

WINDY WOODS DRIVE SUBDIVISION S-37-2016



0 300 600 1,200 Feet

Zoning: **R-4, SHOD-1**
CAC: **Northwest**
Drainage Basin: **Richland Creek**
Acreage: **1.19**
Number of Lots: **2**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Wayne J Timberlake**
Phone: **919-795-4161**





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-37-16 / Windy Woods Subdivision (revised approval)

General Location: The site is located on the north east corner of the intersection of Trenton Road and Windy Woods Drive and is outside of the city limits.

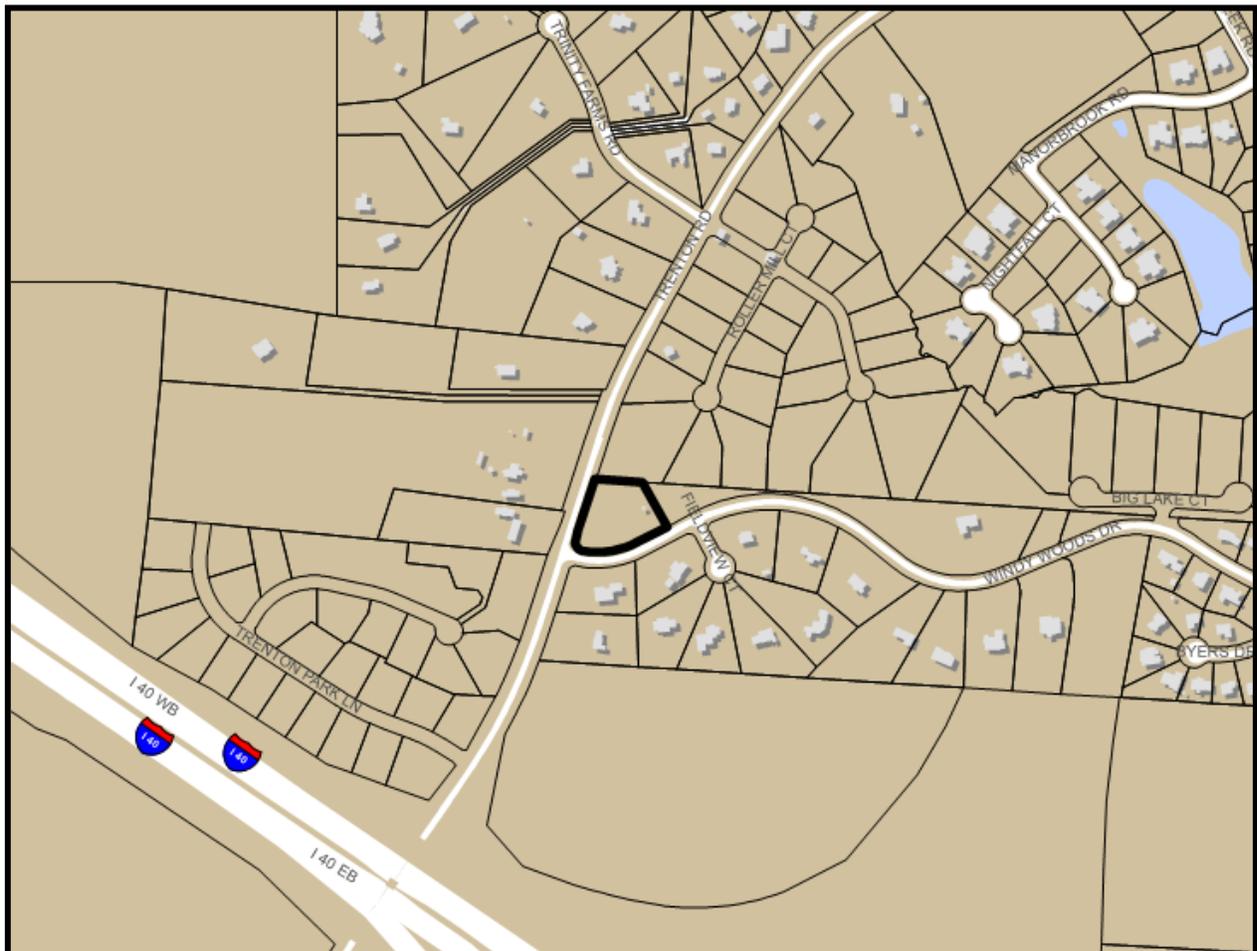
CAC: Northwest Citizen's Advisory Council

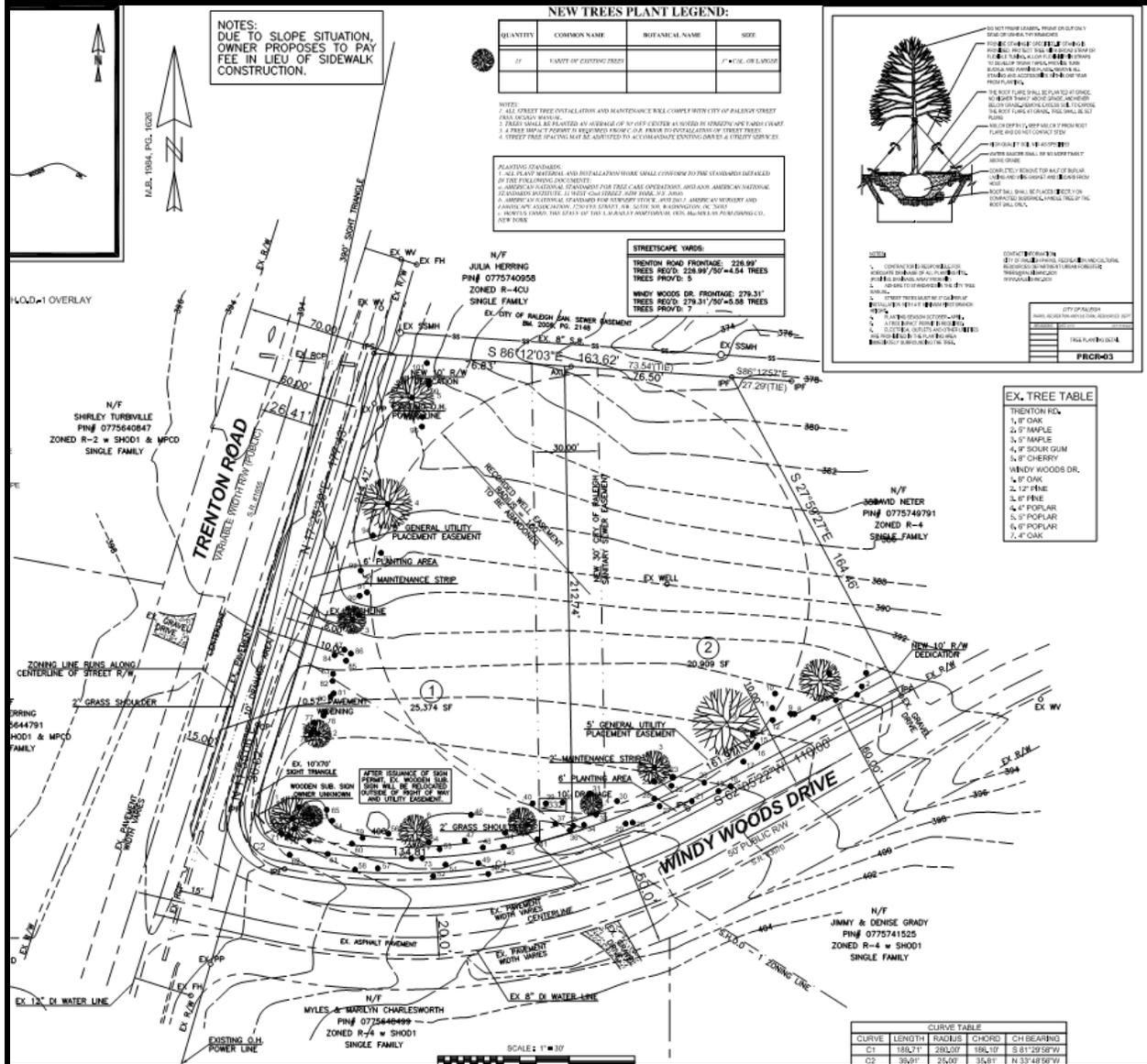
Nature of Case: Subdivision of a 1.187 acre parcel into two lots zoned Residential-4 & SHOD-1.

Contact: Chance and Associates

Design Adjustment: One Design Adjustment has been approved by the Public Works Director waiving the block perimeter requirement and allowing the streetscape requirement to be met outside of the existing right of way and utility easement and with the use of existing vegetation in lieu of a C2 yard, as per plan.

Administrative Alternate: NA





Preliminary Subdivision Plan



Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name Windy Woods Subdivision	Date Completed Application Received: 8/26/2016
	Case Number: S-37-2016	Transaction Number: 476079

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input type="checkbox"/>	Dev. Services Eng:		<input type="checkbox"/>	Transportation:
<input checked="" type="checkbox"/>	Engineering Services:	<i>Cadell Hall</i>	<input type="checkbox"/>	PRCR:

Staff supports the Design Adjustment for the use of existing trees outside of the r/w as shown on the plan as an alternate to the Type-C2 street design.

Staff also supports the Design Adjustment for not being able to comply with Block Perimeter requirements.

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

[Signature] _____ *9/20/16*
Authorized Signature Date

*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS FOR APPROVAL

Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh
Engineering Services

Phone: 919-996-3030
www.raleighnc.gov

SUBJECT: S-37-16, Windy Woods Subdivision

CROSS-REFERENCE: Transaction # 476079

LOCATION: The site is located on the north east corner of the intersection of Trenton Road and Windy Woods Drive and is outside of the city limits.

PIN: 0775649775

REQUEST: This request is to approve the subdivision of a 1.187 acre parcel into two lots zoned Residential-4 and SHOD-1. **This development plan was originally approved on October 11, 2016. The development plan approval has been amended to reflect that the adjacent streets are categorized as “sensitive area streets” requiring lesser width sidewalks than determined with the original approval. Condition of approval number 11 was modified to reflect this designation. No other changes have been made to the proposal and the sunset date for this plan remains unchanged.**

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 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;
- (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;

Prior to Planning Department authorization to record lots:

- (5) 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;

- (6) 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;
- (7) That the existing subdivision sign of unknown ownership currently encroaching upon the Right of Way and the 5' general utility easement be removed, and that should it be replaced or relocated, it is done so following the issuance of a City of Raleigh sign permit;
- (8) That a well abandonment permit be issued by the Wake County Environmental Services Department and that the permit number be noted on the final subdivision map;
- (9) That the final subdivision map show the dedication of a new 30' City of Raleigh Sanitary Sewer Easement;
- (10) That $\frac{1}{2}$ of the required 80' right of way along Trenton Road, and that $\frac{1}{2}$ of the required 70' right of way along Windy Woods Drive is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (11) That a fee in lieu for 5' of sidewalk, for the entire length of the parent tract along both Trenton Road and Windy Woods Drive be paid to the City of Raleigh;
- (12) 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;
- (13) 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;
- (14) 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";
- (15) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;

(16) That the maximum impervious surface allowed per lot (5500 sf) be shown on all maps for recording;

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

(17) 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; and

(18) 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.)

Kimth Bowen (S. Barkan)

12-7-16
- ORIGINAL APPROVAL
Date: 10-11-16

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 2, Article 2.2, Sections 2.2.1. This approval is based on a preliminary plan dated 7/19/16 owned by Wayne Timberlake., submitted by Stoney Chance, Chance and Associates.

ZONING:

ZONING DISTRICTS: Residential-4/SHOD-1 overlay

TREE CONSERVATION: This project is less than 2 acres, residential, and not subject to UDO Article 9.1 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 is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Trenton Road	NC DOT/ Sensitive Area Avenue St	60'	½ 80'R/W or 10'	Variable eop to eop width	-	-
Windy Woods Drive	NC DOT/ Sensitive Area Residential St	50'	½ 70' of R/W or 10'	Variable eop to eop width	-	-

Existing streets on the site are classified as Sensitive Area Avenue (Trenton Road), and Sensitive Area Residential Street (Windy Woods Drive)

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: This site is located in the Northwest Citizen's Advisory Council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-4 zoning district with a SHOD overlay is 10,000 square 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, a corner lot, 80 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: The block perimeter requirements are being met via an approved design adjustment by the Director of Public Works.

STREETSCAPE TYPE: The applicable streetscape is a Residential streetscape. A fee in lieu for a 5' sidewalk along both Trenton Road and Windy Woods Drive, and is required prior to lot recordation. The street tree requirement is being met outside of the right of way and with the use of existing vegetation as per the approved Public Works design adjustment.

PEDESTRIAN: A fee in lieu for a 5' sidewalk along both Trenton Road and Windy Woods Drive.

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

STORMWATER MANAGEMENT: This site is subject to stormwater management as per Part 10A Section 9.2.2,

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.

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: 10-11-2019
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.