



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-23-14 / Club Drive Subdivision

General Location: The site is located on the south side of Strickland Road, west of Creedmoor Road.

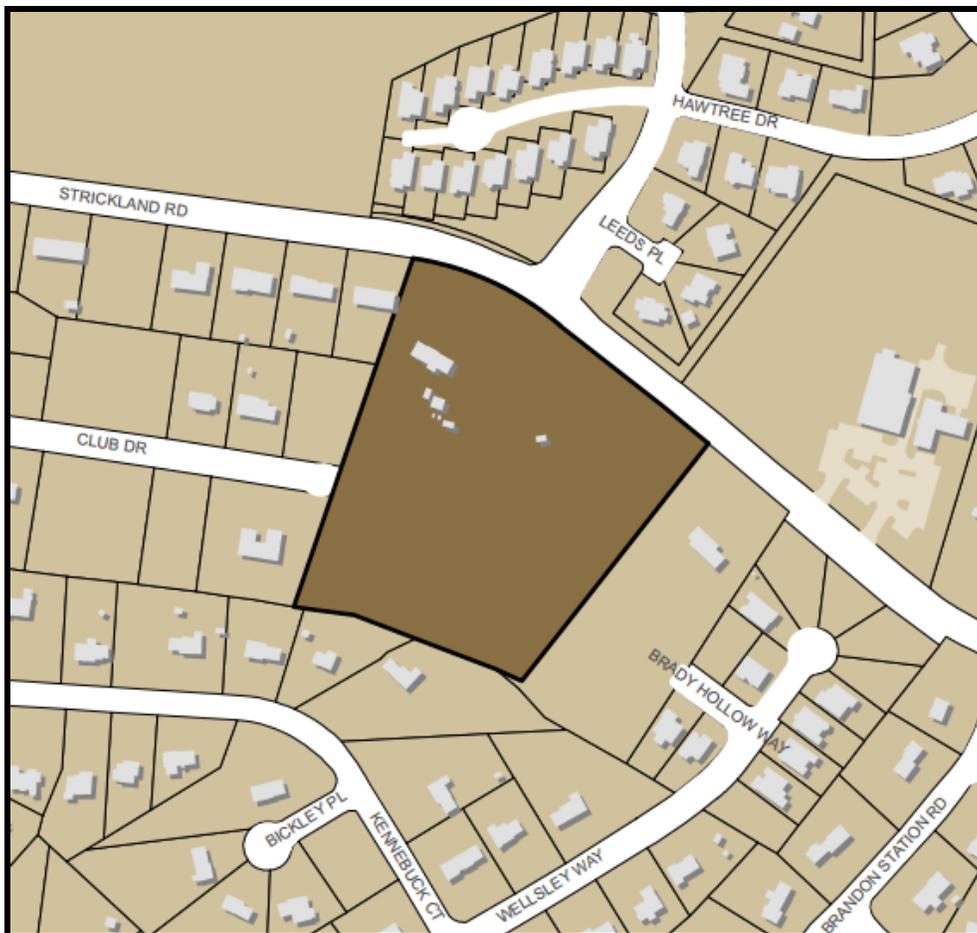
CAC: Northwest

Nature of Case: Subdivision of 8.98 acres into 12 single-family lots, zoned Residential-4.

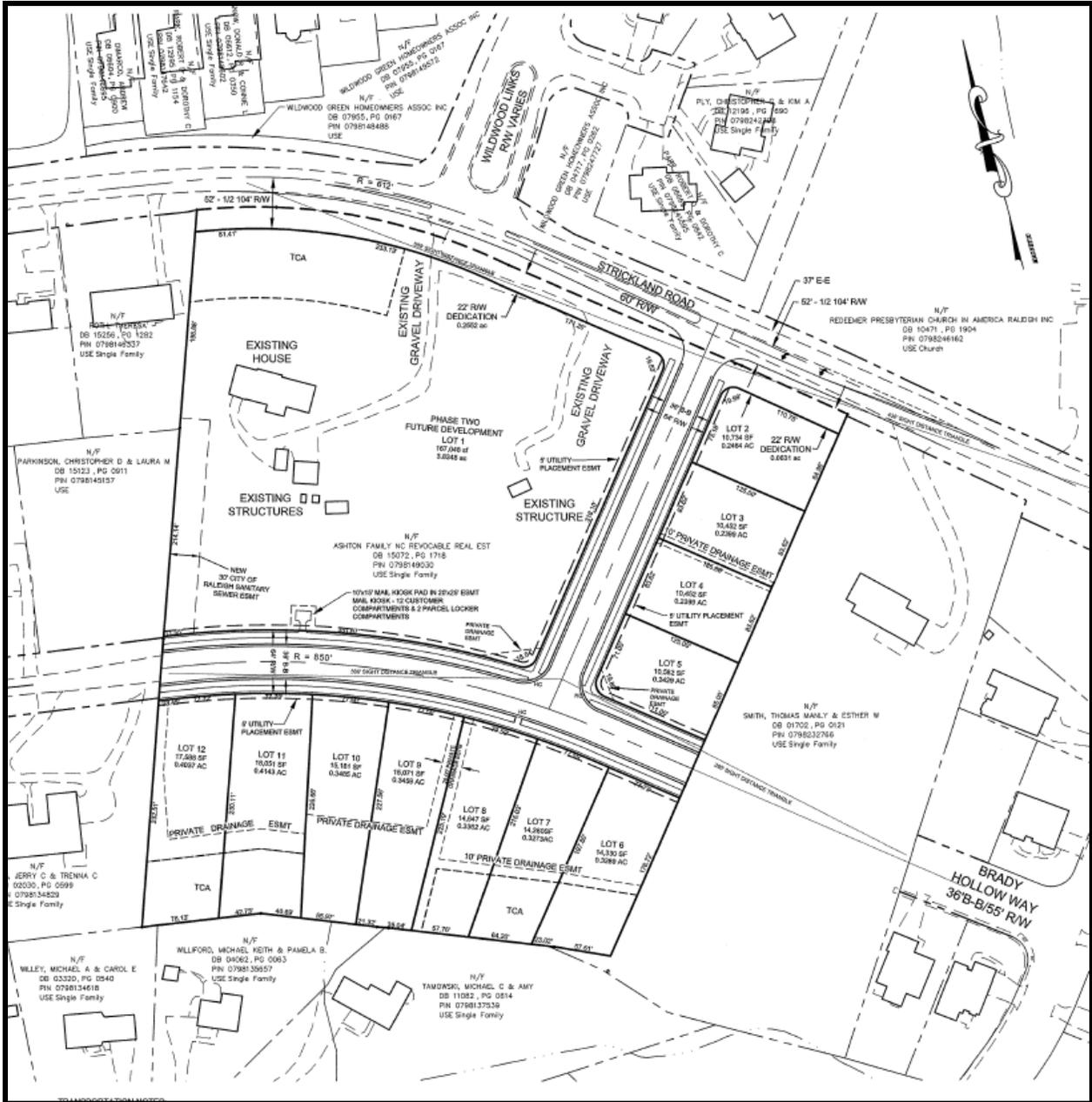
Contact: Johnny Edwards, John A Edwards and Co.

Design Adjustment: NA

Administrative Alternate: NA



S-23-14 Location Map



S-23-14 Preliminary Subdivision Plan

SUBJECT: S-23-14

CROSS-REFERENCE: NA

LOCATION: The site is located on the south side of Strickland Road, west of Creedmoor Road, outside the city limits.

PIN: 0798149030

REQUEST: This request is to approve the subdivision of an 8.98 acre tract into 12 lots, zoned Residential-4.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass grading permit for the site:

- (1) That a final tree conservation plan be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forestry Specialist;
- (2) 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 approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (3) That conditions 1 and 2 above be met;
- (4) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, 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;
- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (6) That construction plans for the shared stormwater devices and street improvements be submitted and approved by the Public Works Department;
- (7) That in accordance with Part 10A Section 9.4.4, a surety equal to 125% of the cost of clearing, grubbing and reseeding a site and the stormwater device, shall be paid to the City;
- (8) That the City Attorney approve an off-site sanitary sewer easement deed and map for the City of Raleigh sewer extension from DB 15753 PG 826 PIN #

0798130984 and DB 2030 PG 599 PIN # 0798132951; properties located west of the subdivision and that the deed and map are recorded with the County Register of Deeds office. A recorded copy of these documents must be provided to the Planning Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided to the Planning Department within this 14 day period, further recordings and building permit issuance may be withheld;

Prior to Planning Department authorization to record lots:

- (9) That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and in compliance with Chapter 9 of the Unified Development Ordinance;
- (10) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
- (11) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (12) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (13) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the homeowner association;
- (14) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (15) That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for the streets, 6' sidewalk, and streetscape trees installed on the Club Drive extension and new public road is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;

(16) That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;

Prior to Issuance of Certificates of Occupancy:

(17) That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate of occupancy.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Bowen) Date: 11/4/14

Staff Coordinator: Justin Ramezza

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. This approval is based on a preliminary plan dated September 2014 owned by Ashton Family NC Revocable Real Estate Trust, submitted by John A. Edwards and Company.

ZONING:

ZONING DISTRICTS: Residential-4.

TREE CONSERVATION: This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 0.8686 acres of tree conservation area which is 10.07% of gross site acreage.

Tree conservation acreage is as follows:
Primary: 0.3332 acres
Secondary: 0.5354 acres

PHASING: This is a one phase development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

**STREET
 TYPOLOGY MAP:**

Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan. Strickland Road, an NCDOT maintained road, is classified as an Avenue 4-lane, Divided. Proposed streets are classified as Neighborhood Streets. Dedication of right-of-way is required along Strickland Road as shown below.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Strickland Road	Avenue 4-Lane, Divided	60'	1/2- 104'	32' (ep to ep)	Variable
Club Drive (Extension)	Neighborhood Street	NA	64'	NA	36'
New Public Road	Neighborhood Street	NA	64'	NA	36'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference

A surety for the required improvements shall be provided in accordance with section 8.1 of the UDO.

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

COMPREHENSIVE PLAN: This site is located in the Northwest Citizen's Advisory Council, in an area designated for low-density residential.

**SUBDIVISION
 STANDARDS:**

LOT LAYOUT: The minimum lot size in the R-4 zoning district is 10,000 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, 80 feet for a corner lot. 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. Off-site sewer easements west of the proposed subdivision will need to be recorded prior to infrastructure construction plan approval.

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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is residential. A fee in lieu for curb and gutter and a 6' sidewalk along Strickland Road is required prior to lot recordation. Sidewalks and street trees will be installed on both sides of the new public streets. A type C2 Street Protective Yard will be installed along the frontage of Strickland Road, an NCDOT road, in accordance with Section 8.5.1.D.

- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of the Club Drive extension and the new public street. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Section 9.2 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** Two new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- 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: 11/4/2017
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/4/2019
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.