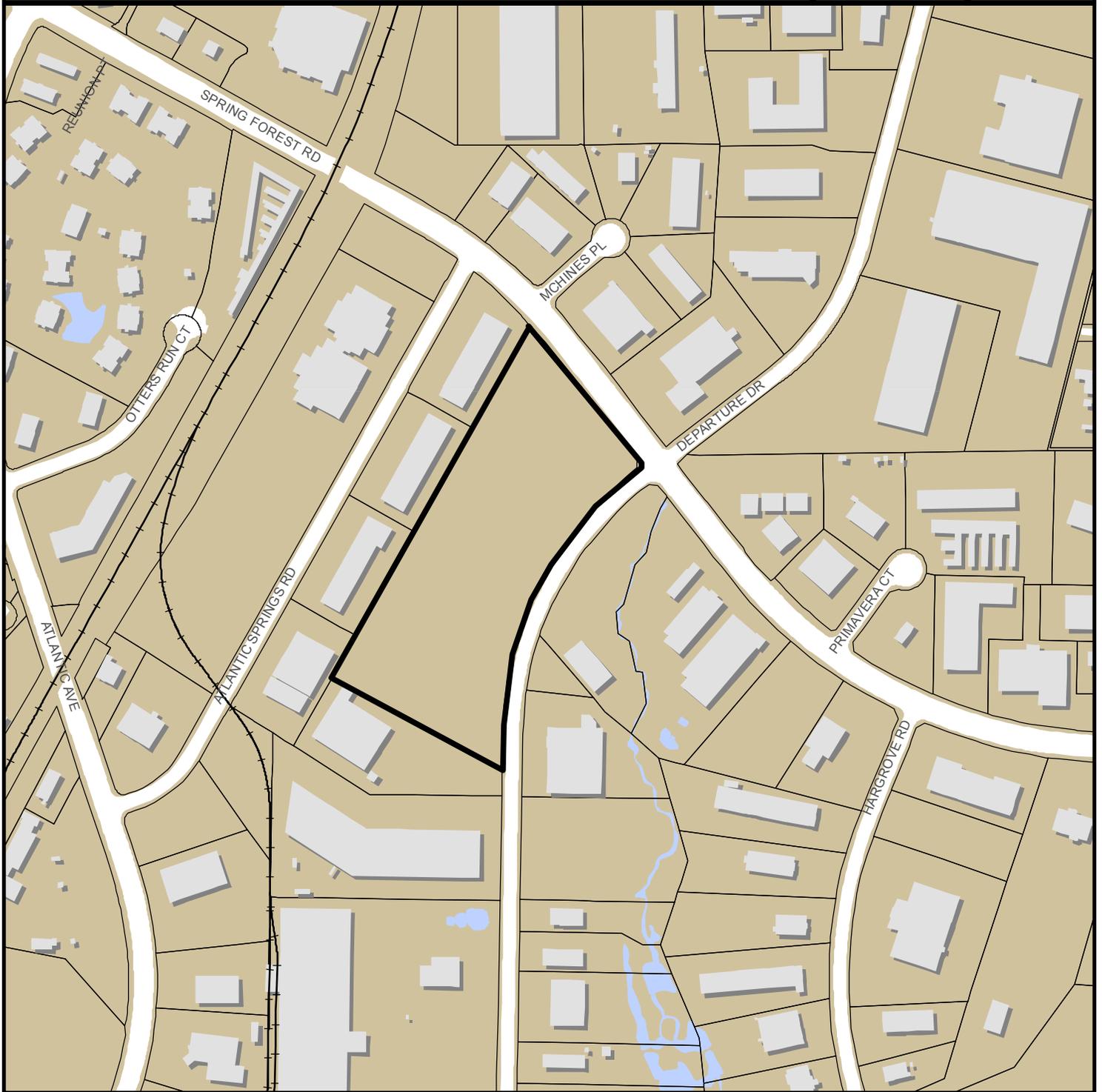


5501 DEPARTURE DRIVE S-81-2015



0 300 600 1,200 Feet

Zoning: **RX-4-PL, IND-1**

CAC: **North**

Drainage Basin: **Marsh Creek**

Acreage: **11.09**

Number of Lots: **2**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Bell Investments
Limited PTNR**

Phone: **(919) 787-7585**





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-81-15, 5501 Departure Drive Property

General Location: The site is located on the southwest corner of the intersection of Departure Drive and Spring Forest Road.

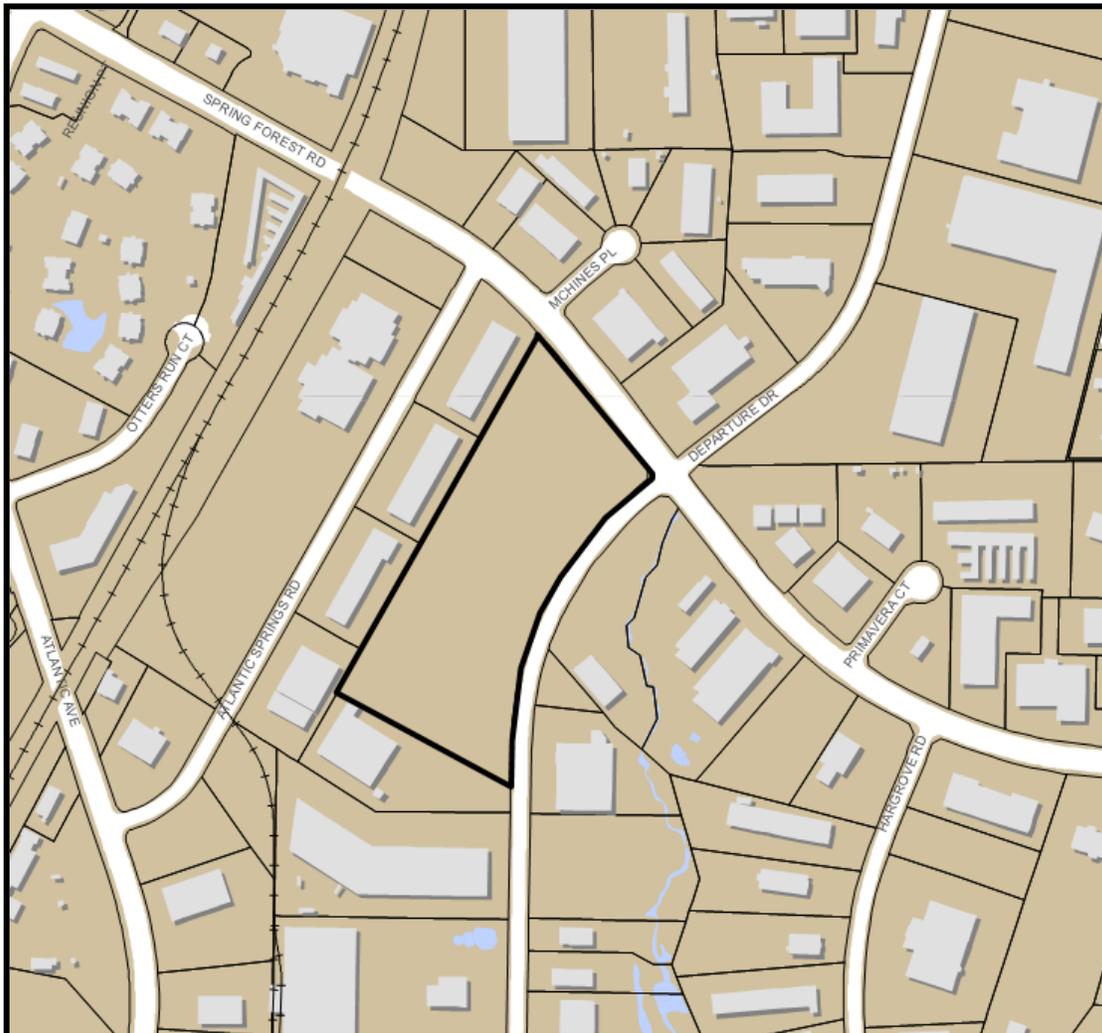
CAC: North

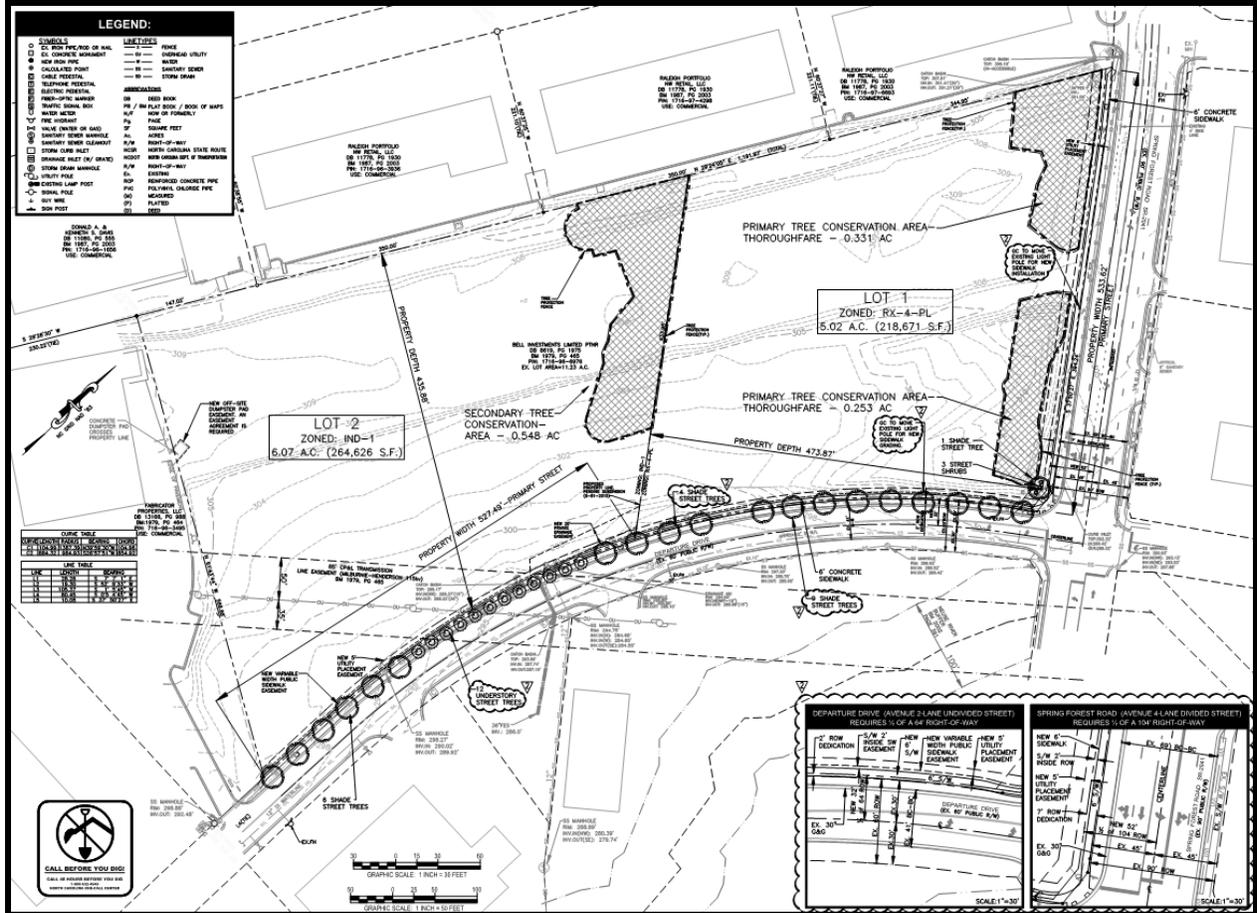
Nature of Case: Subdivision of an 11.23 acre tract into two parcels.

Contact: David Blevins, Development Engineering, Inc.

Design Adjustment: NA

**Administrative
Alternate:** NA





SUBJECT: S- 81-15, 5501 Departure Drive Property

**CROSS-
REFERENCE:** Transaction # 451556

LOCATION: The site is located at 5501 Departure Drive and is within the city limits.

PIN: 1716-96-6976

REQUEST: This request is to approve the subdivision of a 11.23 acre tract into 2 lots, zoned RX-4-PL and IX-3-PL.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a grading permit for the site:

- (1) 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;
- (2) That a final tree conservation plan with permit 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;

Prior to Planning Department authorization to record lots:

- (3) That an easement around the existing off site dumpster pad at the southern border of the parent tract is to be shown on all plats for recordation;
- (4) That a 20' private drainage on proposed lot 2 is shown on all plats for recordation;
- (5) 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 6' sidewalk along both Departure Drive and Spring Forest Road, and streetscape trees installed along Departure Drive is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (6) That the final subdivision plat show the approved tree conservation areas in accordance with the approved final tree conservation plan.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowers (A. Bowers) Date: 4-22-16

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 3, Article 3.2, Sections 3.2.8, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 3/24/16 owned by Vic Bell, Bell Investments Limited, PTNR. submitted by David Blevins, Development Engineering, Inc.

ZONING:

ZONING DISTRICTS: RX-4-PL and IX-3-PL

TREE CONSERVATION: This project is required 10% or 1.109 acres for tree conservation. This project has proposed 1.132 acres which is broken into:
Primary: .584 acres
Secondary: .548 acres

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 is required along both Departure Drive, and Spring Forest Road.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Departure Drive	Avenue 2-Lane, Undivided	60'	½ of 64' Right of Way	41' b to b	na	na
Spring Forest Rd	Avenue 4-Lane, Divided	90'	½ of a 104' Right of Way	69' b to b	na	na

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

A surety for the required improvements 6' sidewalks and street trees 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 North Citizens Advisory Council and is within an area designated as Community Mixed Use.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in both RX and IX zoning districts is 5,000 sq. feet. The minimum lot width in this zoning district is 50 feet. 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.

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 a commercial streetscape. Construction of a 6' sidewalk along both Departure Drive and Spring Forest Road is proposed. Both an existing light pole along Spring Forest Road and an existing light pole along Departure Drive are to be relocated.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations.

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

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with or Article 9 chapter 2 of the Unified Development Ordinance. All proposed lots exceed one acre in size. Therefore, stormwater management measures will be required at the time of site plan submittal for each lot or at the time of further subdivision.

Sidewalk improvements in the right of way have been identified and allocated (to be treated and accounted for in future site development). The allocation is 0.15 ac impervious to lot 1 and 0.07 ac impervious to lot 2.

**WETLANDS
/ RIPARIAN
BUFFERS:**

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

STREET NAMES:

No 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: 4-22-2019

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.