: Subdivision of a 1.15 acre lot into 2 single family lots.

Contact: John Lowdermilk, PLS

Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment for an alternative street cross section, utilizing existing trees (as shown on plan) outside of the Right of Way to meet the Street tree requirement.

Administrative Alternate: NA



Location Map – 4226 Arbutus Drive, Raleigh NC

Public Works Design Adjustment – Staff Response




Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	Laurel Hills Subdivision	Date Completed Application Received	1/21/16
	Case Number	S-73-2015	Transaction Number	453530

Staff Response/Recommendation	Public Works Staff has reviewed this with the reviewer from Urban Forestry and supports the request.		
	Staff Member	Daniel G. King, PE	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny

 Richard L. Kelly, Interim Public Works Director 2/9/16 Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov

Design Adjustment – Alternative Street Cross section

SUBJECT: S- 73-15 / Laurel Hills Lot 3A, Block 7 Subdivision

**CROSS-
REFERENCE:** Transaction # 453530

LOCATION: The site is located on the southeast side of Arbutus Drive, west of the intersection of Arbutus Drive and Galax Drive, zoned R-4 and Neighborhood Conservation Overlay District (Laurel Hills), and is inside of the city limits.

PIN: 0786913149

REQUEST: This request is to approve the subdivision of a 1.15 acre tract into 2 lots, zoned Residential 4 (R-4), and within an NCOD (Laurel Hills) Overlay.

OFFICIAL ACTION: Approval with conditions

**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 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 a nitrogen offset payment must be made to a qualifying mitigation bank;

(3) That the 29' section of fence shown outside of the subject property is to be relocated onto the subject parcel and shown on the plat as such prior to recordation;

(4) That the necessary approval from Wake County Environmental Services for the existing well is shown on the map for recordation;

(5) That a demolition permit be issued and this building permit number be shown on all maps for recording;

(6) That a fee-in-lieu is to be paid for 241 linear feet of road widening, 6' sidewalk width, and curb & gutter along the project side of Arbutus Drive;

(7) That the maximum impervious allowed on each lot as approved by the City Stormwater Engineer and shown on the Preliminary Plan shall be shown on the recorded map;

Prior to issuance of building permits:

- (8) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval.

I hereby certify this administrative decision.

Signed:(Planning Dir.) *Kenneth Bowen (S. Balin)* Date: 2-19-16

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, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 1/25/16 owned by Built by D&A, Zak Davenport., submitted by John Lowdermilk, PLS.

ZONING:

ZONING DISTRICTS: Residential-4, NCOD (Laurel Hills)

TREE CONSERVATION: NA

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: The existing street is classified as Neighborhood Yield (8.4.4). Dedication of Right-of-Way is not required as per 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
Arbutus Drive	Neighborhood Yield	60'	55'	18'	Fee in lieu (2')	NA

Existing streets on the site are classified as Neighborhood Yield. A fee-in-lieu will be required to be paid for 241' linear feet of road widening, 6' sidewalk width, and curb & gutter along the project side of Arbutus Drive.

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

COMPREHENSIVE PLAN: This site is a Low Density Residential Area located in the Northwest Raleigh Citizens Advisory Council.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in R-4 zoning district is 10,000 sq. 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.

The minimum lot size in NCOD/Laurel Hills Overlay district is 21,780 sq. feet. The minimum lot frontage in this overlay district is 45 ft. The minimum lot width in this overlay district is 100 feet measured 80 feet from the front property line. 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. There is an existing well on proposed lot #1 which is to be left on site without interconnection and is to be used for irrigation and is to be approved by Wake County Environmental Services for this use.

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: A Design Adjustment has been approved allowing an alternative Residential Street Cross section, utilizing existing trees (as shown on plan) outside of the Right of Way to meet the Street tree requirement

PEDESTRIAN: A fee-in-lieu will be paid for 6' sidewalk width running 241 linear feet along the front of the parent tract.

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

STORMWATER

MANAGEMENT: This site is subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. The lots will be exempt from runoff controls under UDO 9.2.2.E.2.c by limiting impervious on each lot to no more than 15%. Nitrogen regulations will be met with a buy down to a private mitigation bank.

**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: 2-19-2019
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.