



Franklin County Communique to the Planning Board

REQUEST FOR SUBDIVISION APPROVAL – Baker Preserve Subdivision 21-MAS-08 US 401 Hwy

DEVELOPER(S):

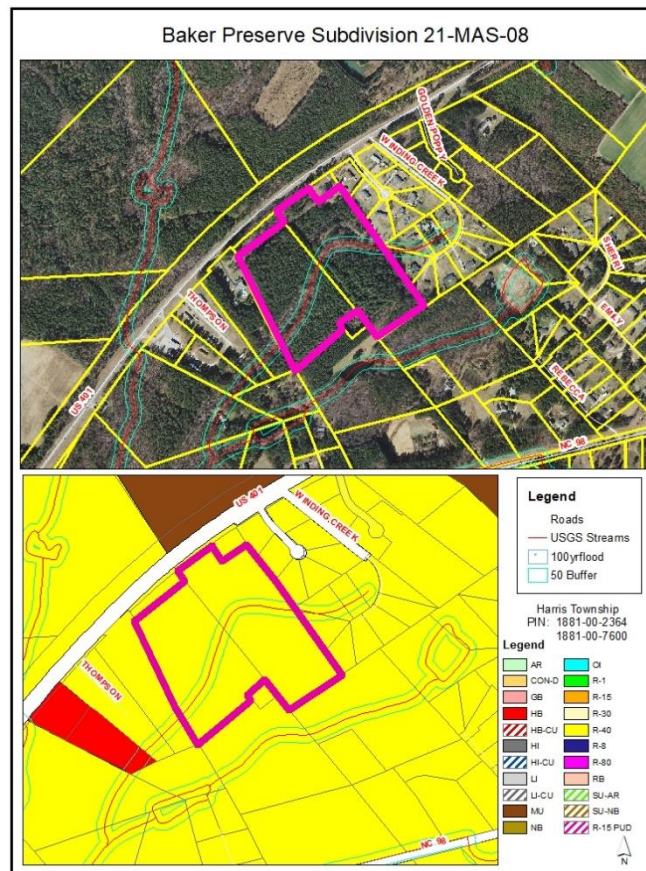
Name of Developer: Keith Farms, LLC
Address: P.O. Box 610
CityStateZip: Youngsville, NC 27596

OWNER

Name of Owner: Rebecca M Baker Life Estate
Address: 3875 NC 98 Hwy W
CityStateZip: Youngsville, NC 27596

Norris Creek Development, LLC
P.O. Box 18973
Raleigh, NC 27619

LOCATION



ATTACHMENTS:

Preliminary Subdivision Plan

PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
Rebecca M Baker Life Estate	1881-00-2364	R-40	12.89
	1881-00-7600	R-40	10.78
Norris Creek Development, LLC	1871-81-9122	R-40	
TOTAL			23.953 Acres

ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
Subject Property	R-40 Residential	Vacant/Wooded
North	R-40 Residential	Residential (Winding Creek Subdivision)
South	R-40 Residential	Residential/Wooded
East	R-40 Residential	Residential Single Family
West	R-40 Residential	Wooded/Residential

STAFF ANALYSIS

PROJECT OVERVIEW

Subdivision Request: A *preliminary* plan has been submitted for Baker Preserve Subdivision. This property is located off US 401 Hwy in Harris Township in the Residential-40 (R-40) Zoning District. The preliminary plan is for the subdivision of approximately 23.953 acres into 21 lots with an average lot size of 0.785 acres. In addition, the preliminary plan provides 4.912 acres of dedicated open space. The subdivision is designed to be served by private wells and septic systems.

PLANNING & ZONING

Land Use Plan: The Land Use Plan has this property designated as Rural.

Setback and Lot Size:

Zoning District	Min. Square Footage	Min. Road Frontage	Min. Front Setback	Min. Side Setback	Min. Rear Setback
<i>Existing Zoning</i> R-40 Residential (Cluster)	30,000	75	35	10	30

Water/Sewer Service: The development is designed to be served by private wells and septic systems.

Transportation: The proposed subdivision is located off US 401 Hwy. The 2019 average daily traffic count for this section of US 401 Hwy is approximately 13,000 vehicles per day.

Environmental Issues: This property is located in the WS II Neuse River Basin. The maximum impervious surface allowed within this area is 12%.

Schools: Royal Elementary, Bunn Middle, and Bunn High are the schools that will serve this subdivision.

PLANNING STAFF RECOMMENDED PLANNING BOARD DISCUSSION ITEMS

Review proposed Subdivision Request for the approval of the preliminary plan, solicit comments or questions and make a recommendation.

PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD

Recommend approval of the preliminary plan for Baker Preserve Subdivision located off US 401 Hwy in Harris Township for the subdivision of a 23.952-acre parcel into 21 lots with the following conditions:

- NCDEQ Erosion and Sedimentation control permit.
- NCDEQ approval for impacts to riparian buffers.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Pursuant to Section 29-8: Buffering. In addition to the landscaping and screen requirements in Article 14, in residential subdivisions, a buffer strip at least fifty (50) feet in depth in addition to the normal lot size and depth required shall be provided adjacent to all railroads, limited access highways, and major thoroughfares. The following statement shall be placed on the preliminary and final plat: This strip reserved for the planting of trees or shrubs by the owners; building of structures hereon is prohibited.
- Approval by the NC Department of Transportation (North Carolina Department of Transportation Built to Standards Letter)
- All road designs and entrances must meet NC DOT standards
- All stub roads/streets shall be constructed to the adjoining property line.
- Approved NCDOT driveway permit.
- Pursuant to section 29-5: Streets (A) Public Streets. All roads in existing recorded phase(s) of subdivisions shall be incorporated into the NCDOT Secondary Road Maintenance Program prior to recording future phase(s) of the subdivision.
- The following disclosure statement shall be placed on the final plat: All roadways in the subdivision are declared public and shall be maintained by the developer. It shall be their responsibility to bring these roads up to the standards of the North Carolina Department of Transportation to meet the requirements for petitioning addition of these roadways to the North Carolina Department of Transportation's maintained roads system.
- Prior to Final Plat, ensure all lots can accommodate on-site septic treatment and disposal. If a variance of UDO development standards is applied for in the future, a hardship will not be present.
- No off-site septic systems or easements.

- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- Provide a letter of approval/acceptance for the Mail Kiosk and Mail Kiosk box assignment from the Post Office.
- All other standard conditions of subdivision approval as listed in the Franklin County UDO.
- Prior to final plat, the following items shall be submitted:
 - Landscape Plan
 - Recorded Covenants with provision for road maintenance and open space
 - Street lighting plan
 - Mail center is subject to County approval and shall be constructed as part of the first phase.