



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-07-15 / Pineland Circle Subdivision

General Location: The site is located in the northwest corner of the intersection of Western Blvd. and Pineland Circle Drive.

CAC: West

Nature of Case: Subdivision of one parcel into four lots, all zoned Residential-10, and within the Special Residential Parking Overlay District.

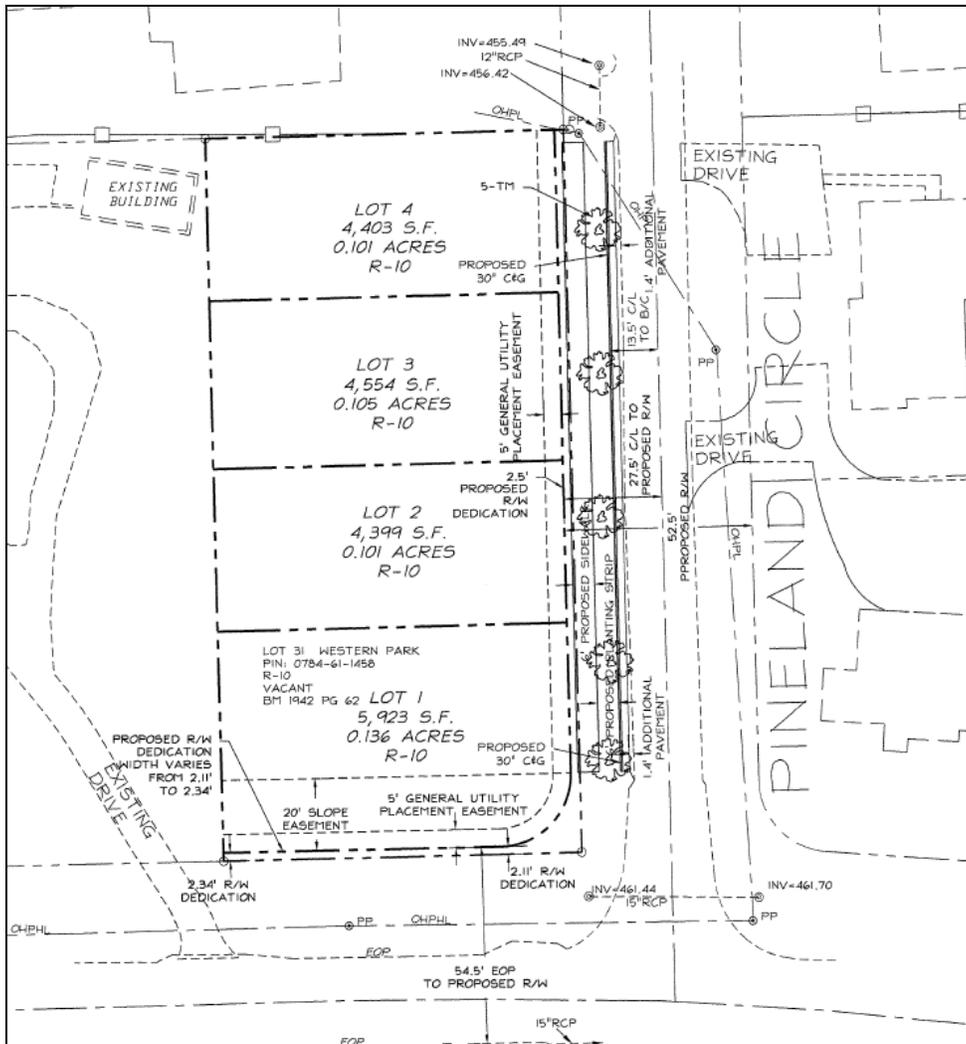
Contact: Chad Blackmon, Blackmon Development Associates

Design Adjustment: NA

**Administrative
Alternate:** NA



Site Map - 101 Pineland Circle



Preliminary Subdivision Plan

SUBJECT: S- 07-15 / Pineland Circle Subdivision

**CROSS-
REFERENCE:** Transaction # 423430

LOCATION: The site is located in the northwest corner of the intersection of Western Blvd. and Pineland Circle Drive. The site is located inside the city limits.

PIN: 0784611458

REQUEST: This request is to approve the subdivision of a .46 acre tract into 4 lots, zoned Residential-10 and Special Residential Parking Overlay District.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (1) That approval for all applicable North Carolina Department of Transportation permits is provided;

Prior to Planning Department authorization to record lots:

- (2) That Infrastructure Construction Plans shall be approved by the Public Works Department;
- (3) That if the proposed public improvements are not installed and inspected by the City to accept for maintenance, a surety in the amount of 125% of the cost of construction for the 6' sidewalk and streetscape trees installed on Pineland Circle is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (4) That a fee-in-lieu, based on the City's rates, be paid in the Public Works Department for all improvements, including curb and gutter, storm drainage, 6' concrete sidewalk, street trees, and all applicable utility relocations, along the frontage of Western Boulevard;
- (5) That variable width right-of-way dedications and 5' utility easement dedications along Western Boulevard and Pineland Circle, as well as a 20' width slope easement along Western Boulevard be shown on all recorded maps;

Prior to issuance of a certificate of occupancy for either lot:

- (6) That all public improvements are inspected and accepted for maintenance by the Public Works Department.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (S. Baulon) Date: 5-8-15

Staff Coordinator: Michael Walters

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, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 03/19/15 owned by Mangrum Building, LLC., submitted by Chad Blackmon, Blackmon and Associates.

ZONING:

ZONING DISTRICTS: Residential 10 (R-10), Unified Development Ordinance, Effective Sept. 1, 2013.

TREE CONSERVATION: NA

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Western Boulevard	Avenue, 6-lane Divided	52.3' from EOP	1/2 - 126'	31'	20' Slope Easement
Pineland Circle	Neighborhood Yield	25' from CL	1/2 - 55'	19' b to b	1/2 - 27' from CL

Additional right-of-way to be dedicated on Western Boulevard is reimbursable under the facility fees program.

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

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

COMPREHENSIVE PLAN: NA

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential -10 zoning district is 4,000 square feet. The minimum lot depth in this zoning district is 60 feet. The minimum lot width of an interior lot in this zoning district is 45 feet, and a corner lot, 60 feet. Lots in this development conform to these minimum standards. This subdivision conforms to R-10 density limits with a proposed density of 8.69 units per acre.

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 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 along Western Boulevard is 14 feet, plus a minimum 5' general utility easement, and a 20' slope easement, all of which to be recorded to accommodate a future improvement project. A fee in lieu for a 6' sidewalk and street trees along Western Boulevard is required prior to lot recordation. The applicable streetscape along Pineland Circle includes construction of 199.67 feet of 6 foot wide sidewalk, and the installation of five street trees, 40 feet on center, within a six foot planting strip.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along one side of Pineland Circle. Each proposed lot has access to the public right of way 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 not subject to stormwater management controls in accordance with Article 9 chapter 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: NA

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: 5/8/2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 5/8/2020
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE 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 Public Works Department for street construction; by the first working day in November and May each year.