



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-78-15 / Providence Creek Subdivision (Revision to previously approved plan)

General Location: The site is located on the east side of Mafolie Court and west side of Leesville Road, south of Lynn Road.

CAC: Northwest

Nature of Case: Revision of a previously approved subdivision of 1.69 acres into three single family lots, zoned Residential-4. The revision makes two minor changes to the plan:

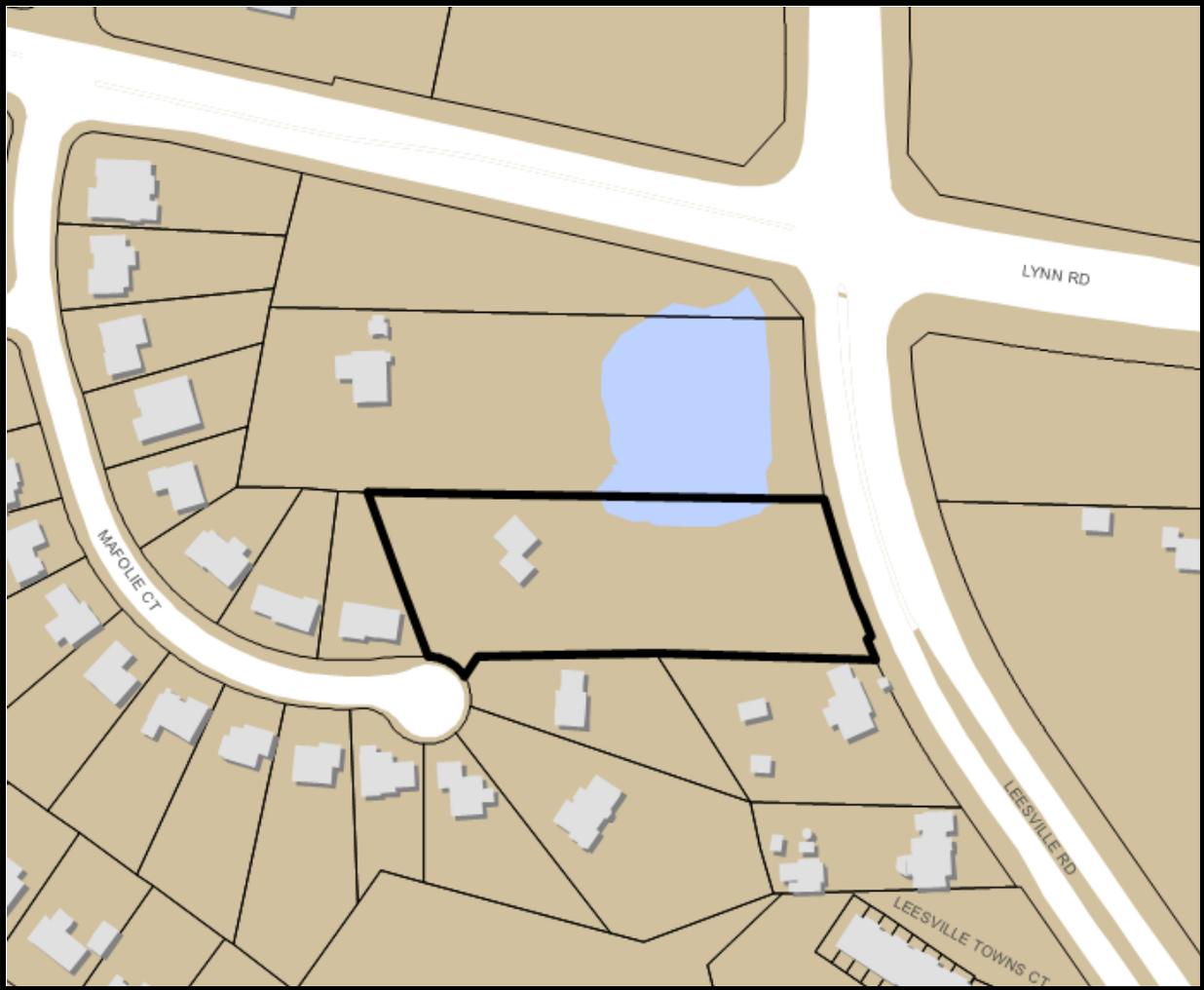
1. The street tree requirement on Leesville Road will be met with a combination of existing and planted trees on private property in accordance with the approved design adjustment as opposed to the previously approved Type C2 yard.
2. A change to the allocation of impervious surface to the lots (while still staying within the overall 15% maximum).

Contact: Stoney Chance

Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project:

1. A Design Adjustment to allow the required street trees for Leesville Road to be met with a combination of planted and existing trees on private property behind the existing slope easement.

Administrative Alternate: NA



S-78-15 Location Map

SUBJECT: S-78-15

CROSS-REFERENCE: Transaction # 455508; previously approved AA #3370

LOCATION: The site is located on the east side of Mafolie Court and west side of Leesville Road, south of Lynn Road, inside the city limits.

PIN: 0787823160

REQUEST: Revision of a previously approved subdivision of 1.69 acres into three single family lots, zoned Residential-4. The sunset date for this plan approval is unchanged. The revision makes two minor changes to the plan:

1. The street tree requirement on Leesville Road will be met with a combination of existing and planted trees on private property in accordance with the approved design adjustment as opposed to the previously approved Type C2 yard.
2. A change to the allocation of impervious surface to the lots (while still staying within the overall 15% maximum).

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 a fee-in-lieu of construction be paid for 1' of sidewalk along Leesville Road;

(4) That a copy of a recorded shared driveway easement between lot 3 and the property to the north identified as PIN 0787822267 be provided to the Development Services Department;

(5) 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;

(6) That the following note be shown on all maps for recording: A minimum finished floor elevation will be required for all lots along the floodplain boundary;

- (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 Infrastructure Construction Plans are approved by the City of Raleigh;
- (9) That the maximum impervious surface allowed per lot, approved by the City Stormwater Engineer and as shown on the preliminary plan, be shown on all maps for recording;

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

- (10) 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.

I hereby certify this administrative decision.

ORIGINAL APPROVAL 5-16-16 - AA # 3370
REVISION APPROVED

Signed: (Planning Dir.)

Kenneth K. Bowman (Dr. Bowman)

Date: 8-5-16

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 including Chapter 2, Article 2.2, Section 2.2.1. This approval is based on a preliminary plan dated 7/7/16 owned by Providence Creek LLC, submitted by Chance & Associates.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4).

TREE CONSERVATION: This subdivision is less than 2 acres and therefore 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 for the following streets is required by the Street Plan Map of the Comprehensive Plan. No new streets are proposed with this development.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Mafole Court	Neighborhood Street	50'	½ 64'	40' radius	40' radius	NA
Leesville Road	Avenue 4-Lane, Divided	110'-114'	½ 104'	70'	70'	Variable (existing)

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

**COMPREHENSIVE
PLAN:** This site is located in the Northwest CAC in an area designated for moderate density residential development.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in the R-4 zoning district 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. 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. This project includes an extension of a public sewer main. Approval of construction drawings will be required.

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. No new streets are proposed with this development.

**STREETSCAPE
TYPE:** The applicable streetscape is residential. Lots 1 and 2 have frontage on the cul-de-sac bulb of Mafole Court, where no street trees or sidewalk are required. A fee in lieu for a 1' of sidewalk is required along Leesville Road, where a 5' sidewalk currently exists. Street tree requirements will be met with a combination of existing and planted trees on private property in accordance with the approved design adjustment.

- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 5' sidewalk currently exists along Leesville Road. 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 flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. The site will claim an exemption from active runoff controls by limiting impervious surfaces to a maximum of 15% total for the subdivision. Impervious surface is allocated as follows: Lot 1 – 3400 sf; Lot 2 – 3500 sf; Lot 3 – 4025 sf. Nitrogen will be mitigated with offset fees/buydown.
- WETLANDS / RIPARIAN BUFFERS:** 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: 5-16-2019
Record at least ½ of the land area approved.

5-Year Sunset Date: 5-16-2021
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.