



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

Case File / Name: S-2-11 /Markets at Rock Quarry Lot 1 Subdivision

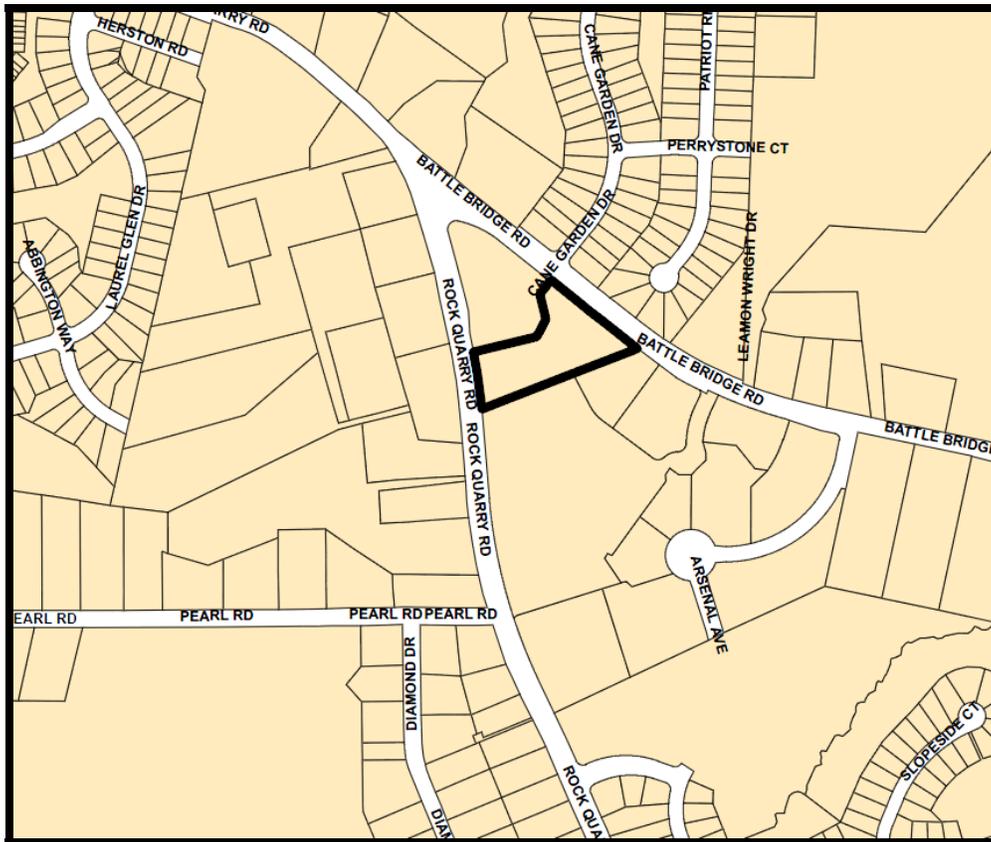
General Location: South side of Battle Bridge Road, east of the intersection of Rock Quarry

Owner: L & P Associates, LLC
Designer: John A Edwards & Company

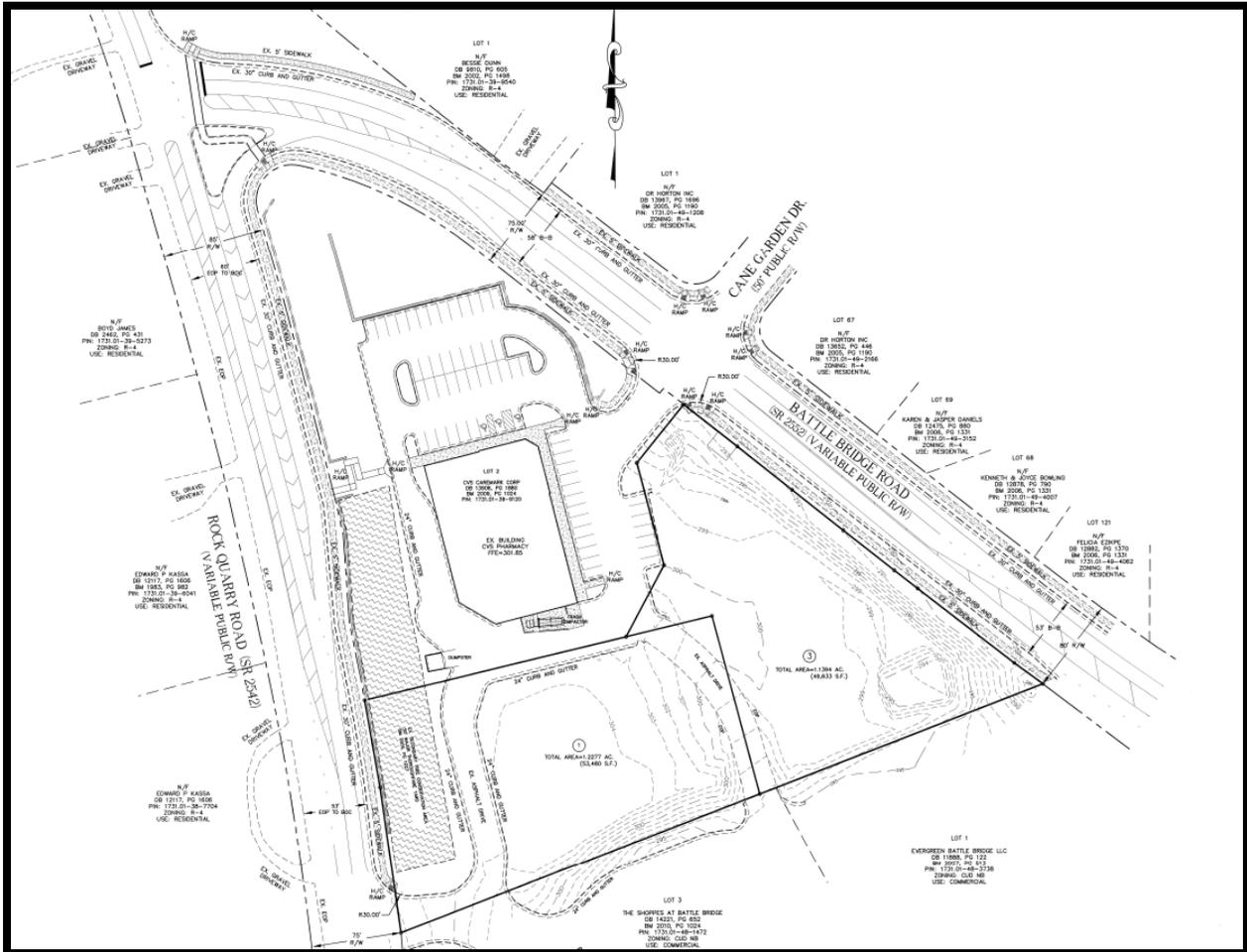
CAC: Southeast

Nature of Case: The subdivision of a 2.36 acre parcel into 2 lots (Lot 1 and Lot 3) zoned Neighborhood Business CUD, inside the city limits. Lot 1 will be 1.22 acres and Lot 3 will be 1.14 acres.

Contact: John A Edwards & Company



S-2-11 Markets at Rock Quarry Lot 1 Subdivision – Location Map



S-2-11 Markets at Rock Quarry Lot 1 Subdivision – Subdivision Plan

SUBJECT: S-2-11 / Markets at Rock Quarry Lot 1 Subdivision

CROSS-REFERENCE: Z-44-04, SP-53-08

LOCATION: This site is located on the south side of Battle Bridge Road, east of its intersection with Rock Quarry Road, inside the City Limits.

REQUEST: The request is to approve the subdivision of an existing 2.36 acre parcel into 2 lots, zoned Neighborhood Business CUD. Lot 1 is currently vacant.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a land disturbing permit for the site:

- (1) That a revised stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10 Chapter 9, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings, whichever event comes first;
- (2) That any conditions applicable to a land disturbing permit for SP-53-08 apply;

Prior to Planning Department authorization to record lots:

- (3) That a note be placed on the map for recording the maximum amount of impervious surface for Lot 1 is 36,272 square feet and Lot 3 has a maximum amount of 24,976 square feet;
- (4) That rights of cross access be granted by the subject tract to the Shoppes at Battle Bridge as required by zoning conditions number 1 of Z-44-04 be amended to include the newly created Lot 3, for the shared access on Rock Quarry Road, and that a recorded copy of the cross access easement is returned to the Planning Department within 14-days of recording of any plat. If a recorded copy of this easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld; and
- (5) That all conditions of Z-44-04 apply.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Lile (C. Way)

Date:

3.29.11

Staff Coordinator: Meade Bradshaw

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 Chapter 2, Part 10, Sections 10-2042 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2/16/2011, owned by L & P Associates, LLC; submitted by John A. Edwards & Company.

ZONING:

ZONING DISTRICTS: Shopping Center CUD Ordinance (2004) 780 ZC 556 Effective 9-21-04.

Z-44-04 Ordinance NO (2004) 780 ZC 556 effective 9-21-04 - on the southeast corner of the intersection of Battle Bridge Road and Rock Quarry Road. Approximately 6.30 acres rezoned Neighborhood Business Conditional Use District.

1. Vehicular access to abutting existing roads shall be limited to a maximum of two (2) full movement driveways on Battle Bridge Road, and one (1) full movement driveway on Rock Quarry Road subject to approval by NCDOT and the City of Raleigh Public Works Department. The driveway on Rock Quarry Road and one on Battle Bridge Road shall be located along the adjoining property line to the south to establish joint access. (Book/pg: 10477, 1780/ Pin#1731483708, 1731483402)
2. Total Building area devoted to retail sales uses shall not exceed 30,000sf floor area gross.
3. TRANSIT: Make available one 20' (adjoining the right of way) x 15' (deep) easement to support a bus stop and shelter for future CAT transit services along Battle Bridge Road. Prior to site plan approval, the Transit Division shall have review and approval of the easement location.
4. Reimbursement for any required right-of-ways dedication shall remain at R-4 value.
5. That a transitional protective yard a minimum of twenty-five (25) feet in width be provided adjacent to all adjoining residential properties.
6. That all outdoor area and parking lot lighting fixtures be of full cut-off (shielded) design.
7. That all structures on the property be limited to a maximum height of thirty-five (35) feet or two (2) stories.
8. That all buildings be of residential character including roof pitch minimum of 3/12. Window openings shall not cover less than 15% or more than 60% of wall area. Outside wall finish materials shall be of those used in residential construction.
9. That any ground-mounted sign be of low-profile design.
10. That vehicular and pedestrian interconnectivity be provided with the properties immediately to the south.
11. That future development is in compliance with the key elements of the City of Raleigh "Urban Design Guidelines".

LANDSCAPING: Landscaping will be reviewed during site plan submittal.

TREE CONSERVATION: Tree conservation areas have been recorded in Book of Maps BM2009 Page 1027.

UNITY OF

DEVELOPMENT: Unity of development and sign criteria are required in this development. A unity of development plan must be approved by the Planning Director prior to the issuance of any permits on these lots. Sign criteria is to be approved by the Inspections Department prior to permit issuance.

PHASING: There is one phase in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

Dedication of right-of-way and construction was required with the approval of SP-53-08.

TRANSIT: The transit easement has been recorded in Book of Maps BM2009 Page 1027.

URBAN FORM: This site is located in the Southeast Citizen Advisory Council, in an area designated a residential area.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: Lot layout complies with City standards.

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

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 will be provided by a private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. This layout indicates a stream crossing that is to be shared with an adjacent property owner. The developer of this property will construct the entire stream crossing, and will be reimbursed by the City for 1/2 the cost of construction.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. Sidewalks are located along both sides of Rock Quarry Road.

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

**STORMWATER
MANAGEMENT:**

Lot 1 has an impervious restriction of 36,272 square feet; Lot 2 has an impervious restriction of 24,976 sf. This impervious restriction is to ensure compliance with Part 10, Chapter 9 Stormwater regulations as approved with SP-53-08. There are 3 BMP's associated with SP-53-08; a sand filter, a dry pond and a bio-retention area. The sand filter and dry pond have been installed and certified under T# 245832. Any improvements to either lot 1 or lot 2 of this subdivision (S-2-11) will require the installation and certification of the bio-retention area as designed for SP-53-08. The nitrogen buydown has been made associated with full development and all 3 BMP's.

**WETLANDS
/ RIPARIAN
BUFFERS:**

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

STREET NAMES:

No street names are required for this development.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

SUNSET DATES: If significant lot recording 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: 3/29/14
Record at least ½ of the land area approved.

5-Year Sunset Date: 3/29/16
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.