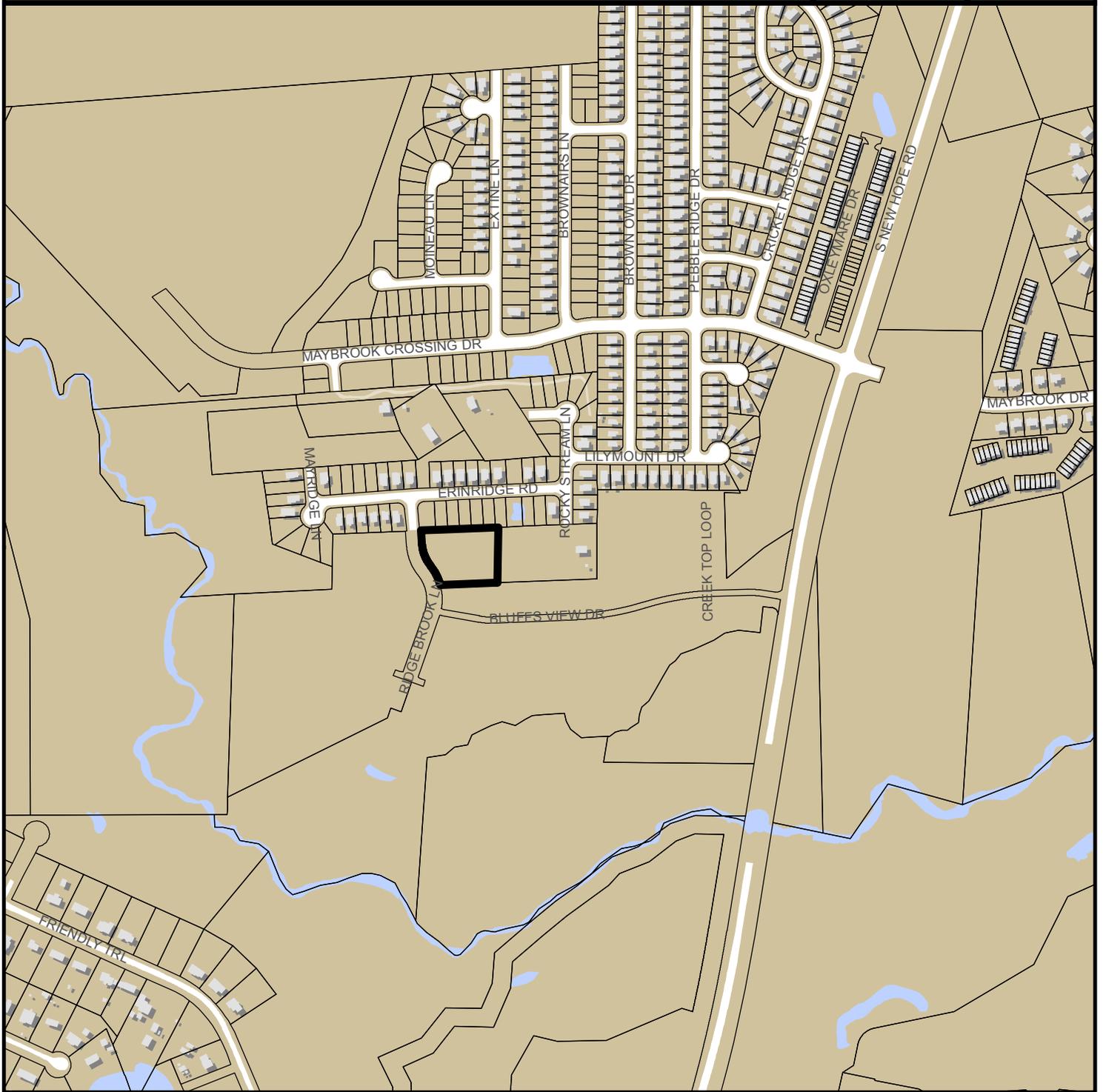


NORTH BLUFF 1 S-33-2016



0 300 600 1,200 Feet

Zoning: **R-10**

CAC: **Southwest**

Drainage Basin: **Walnut Creek**

Acreage: **1.27**

Number of Lots: **4**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Brian Kraynak**

Phone: **919-577-1080**





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-33-16 / North Bluff - 1

General Location: The site is located on the east side of Ridge Brook Lane, south of the intersection of Erinridge Road, inside the city limits.

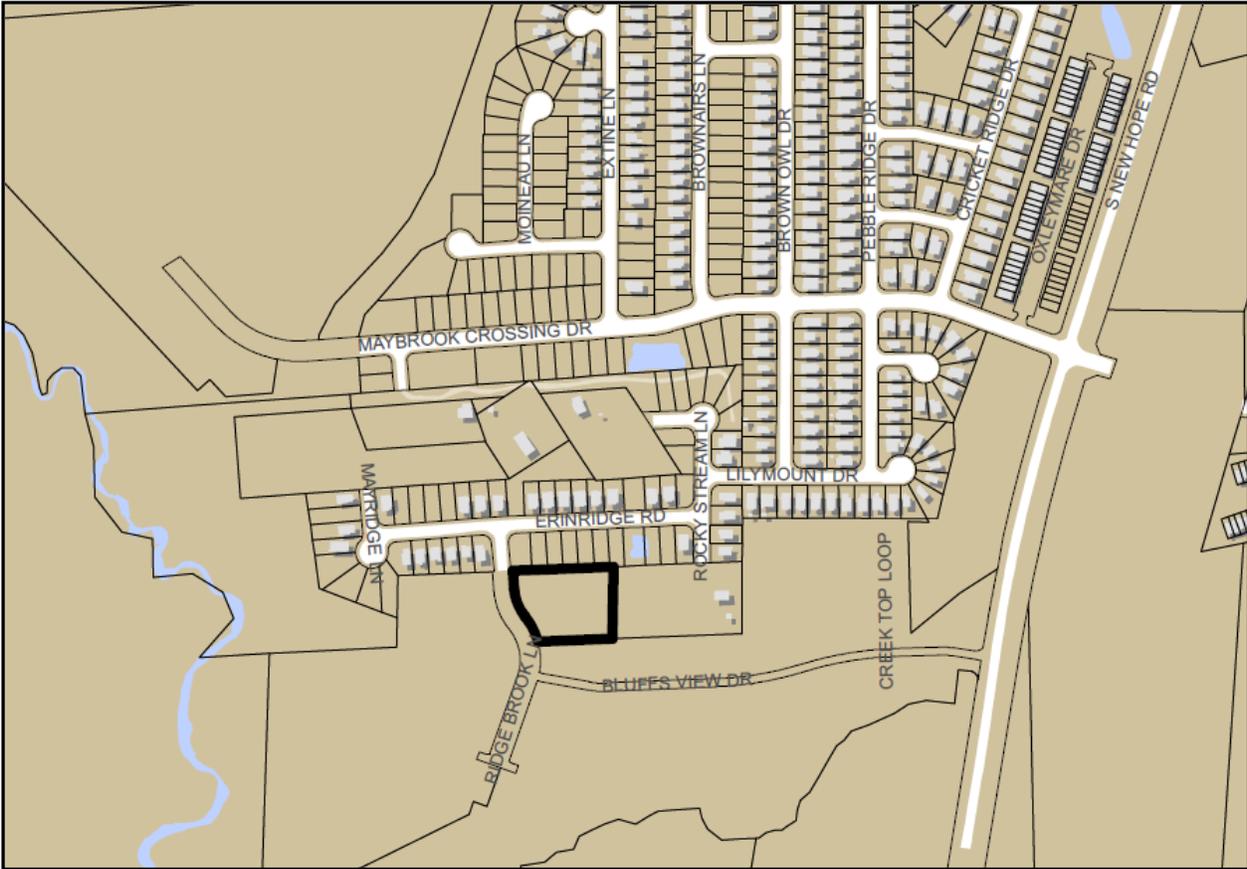
CAC: Southeast

Nature of Case: Subdivision of a 1.265 acre parcel into four lots for detached houses, all zoned Residential-6.

Contact: Bateman Civil Survey Company

Design Adjustment: N/A

Administrative Alternate: NA



SUBJECT: S-33-16 / North Bluff - 1

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the east side of Ridge Brook Lane, south of the intersection of Erinridge Road, inside the city limits.

PIN: 1722789099

REQUEST: This request is to approve the subdivision of a 1.265 acre parcel into four lots for detached houses, all zoned Residential-6.

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;

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

- (2) That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to Planning Department authorization to record lots:

- (3) That flood prone areas, as approved by the City Stormwater Engineer, shall be shown on the final subdivision map for recording;
- (4) That an impervious surface limitation of 2,075 square feet for each lot shall be shown on the final subdivision map for recording;

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

- (5) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;
- (6) That the proposed roadway, sidewalk, and street tree installation along Ridge Brook Lane is accepted by the City of Raleigh for maintenance.

I hereby certify this administrative decision.

Signed:(Planning Dir.) *Kenneth Bower (S. Bower)* Date: *10-6-16*

Staff Coordinator:

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 9/12/16 owned by Pedcor Investments, submitted by Bateman Civil Survey Company.

ZONING:

ZONING DISTRICTS: Residential - 6

TREE CONSERVATION: This site is less than two acres in size thus tree conservation requirements are not applicable.

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. Dedication of right-of-way is not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Ridge Brook Ln	Neighborhood local street	59'	59'	31' b-b	31' b-b	n/a

Right of way for Ridge Brook Lane was dedicated with development of the adjacent tract, case SR-5-15 The Bluffs at Walnut Creek (BM 2015 pg 1750), and completion of construction was required with that project.

Street improvements must be completed prior to issuance of a certificate of occupancy for any construction on the proposed lots in this subdivision.

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

COMPREHENSIVE PLAN: This site is located in the Southeast CAC.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in the Residential- 6 zoning district is 6000 square feet. The minimum lot depth in this zoning district is 80 feet. The minimum lot width of an interior lot 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.
- STREETSCAPE
TYPE:** The applicable streetscape is a residential type on this neighborhood local street. Construction of a 6' planting area with a 6' wide sidewalk is proposed. Construction and tree installation is being done with development on the adjacent tract, case SR-5-15 The Bluffs at Walnut Creek.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along the east side of Ridge Brook Lane prior to issuance of a certificate of occupancy on any of the proposed lots.
- FLOOD HAZARD:** There are flood hazard areas on this site which shall be shown on all plats for recording.
- STORMWATER
MANAGEMENT:** This plan is showing an exemption from stormwater runoff requirements with a limit of impervious surface areas on each lot. Retention / detention facilities are not shown on the preliminary plan. Nitrogen reduction requirements will be met through payment to a mitigation bank.
- 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.
- 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: 10-6-2019
Record at least ½ of the land area approved.

5-Year Sunset Date: 10-6-2021
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.