



# Administrative Action

## Preliminary Subdivision

### Compact Subdivision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** S-23-15 / Suncrest Village Phase 4

**General Location:** The site is located on the north and south sides of Suncrest Village Lane, west of its intersection with Duveneck Drive.

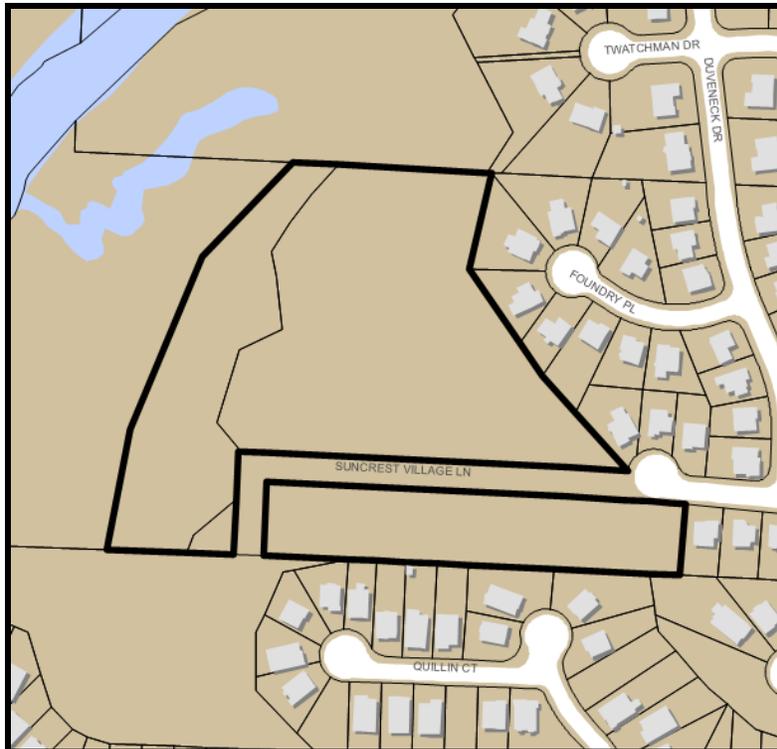
**CAC:** Forestville

**Nature of Case:** Compact subdivision of two existing parcels totaling 9.04 acres into 15 single family residential lots and two open space lots, zoned Conditional Use District Residential-4 and Conservation Management.

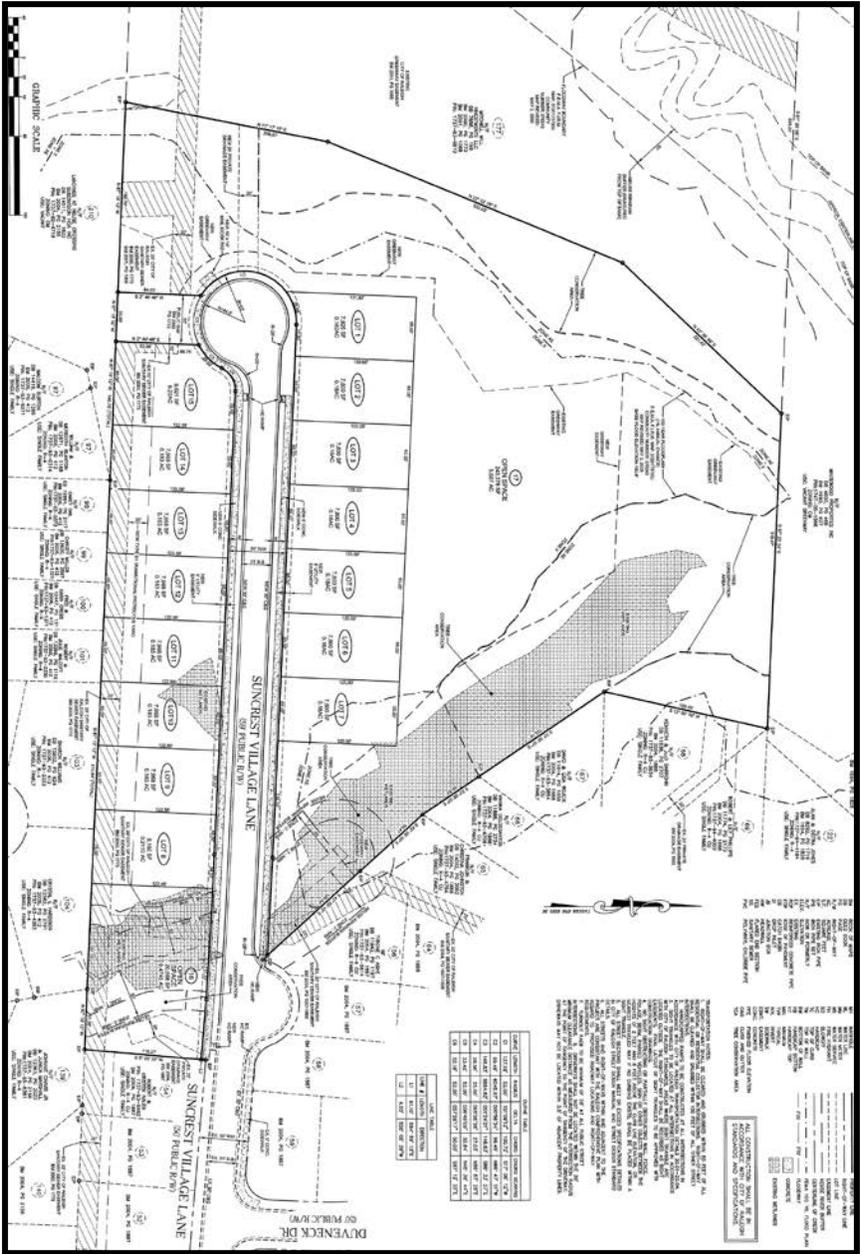
**Contact:** Johnny Edwards, John A Edwards and Company

**Design Adjustment:** A Design Adjustment has been approved by the Public Works Director for relief from the Block perimeter requirements of Section 8.3.2.

**Administrative Alternate:** NA



S-23-15 Location Map



S-23-15 Preliminary Subdivision Plan

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**SUBJECT:** S-23-15, S-20-03

**CROSS-  
REFERENCE:** Z-20-96

**LOCATION:** The site is located on the north and south sides of Suncrest Village Lane, inside the city limits.

**PIN:** 1737931781, 1737837790

**REQUEST:** This request is to approve the subdivision of two tracts totaling 9.04 acres into 15 single family lots and two open space lots within a compact development, zoned Conditional Use District Residential-4 and Conservation Management.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

***Prior to issuance of a mass grading permit for the site:***

- (1) That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work;
- (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;
- (3) 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 approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:***

- (4) That conditions 1-3, above, be met;
- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank;

***Prior to Planning Department authorization to record lots:***

- (6) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (7) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).";
- (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 Suncrest Village Lane is paid to the Public Works Department;
- (9) 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;
- (10) That the greenway easement, as shown on the preliminary plan be dedicated prior to, or in conjunction with the recording of any map;
- (11) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits and a tree impact permit;
- (12) 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 recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (13) That the required right of way for Suncrest Village Way is dedicated to the City of Raleigh and shown on all maps for recording;
- (14) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;

***Prior to issuance of building permits:***

- (15) Prior to issuance of building permits on lots 8-15, the required Type B1 Transitional Protective Yard plantings shall be shown on the plot plans for each lot.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (S. Bowers) Date: 10-13-15

Staff Coordinator: Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance including Chapter 2, Article 2.3. This approval is based on a preliminary plan dated 6/24/15, revised August 2015 owned by Mitchell Mill Investments, LLC, submitted by John A Edwards and Company.

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**ZONING:**

**ZONING DISTRICTS:** Conditional Use District Residential-4 (CUD R-4) and Conservation Management (CM). Ordinance 849ZC386 Effective 4/2/1996.

**Z-20-96 Neuse Crossing Drive**, south end, south of Mitchell Mill Road, being Map 1737.04 93 6646. Approximately 53 acres rezoned to Residential-4 Conditional Use and Conservation Buffer, according to maps on file in the Planning Dept.

Conditions: (2/14/96)

1. Stormwater control shall be in accordance with Raleigh Planning Commission C.R. 7107.

*This condition is no longer applicable*

**TREE CONSERVATION:**

This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 1.33 acres of tree conservation area which is 14.94% of the net site acreage. Tree conservation acreage is as follows:

Primary: 1.33 acres  
Secondary: 0.00 acres

**PHASING:** There is one phase in this development.

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is an existing greenway easement on this site. This project proposes a greenway easement exchange to revise the locations of the greenway easement. City Council has approved the easement exchange with Resolution 2015-136, adopted 7/7/15.

**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 as shown below.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Suncrest Village Lane	Neighborhood Local	50'	59'	NA	31'

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 Forestville CAC in an area designated for low density residential development and public parks and open space.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size for a compact development in the R-4 zoning district is 7,500 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. Corner lot minimum width is 80 feet. Lots in this development conform to these minimum standards.

**COMPACT STANDARDS:** Open space required is 20% or 1.81 acres. Required minimum width of open space is 50'. 6.06 acres are provided. The applicable building type is Detached House. Minimum site acreage is 8 acres. This project site is 9.04 acres in the R-4 district. Open space meets the standards in Article 2.5 of the Unified Development Ordinance.

**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 Design Adjustment has been granted by the Public Works Director for Block Perimeter standards.

- STREETSCAPE TYPE:** The applicable streetscape is residential. Construction of a 6' tree lawn with a 6' wide sidewalk is proposed.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Suncrest Village Lane. 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 FEMA flood hazard areas on this site and fill will be less than the 50% allowed by code
- STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. There are no proposed stormwater control measures. No runoff controls are required as per UDO Chapter 9 Section 9.2.2.E.2 and stormwater quality regulations will be met with a TN offset payment only.
- 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 new section of Suncrest Village Lane will be constructed at the end of the existing street.
- 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:** 10/13/18  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 10/13/20  
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.