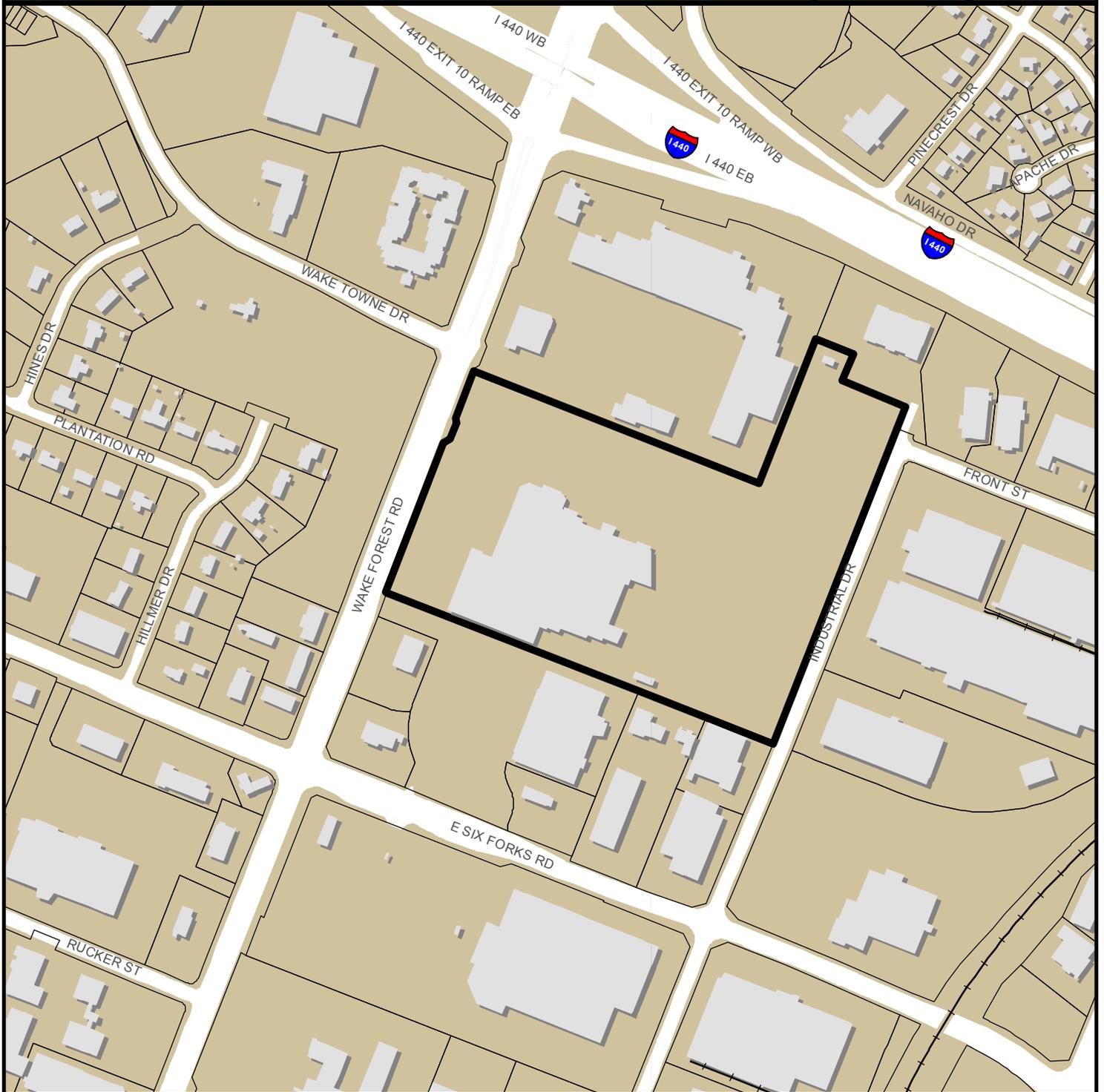


WAKE FOREST MIXED USE SUBDIVISION S-4-2016



0 300 600 1,200 Feet

Zoning: **IND-1**

CAC: **Atlantic**

Drainage Basin: **Crabtree Basin**

Acreage: **23.12**

Number of Lots: **2**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **ITB Holding LLC**

Phone: **(919) 810-4410**





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-4-16 / Wake Forest Road Mixed Use

General Location: The site is located on the east side of Wake Forest Road, at its intersection with Wake Towne Drive, and west side of Industrial Drive, inside the city limits.

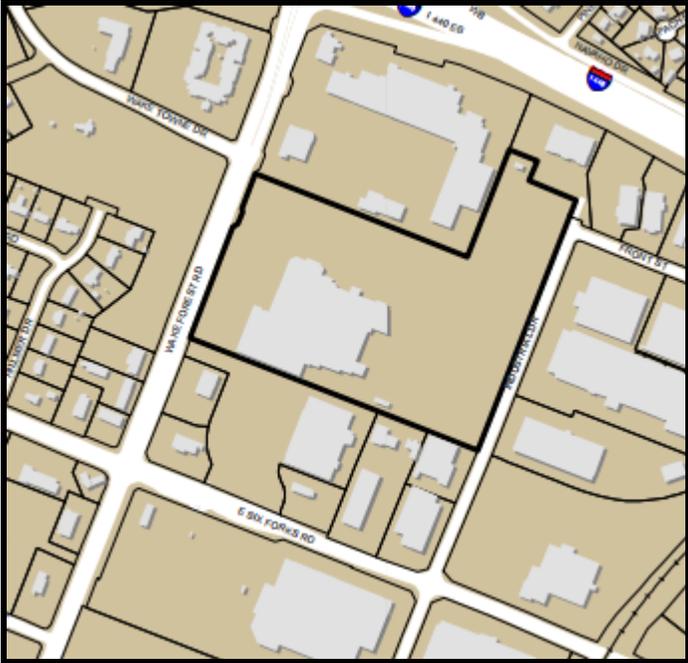
CAC: Wade

Nature of Case: Subdivision and recombination of two parcels totaling 37.05 acres into three lots, zoned IX-3-PL and CX-3-PL. This plan proposes the extension of Wake Towne Drive from the east side of Wake Forest Road to Industrial Drive.

Contact: Andy Padiak, McAdams Company

Design Adjustment: N/A

Administrative Alternate: NA



S-4-16 Location Map

SUBJECT: S-4-16 / Wake Forest Road Mixed Use

CROSS-REFERENCE: N/A

LOCATION: The site is located on the east side of Wake Forest Road, at its intersection with Wake Towne Drive, and west side of Industrial Drive, inside the city limits.

PIN: 1715242768, 1715241148

REQUEST: This request is to approve the subdivision and recombination of two parcels totaling 37.05 acres into three lots, zoned IX-3-PL and CX-3-PL. This plan proposes the extension of Wake Towne Drive from the east side of Wake Forest Road to Industrial Drive.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) 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;
- (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 a nitrogen offset payment must be made to a qualifying mitigation bank;
- (4) That plans for the shared stormwater devices be submitted and approved by the Public Works Department;
- (5) 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;

Prior to Planning Department authorization to record lots:

- (6) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

- (7) That Infrastructure Construction Plans are approved by the City of Raleigh, including a tree impact permit and a street lighting plan;
- (8) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Wake Forest Road, Wake Towne Drive, and Industrial Dive, is paid to the Public Works Department;
- (9) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
- (10) 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 approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
- (11) 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 property owners association;
- (12) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
- (13) 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;

Prior to issuance of a certificate of occupancy:

- (14) 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.
-

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Bowen) Date: 11-3-16

Staff Coordinator: Justin Rametta

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. This approval is based on a preliminary plan dated 9/30/16 owned by ITB Holdings LLC and Holly Park property LLC, submitted by the McAdams Company.

ZONING:

ZONING DISTRICTS: IX-3-PL/CX-3-PL.

TREE CONSERVATION: This site is greater than two acres in size and therefore subject to Article 9.1, Tree Conservation. This project is required to save 10% tree conservation, however, there is only .29 acres of qualifying area, which shall be designated as tree conservation.

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. Existing and proposed street(s) are classified as shown below. Improvements, including turn lanes on Wake Forest Road, are being installed in accordance with NCDOT standards. A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Wake Forest Road	Avenue 6-lane, divided	Variable	½ 126'	Variable	Variable	N/A
Wake Towne Drive Extension	Avenue 2-lane, undivided	N/A	64'	N/A	36'	N/A
Industrial Drive	Avenue 2-lane, undivided	+ - 60'	½ 64'	Variable	36'	N/A

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

COMPREHENSIVE PLAN: This site is located in the Atlantic CAC in an area designated for community mixed use development.

SUBDIVISION STANDARDS:

LOT LAYOUT: Minimum lot sizes and dimensional standards are determined based on building type. The smallest lot in this development is 2.81 acres.

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: Solid waste service to be reviewed with site plan submittals.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A Design Adjustment has been approved by the Public Works Director for relief from the Block Perimeter requirements of Section 8.3.2. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is commercial. Construction of a 6' wide planting strip with a 6' wide sidewalk is proposed along both sides of the Wake Towne Drive extension, the east side of Wake Forest Road, and the west side of Industrial Drive.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of the Wake Towne Drive extension, east side of Wake Forest Road, and west side of Industrial Drive. 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 Chapter 9 of the Unified Development Ordinance. Proposed stormwater control

measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. The site is proposing a sand filter and underground detention to meet stormwater requirements for water quality and water quantity.

**WETLANDS
/ RIPARIAN
BUFFERS:**

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

STREET NAMES:

One new street is 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: 11-3-2019
Record at least ½ of the land area approved.

5-Year Sunset Date: 11-3-2021
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.