Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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Raleigh, NC **27602**
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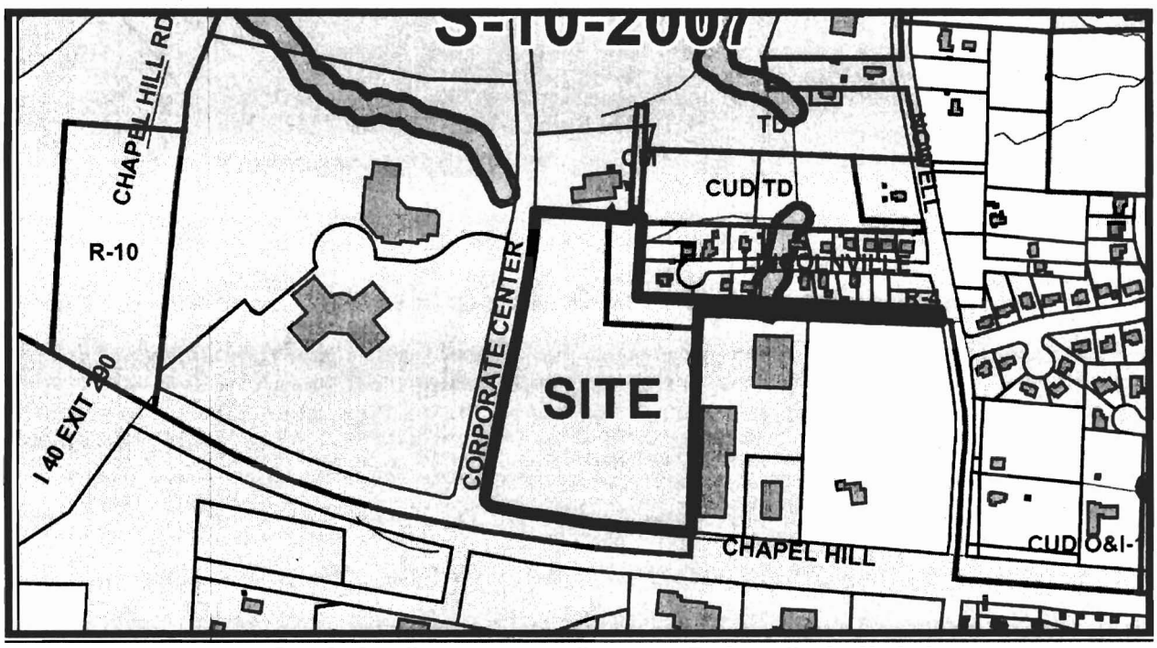
Case File I Name: **S-10-07 Corporate Center Drive Subdivision**

General Location: This site is located on the northeast corner of Corporate Center Drive and Chapel Hill Road, inside the City Limits.

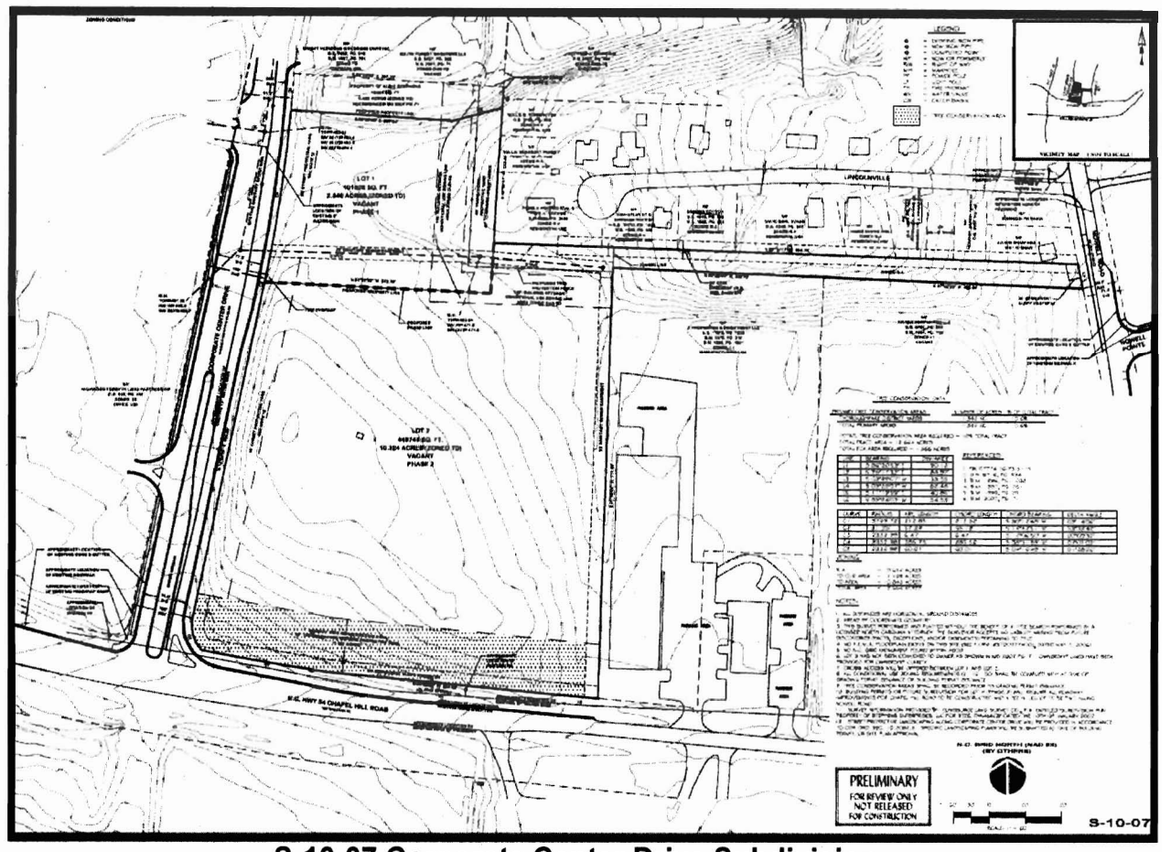
Planning District I CAC: Southwest / West

Nature of Case: Subdivision of 12.66-acres into two (2) lots zoned Thoroughfare District.

Contact: **CE** Group



S-10-07 Corporate Center Drive Subdivision



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SUBJECT: S-10-07 Corporate Center Drive Subdivision

CROSS-REFERENCE: N/A

LOCATION: This site is located on the northeast corner of Corporate Center Drive and Chapel Hill Road, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 12.66-acre tract into two (2) lots, zoned Thoroughfare District.

Lot 1 will be 2.340-acres (101,929 square feet) with a road frontage of 285.56 linear feet along Corporate Center Drive.

Lot 2 will be 10.32-acres (449,743 square feet) with a road frontage of 599.39-linear feet along Corporate Center Drive and 394.49-linear feet along Chapel Hill Road.

OFFICIAL ACTION: ***Approval with conditions***

CONDITIONS OF APPROVAL: ***Prior to issuance of a land disturbing permit for the site:***

(1) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. 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 Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

Prior to Planning Department authorization to record lots:

(2) That a map of the tree conservation areas be approved by the Forestry Specialist in the Inspections Department prior to building permit or map recording which ever occurs first and the map shall be recorded at Register of Deeds;

(3) That a fee-in-lieu of construction for ½ of a 41'b/b with ½ of a 5' sidewalk along Nowell Road in an amount determined by the City Engineer, is paid in the Public Works Department for the entire development;

(4) That construction plans for public improvements for ½ of a 65' back-to-back street section and ½ of a 5' sidewalk along Chapel Hill Road be submitted and approved by the Public Works Department for the entire subdivision;

(5) That a 20-foot permanent slope easement on Nowell Road and Chapel Hill Road be dedicated prior to or in conjunction with the recording of any map;

(6) That the following note be placed on lot 2 at time of recording: That prior issuance Certificate of Occupancy or future subdivision for lot 2 all required construction of road improvements for Chapel Hill Road will apply;

(7) That cross access agreements between lots 1 and 2 are recorded in accordance with the City Code and a recorded copy is returned to the Planning Department within 14-days of recording. If a recorded copy of this recorded document is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(8) That the existing 20' sanitary sewer easements, as shown on the preliminary, be dedicated to the City of Raleigh and labeled as City of Raleigh Sanitary Sewer easements,

(9) That a final detailed landscape plan showing street yards and the required plantings per 2-16-00 condition #7 for the transitional yard buffer in accordance with 10-2082 & 10-2082.5 be submitted/stamped and approved by the Site Review Specialist in the Inspection Department and a stamped approved copy is placed on file in the Planning Department;

(10) That the building setbacks of 100-feet from all adjacent properties zoned R-4 be shown on the map for recording per Z-15-00 condition # 5,

(11) That a minimum of 50-foot wide transition protective yard buffer and within this yard area 40-feet of this protective yard remain undisturbed per Z-15-00 condition #7, this area is adjacent to the R-4 and shall be shown on all maps for recording;

(12) That a revised preliminary plan be submitted indicating the development will be recorded as one phase and the required road improvements along Chapel Hill Road and that note #9 be removed from the plan;

Prior to issuance of building permits in the Inspections Department:

(13) That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;

(14) That all conditions of Z-16-00 are fulfilled;

Prior to issuance of Certificate of Occupancy in the Inspections Department:

(15) That all road improvements required for lot 2 along Chapel Hill Road be constructed and accepted by the Public Works Department;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Kaye) Date: 4-11-07

Staff Coordinator: Jacque Baker

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 Chapter 2, Part 10, Sections 10-2045 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/14/07, owned by Steel Dynamics, Inc, submitted by CE Group, Inc.

ZONING:

ZONING DISTRICTS: Thoroughfare District. Ordinance 835ZC483 Effective 715100.

Conditions: (06127100)

1. All general uses and conditional uses allowed in the Thoroughfare District excluding the .following: correctionallpenel facility, adult establishment, bar, nightclub, tavern and lounge, retail, hotel or motel, restaurant, outdoor stadiumltheaterlracetrack, riding stable, rifle range, bottling plant, transitional housing except supportive housing, hospital, kennel/cattery, vehicle sales and rental, automotive service/repair, all uses classified as industrial under Sec. 10-2071 except warehouse/distribution when said use is part of an office building structure and does not exceed 20% of the total building area.

2. Any reimbursement for street right-of-way will be based on R-4 Zoning.

3. Stormwater management shall comply with C.R. 7107

4. All stormwater (2 and 10 year storm) from any area outside of the undisturbed buffer yards designated by Cond. 7 and additional Cond. 1 (below) will be directed away from adjacent properties zoned R-4 via an underground storm pipe system.

5. Building setbacks will be no less than 100 feet from adjacent properties zoned R-4.

6. Site lighting shall be designed so that there will be no direct view of a light source from neighboring properties.

7. A minimum of 50-foot wide transition protective yard buffer shall be reserved along neighboring residential properties, with 40 feet of this protective yard remaining undisturbed.

8. A 6 ft. high closed wooden fence and landscaping meeting the standard of a type "C" transition yard or greater if required by Sec. 10-2082 shall be erected or planted in the transition yard buffer.

9. Area in subject property PIN 0774831755 located along Nowell Road between adjacent residential zoned properties PIN 0774835529 and PIN 0774834756 shall remain undisturbed buffer with no driveway access.

10. There shall be no driveway or street connection between subject properties PIN No's 0774838758 and 0774735115.

Additional Conditions for PIN 0774735115 include the following:
1. All general uses and conditional uses allowed in the Conservation Management District with travel lanes and parking lots allowed in the 25 ft. width adjacent to the property presently zoned Thoroughfare District.
2. All graded areas outside parking areas to be landscaped to the standard of a Type "B" transition yard buffer.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: Tree Conservation area is located within the 90' thoroughfare district yard located on lot 2 for a total of 1.34-acres or 10%.

UNITY OF DEVELOPMENT: Unity of development criteria is not required in this subdivision.

PHASING: There is 1 phase in this development; a two lot subdivision cannot be phased.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of the following strees are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Chapel Hill Rd	150' existing	½ of a 65' b/b with 5' sidewalk	20' permanent
Nowell Rd	60' existing	fee in lieu	20' permanent
Corporate Center Dr	100' exiting	n/a	n/a

The difference between the required 41' street with curb, gutter and sidewalk and the proposed construction of ½ of a 65' b/b is reimbursable.

TRANSIT: This site is not required to provide a transit easement.

URBAN FORM: This site is located in the Southwest Planning District, and is consist with the polices found in the Arena plan.

SUBDIVISION STANDARDS:

LOT LAYOUT: There is no minimum lot size in this zoning district for non residential uses

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block

length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

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: Refuse collection will be provided by a private contractor. The location and design of refuse collection facilities is shown in accordance with the Solid Waste Design Manual.

CIRCULATION: Existing street improvements for lot 1 conform to normal City construction standards. Construction of road improvements along Chapel Hill Road for lot 2 will be required prior to issuance of a building permit or further subdivision. A fee in lieu will be required for road improvements along Nowell Road prior to issuance of a building permit of further subdivision.

PEDESTRIAN: Existing sidewalk locations on Corporate Center Drive conform to City regulations. Construction of sidewalk along Chapel Hill road for lot 2 will be required prior to issuance of a building permit or further subdivision. Fee in lieu will be required for ½ if a 5' sidewalk along Nowell Road prior to issuance of a building permit or further subdivision.

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

STORMWATER MANAGEMENT: This site is subject to stormwater and nitrogen reduction requirements of part 10 chapter 9. The proposed lots exceeds one acre in size and water quality and quantity is being handled on a lot by lot bases prior to issuance of a building permits. Stormwater management shall comply with C.R. 7107 per Z-15-00 condition #3. Lots 1 & 2 shall comply with stormwater condition #4.

PAYMENT TO NCDENR

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

REZONING CONDITION

A stormwater control plan and stormwater operations and maintenance manual shall be approved by the Conservation Engineer that limits the stormwater runoff to development rate expected from the 2 & 10 year storm as required by the conditions of Z-16-00 condition #4. All stormwater from any area outside of the undisturbed buffer yards designated by condition #7 and additional condition #1 will be directed away from adjacent properties zoned R-4 via an underground storm pipe system.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: OTHER No new street names are required for this development.

REGULATIONS: Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter *5),* unless specifically varied by this approval.

SUNSET DATES: If significant lot recording 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: 4111,12010
Record at least ½ of the land area approved.

5-Year Sunset Date: 411112012
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 Engineering Department for street construction; by the first working day in November and May each year.