Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
(919) 516-2626
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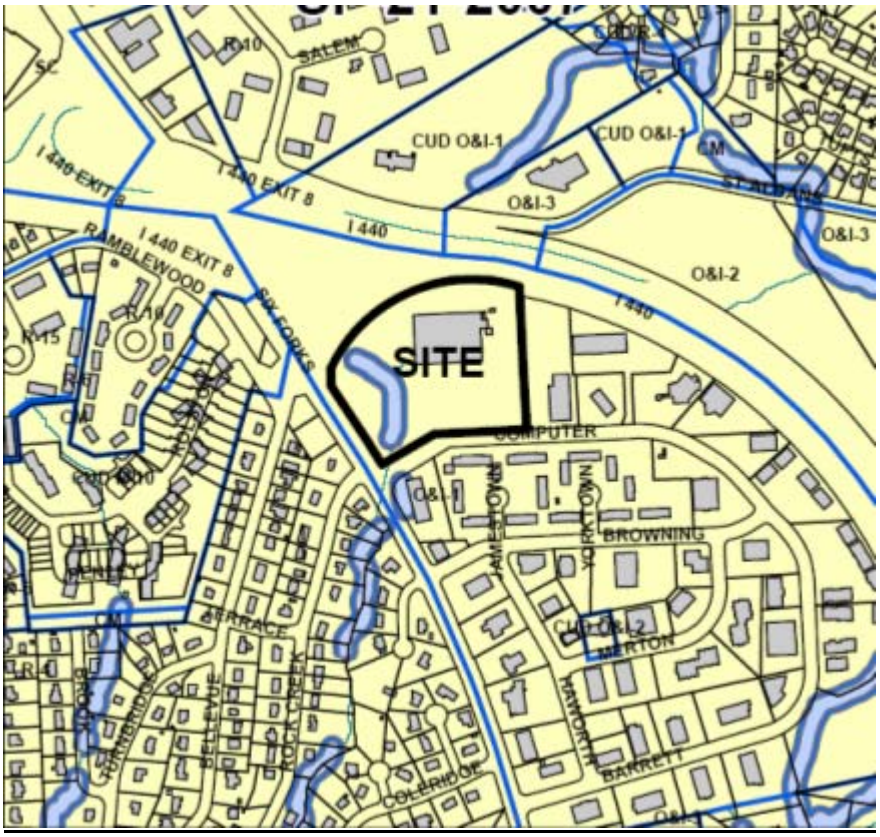
Case File / Name: **S-17-07 State Employee Credit Union Computer Drive**

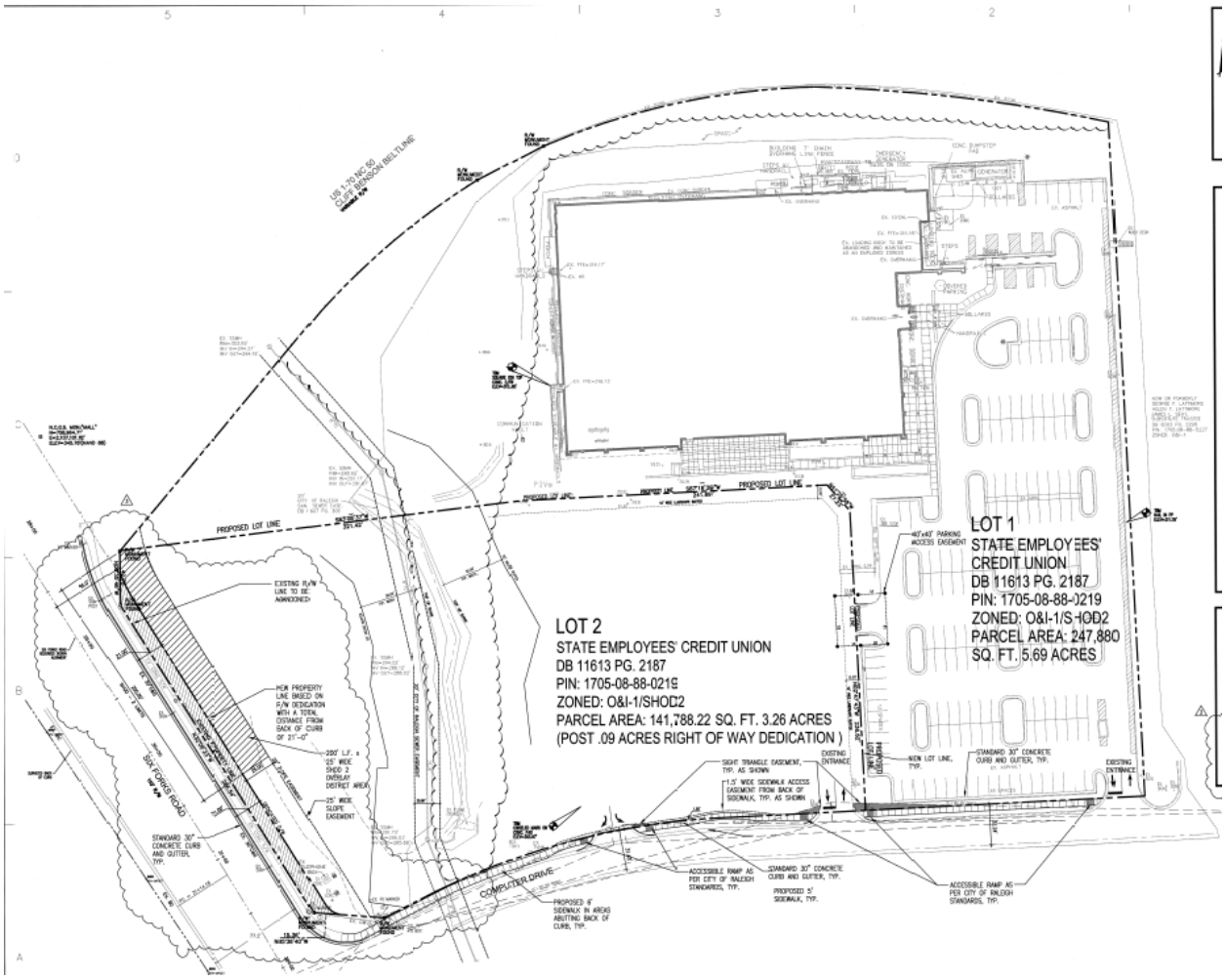
General Location: Intersection of Six Forks Rd. and Computer Drive.

Planning District / CAC: North Hills / Six Forks

Nature of Case: This request is to approve the subdivision of a 8.95 acre tract into 2 lots (Lot 1- 5.69 acres and Lot 2- 3.26 acres), zoned, zoned O&I-1 with SHOD 2.

Contact: Jimmy Ashley





Proposed Subdivision

SUBJECT: **S-17-07 State Employee Credit Union Computer Drive**

CROSS-REFERENCE: SP-21-07

LOCATION: Intersection of Six Forks Rd. and Computer Drive., inside the City Limits.

REQUEST: This request is to approve the subdivision of a 8.95 acre tract into 2 lots (Lot 1- 5.69 acres and Lot 2- 3.26 acres), zoned, zoned O&I-1 with SHOD 2, inside the City limits.

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 tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas prior, to building permits or in conjunction with the recording of lots whichever comes first Tree conservation shall be in compliance with Code section 10-2082.14;

(3) That a vehicular cross access easement between lots 1 and 2 is recorded in the Wake County Registry and that a recorded copy of this cross access easement be returned to the Planning Department within 14-days of recording. If a copy of this recorded cross access easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(4) That 1/2'-110' of right of way and a 25' slope easement along Six Forks Rd. be dedicated to the City of Raleigh, and a copy of the recorded plat be provided to the Site Review Specialist in the Inspections Department at permit review;

(5) That a note be placed on the recorded map which sets the maximum impervious allowed to the existing impervious conditions;

(6) 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 perpetuity 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).". This covenant is to run with the land, and shall be binding on the Owner, and all parties claming under it;

(7) That a note be placed on the map for recording; If there is any increase in the impervious surface on lots 1 and 2, all provisions of Part 10 Chapter 9 of the City Code will apply;

(8) That the City Attorney approve a public sidewalk easement for any portion of the public sidewalk along Computer Drive located within private property;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Roop) Date: 11-27-07

Staff Coordinator: James Marapoti

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 10-2035, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 10/05/07, owned by State Employee Credit Union, submitted by O'BrienAtkins.

ZONING:

ZONING DISTRICTS: O&I-1.

TREE CONSERVATION: 8.91 acre site at 10%= .89 acres required. This subdivision is providing Primary Tree Conservation area-
20' wide Neuse Riparian Buffer Zone 2= 0.39 acres
25' wide Primary SHOD= 0.62 acres
Total provided= 1.01 acres

UNITY OF DEVELOPMENT: Not required.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR

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

Street	ROW	Construct	Slope Esmt.
Six Forks Rd.	½ 110'	N/A	25'

This plan is also required to construct a 6' sidewalk the entire length of Computer Drive. The 6' sidewalk is required due to a riparian buffer shifting the sidewalk to the curb of the right of way.

TRANSIT: No transit requirements.

URBAN FORM: This site is located within the North Hills Planning District and office and institutional uses are recommended in the Wake Forest Road small area plan.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 5,000 square feet. The minimum lot depth in this zoning district is 70'. The minimum lot width in this zoning district is 45'. Lots in this development conform to these minimum standards.

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: Individual lot serviced to be provided by private contractor.

CIRCULATION: Existing street improvements conform to normal City construction standards. This project will require a cross-access agreement between Lot 1 and 2.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 6' sidewalk is required along Computer Drive.

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

STORMWATER MANAGEMENT: This subdivision is subject to stormwater and nitrogen reduction requirements of Part 10, Chapter 9 of the Raleigh City Code. All proposed lots exceed one acre in size. Therefore, stormwater management measures will be required at the time of site plan submittal for each lot or at the time of further subdivision. Neuse riparian buffers regulations apply.

WETLANDS / RIPARIAN BUFFERS: Wetland areas or Neuse River riparian buffers are present on this site.

STREET NAMES: No new street names are required.

OTHER 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: 11/27/10
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/27/07
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.