



Administrative Action Subdivision Plan

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

Case File / Name: S-46-15 / Brier Creek Mini-Storage Subdivision

General Location: On the east side of Alexander Town Boulevard, north of the intersection with ACC Boulevard, located inside the city limits.

CAC: Northwest

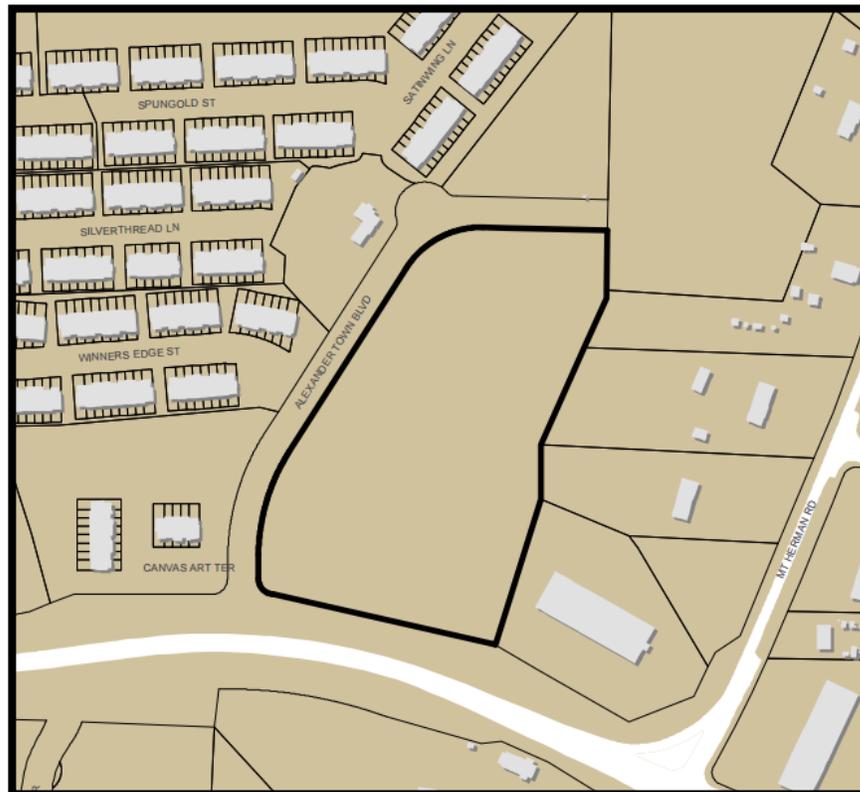
Nature of Case: The subdivision of 8.26 acres into two lots, zoned Thoroughfare District.

Contact: Joe Faulkner

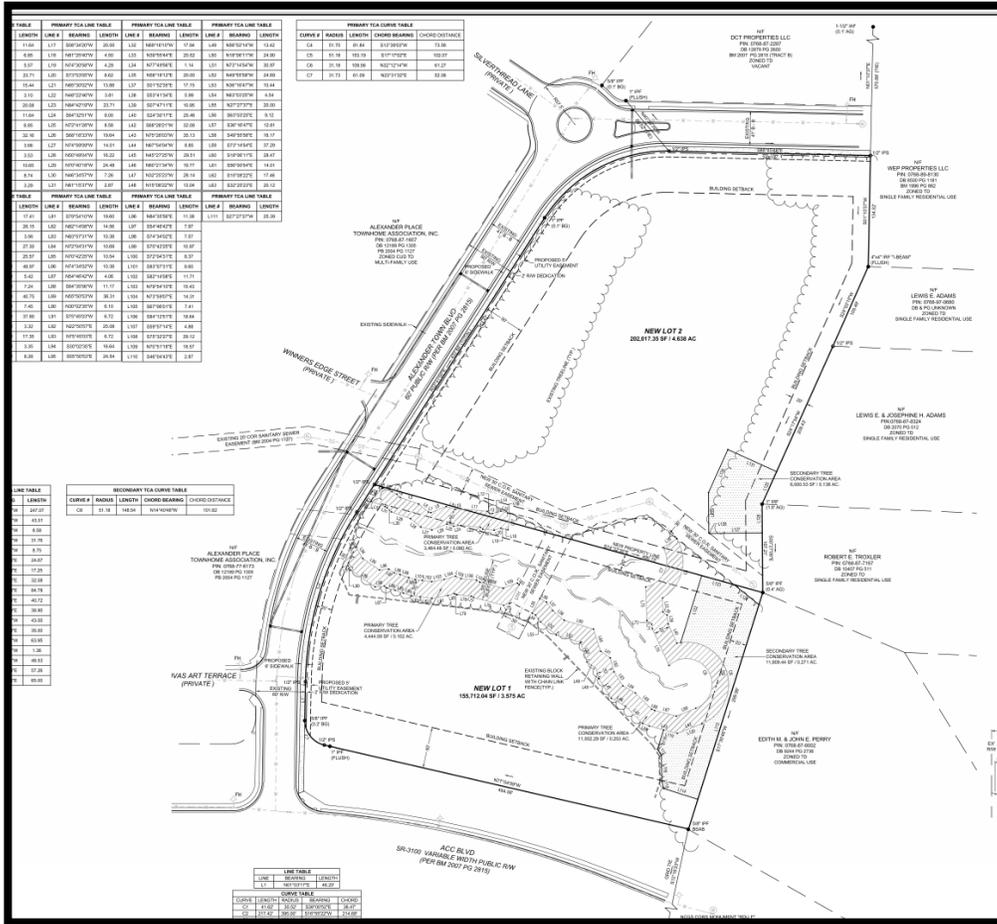
Design Adjustment: One Design Adjustment has been approved by the Interim Public Works Director for this project, noted below.

1. A Design Adjustment from not providing a 6' planting strip along Alexander Town Boulevard.

Administrative Alternate: NA



S-46-15 / Location map



S-46-15 / Subdivision Layout

SUBJECT: S-46-15

**CROSS-
REFERENCE:** Z-83-86

LOCATION: On the east side of Alexander Town Boulevard, north of the intersection with ACC Boulevard, located inside the city limits.

PIN: 0768872287

REQUEST: The subdivision of 8.26 acres into two lots, zoned Thoroughfare District.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a mass 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) A tree conservation plan in compliance with UDO Article 9.1. must be approved by the Conservation Forester. The plan must include a map of the tree conservation areas with metes and bounds descriptions of all tree conservation area boundaries. Tree protection fence must located in the field along the boundaries of all tree conservation areas and inspected by the Conservation Forester;

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

- (3) 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;

Prior to Planning Department authorization to record lots:

- (4) That Infrastructure Construction Plans are approved and tree impact permit and stub permits are issued by the City of Raleigh;

- (5) 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);"
- (6) That a plat of all tree conservation areas with metes and bounds descriptions of the boundaries must be recorded at the Wake County Register of Deeds office;
- (7) That a map showing ½-64' right-of-way and 5' general utility placement easement dedication along Alexander Town Boulevard be recorded;
- (8) That a fee-in-lieu for 1' sidewalk along the ACC Boulevard frontage be paid to the Public Works Department;
- (9) That a fee-in-lieu for 1' sidewalk along Alexander Town Boulevard be paid to the Public Works Department;
- (10) That a fee-in-lieu for street trees on 40' spacing on ACC Boulevard be paid to the Public Works Department;
- (11) That a surety for construction costs for public improvements along Alexander Town Boulevard be paid to the Public Works Department;
- (12) That a 15' Sanitary Sewer easement on Lot 2, as shown on the preliminary plan, is dedicated to the City of Raleigh;
- (13) That a 30' sanitary sewer easement on both Lots 1 & 2, as shown on the preliminary plan, is dedicated to the City of Raleigh;

Prior to issuance of building permits:

- (14) That prior to building permits for Lot 2 there are downstream sanitary sewer upgrades required. If the upgrades are not done by another project downstream, then the responsibility will fall on this development when lot 2 develops; and
- (15) That public improvements be inspected and accepted by the City for maintenance.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Brown (S. Balan) Date: 12-10-15

Staff Coordinator: Meade Bradshaw

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 Code Section 10-2045, UDO Article 8 & 9. This approval is based on a preliminary plan dated 10/15, owned by 10 Federal Storage 5, LLC, submitted by CE Group.

ZONING:

ZONING DISTRICTS: Thoroughfare District Ordinance 891ZC203 Effective 11/18/86

TREE CONSERVATION: This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 6.55 acres of tree conservation area which is 10.01% of the net site acreage.
Tree conservation acreage is as follows:
Primary: 0.43 acres
Secondary: 0.39 acres

PHASING: There is no phasing with 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)
ACC Boulevard	Avenue, 3-lane, parallel parking	60'	N/A	41' b-b	N/A
Alexander Town Boulevard	Avenue, 2-lane undivided	60'	½-64'	41' b-b	6' sidewalk

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 Citizens Advisory Council in an area designated as Office research & Development

**SUBDIVISION
 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. Prior to building permits for Lot 2 there are downstream sanitary sewer upgrades required. If the upgrades are not done by another project downstream, then the responsibility will fall on this development when lot 2 develops.

SOLID WASTE: N/A

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: Street trees will be installed as per the designated street section along Alexander Town Boulevard, with the exception permitted of the 180' length where a reduced sidewalk width is necessary in front of an existing retaining wall. A fee-in-lieu for street trees on 40' centers will be required along ACC Boulevard frontage.

- PEDESTRIAN:** A 5' sidewalk exists along the ACC Boulevard frontage and a fee-in-lieu for 1' sidewalk will be required to meet the UDO 6' sidewalk standard. Alexander Town Boulevard will provide the 6' sidewalk along the frontage, with the exception of a retaining wall which causes the sidewalk to be reduced in width along the wall. A 1' fee-in-lieu will be required where the 6' sidewalk is not constructed to full width. A design adjustment was approved for these streetscape modifications.
- FLOOD HAZARD:** Flood Prone Soils are shown on the site.
- STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9.2 of the UDO. Each lot will address stormwater independently at time of Site Plan or further subdivision. Each lot will be responsible for improvements within the ROW along their frontage.
- WETLANDS
/ RIPARIAN
BUFFERS:** Neuse River riparian buffers are required on this site. Impacts to the Buffer will require NC DENR approval.
- 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: 12/10/2018
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE 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.