



Administrative Action Preliminary Subdivision

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

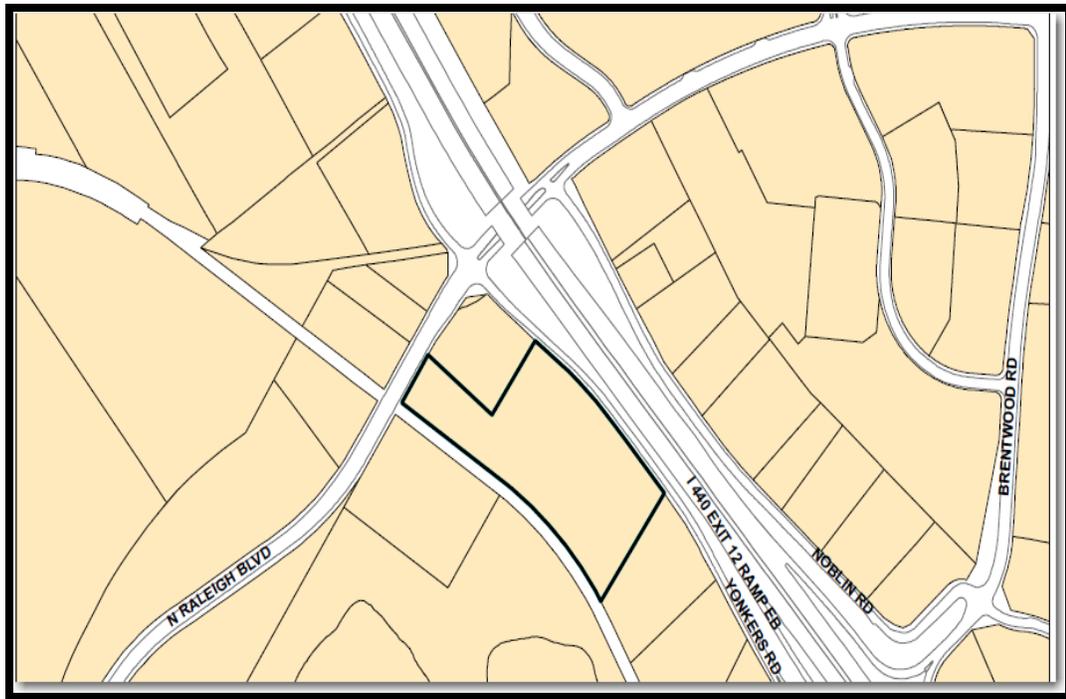
Case File / Name: S-8-11 / York Family Properties

General Location: On the northwest quadrant of Yonkers Road, Raleigh Blvd and I440, inside the city limits.

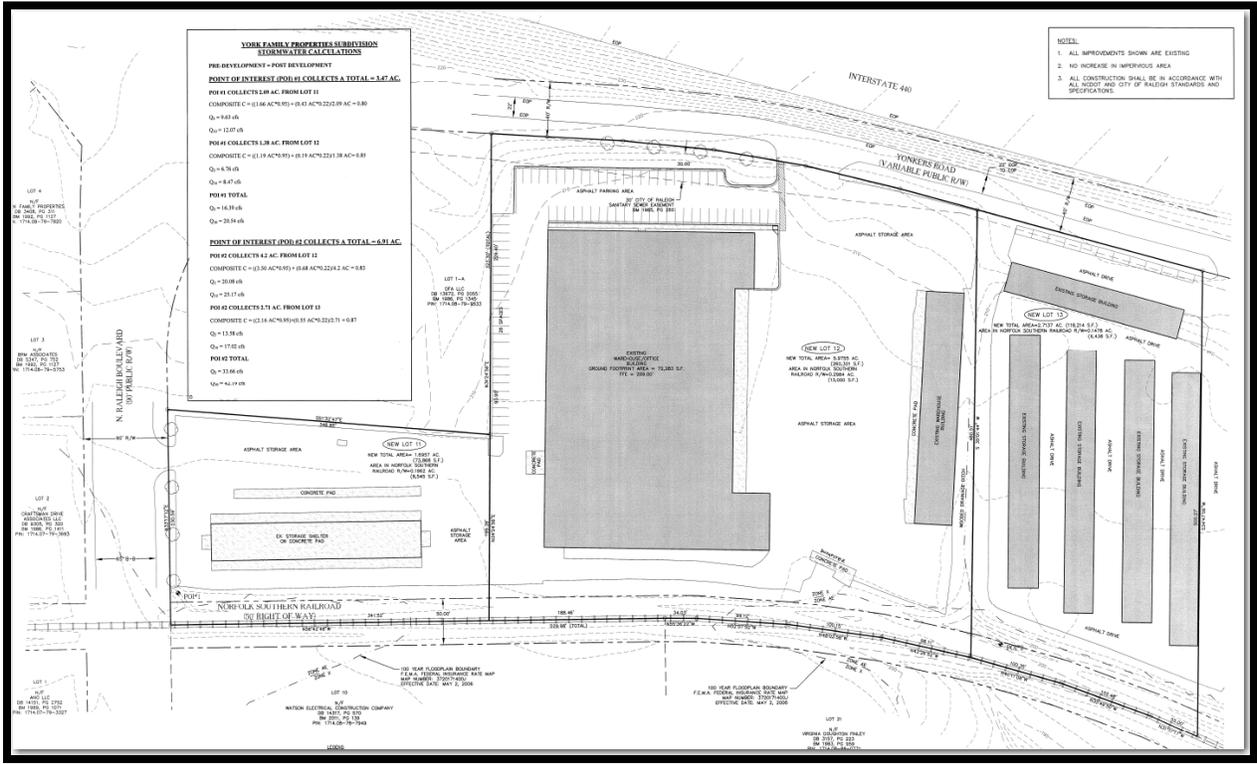
CAC: Northeast

Nature of Case: Subdivision of 10.38-acres into 3 lots zoned Industrial-2 with SHOD-2 Overlay.

Contact: John A. Edwards & Company



S-8-11 York Family – site location



S-8-11 York Family – subdivision plan

**SUBJECT:
CROSS-
REFERENCE:** TR#300510

LOCATION: This site is located on the northwest quadrant of Yonkers Road, Raleigh Blvd and I440, inside the city limits.

REQUEST: Subdivision of 10.38-acres into 3 lots zoned Industrial-2 with SHOD-2 Overlay. Lot 11 will be 1.695 acres (Railroad r/w .196-acres) with an existing storage shelter and parking pad. Lot 12 will be 5.975 acres (Railroad r/w .298 acres) with an existing warehouse/office and parking. Lot 13 will be 2.713 acres (Railroad r/w .147 acres) with existing storage buildings and parking.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That a fee in fee-in-lieu of construction for ½ of 41' b/b commercial street with 5' sidewalk along Yonkers Road in an amount determined by the City Engineer, is paid in the Public Works Department;
- (2) That cross-parking and cross agreements between lots 11, 12 and 13 are recorded in accordance with Raleigh City Code and are returned to the Planning Department within 14- days of recording. If a copy of the recorded documents are not returned within 14-days, further plat recording will be withheld and no building permits will be issued on any lot;
- (3) That a 15x20 foot transit easement located on Raleigh Blvd and Yonkers Road be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department within 14 days of authorization of lot recording. 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;
- (4) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Michelle Sils (C. Day) Date: 9-1-2011

Staff Coordinator: Jacque Baker

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 10-2047 & 10-2059 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 6/22/11, owned by York Family Properties, submitted by John A Edwards & Company.

ZONING:

ZONING DISTRICTS: Industrial-2 with SHOD-2 overlay.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: The plan provides secondary tree conservation area of .27% of the tract.

UNITY OF DEVELOPMENT: Unity of development criteria is not required in this subdivision.

PHASING: There are no phases in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: All required dedication of right-of-way exists. A fee in lieu of construction for Yonkers Road is required' see condition #5 above.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: Two 15x20 transit easements required along, one along Yonkers Road and one along Raleigh Blvd.

URBAN FORM: This site is located in the Northeast Citizen Advisory Council.

- The proposal as shown meets applicable Comprehensive Plan policies
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**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** There is no minimum lot size in this zoning district.
- BLOCK LAYOUT:** The existing 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:** Refuse collection will be by means of a private contractor. The refuse collection facilities shall meet the standards set forth in the City's Solid Waste Design Manual.
- CIRCULATION:** Existing and proposed street improvements shall conform to normal City construction standards.
- PEDESTRIAN:** Fee in lieu for 5' sidewalk along Yonkers Road.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** All lots are greater than 1 acre in size and can stand alone with any proposed redevelopment on each of the lots at that time. There is no additional impervious proposed at this time.
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new 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:** 9/1/2014
Record at least ½ of the land area approved.
- 5-Year Sunset Date:** 9/1/2016
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.