



# Franklin County Communique to the Planning Board

## REQUEST FOR SUBDIVISION APPROVAL – OAK PARK 16-MAS-16 HICKS ROAD (STATE ROAD 1125)

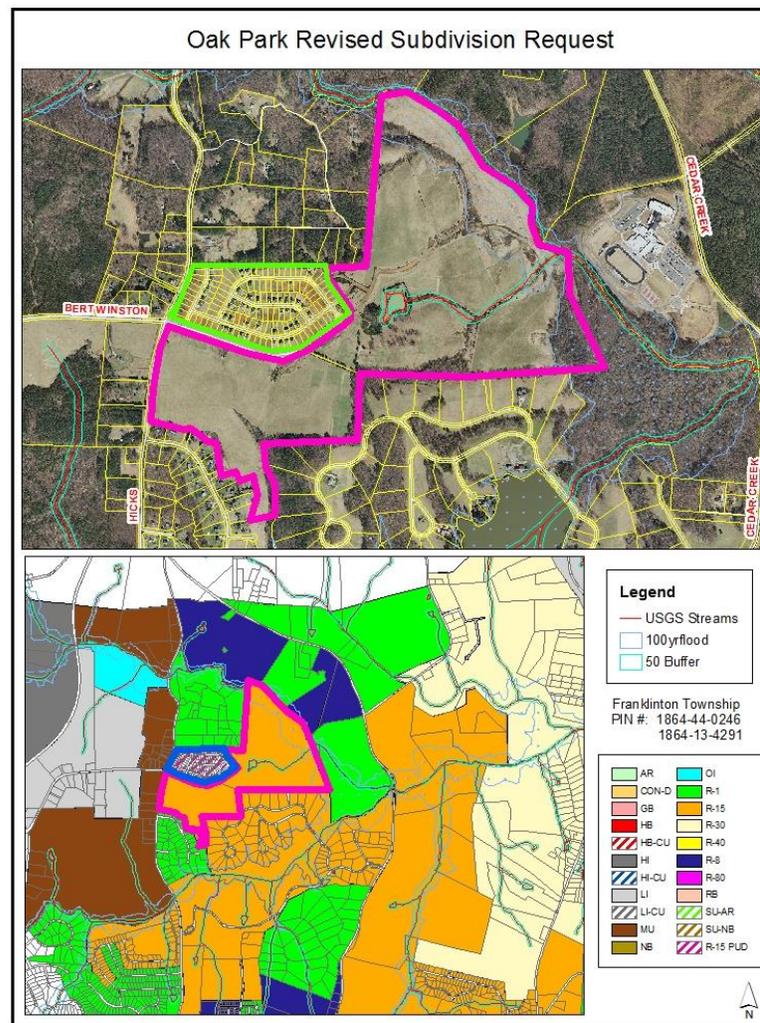
### PETITIONER(S):

Name of Petitioner: Spaulding & Norris, PA  
Address: 972 Trinity Rd  
CityStateZip: Raleigh, NC 27607

### OWNER

Name of Owner: 2 Gen Holdings LLC  
Address: 1207 Roseneath Rd  
CityStateZip: Richmond, VA 23230

### LOCATION



**ATTACHMENTS:**  
Subdivision Plan

## PARCEL INFORMATION

OWNER	PARCEL #	ZONING	AREA
2 GEN Holdings LLC	1864-44-0246/1864-13-4291	R-15	305.28
<b>TOTAL</b>			<b>305.28 Acres</b>

## ADJACENT PROPERTY SITE DATA

	ZONING	LAND USE
<b>Subject Property</b>	R-15 Residential	Existing and Approved Oak Park Subdivision
<b>North</b>	R-1 Residential	Residential
<b>South</b>	R-1 Residential	Hidden Lake Subdivision
<b>East</b>	R-8/R-1 Residential	Residential Cedar Crossing Subdivision/Franklinton High School
<b>West</b>	MU	Approved Allen Farm Subdivision

## STAFF ANALYSIS

### PROJECT OVERVIEW

**Subdivision Request:** A *revised preliminary* plan has been submitted for Oak Park Subdivision. Phase One (1) of this subdivision consisting of 133 lots and 47.17 acres was recorded on March 22, 2006. This subdivision was most recently revised on June 13, 2006. This property is located off Hicks Road (State Road 1116) in Franklinton Township in the R-15 Residential Zoning District. The preliminary plan is for the subdivision of approximately 305.28 acres into 599 lots. The average lot size within this development is 10,890 square feet. There is 95.47 acres of Open Space proposed within this development. The subdivision is designed to be served by public water and sewer.

### PLANNING & ZONING

**Land Use Plan:** The Land Use Plan has this property designated as Low-Medium Residential.

### 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-15 Residential (Cluster)	10,000	50	20	10	15

**Water/Sewer Service:** The development is designed to be served by public water and public sewer. The water and sewer allocation will be done at the discretion of the Board of Commissioners. Staff is recommending that the development be approved conditional upon formal allocation of utilities by the Board of Commissioners.

**Transportation:** The proposed subdivision is located off Hicks Road (State Road 1125). The developer is dedicating the right-of-way for the Lane Store Rd. Ext. The design proposed will provide continuous movement to Oak Park Blvd.

**Environmental Issues:** There is a 50 ft riparian buffer and 100-year flood plain along Cedar Creek on the property. The subject property is located within the Tar-Pamlico River Basin and is required to meet nutrient regulations for nitrates and phosphates, including approval of a stormwater management plan if there is a land disturbance of .50 acres or greater.

**Schools:** Franklinton Elementary, Franklinton Middle, and Franklinton 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 revised preliminary plan for Oak Park Subdivision, located off Hicks Road in Franklinton Township for the subdivision of a 305.28-acre parcel into 599 lots with the following conditions:

- Sedimentation and erosion control plan approval.
- Approved landscaping in accordance with Article 14 of the Franklin County UDO.
- Approval by NC DOT
- All road designs and entrances must meet NC DOT standards.
- Final Tar-Pamlico stormwater Review approval.
- Allocation of water and sewer shall be approved by the Franklin County Board of Commissioners prior to the expiration date of the preliminary plan. A twenty-five percent (25%) deposit of the required Utility Acreage Fee shall be paid in the form of a cash deposit within fifteen (15) days of Board of Commissioner allocation of utilities.
- All utility plans will be approved by the Public Utilities Department prior to construction.
- Payment in lieu of land dedication shall be required unless the provisions of Article 31 of the UDO are satisfied.
- 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
  - Street lighting plan
  - Erosion Control Plan Approval
  - Mail center is subject to County and NC DOT approval and shall be constructed as part of the first phase of recorded lots of this revised preliminary plan.