Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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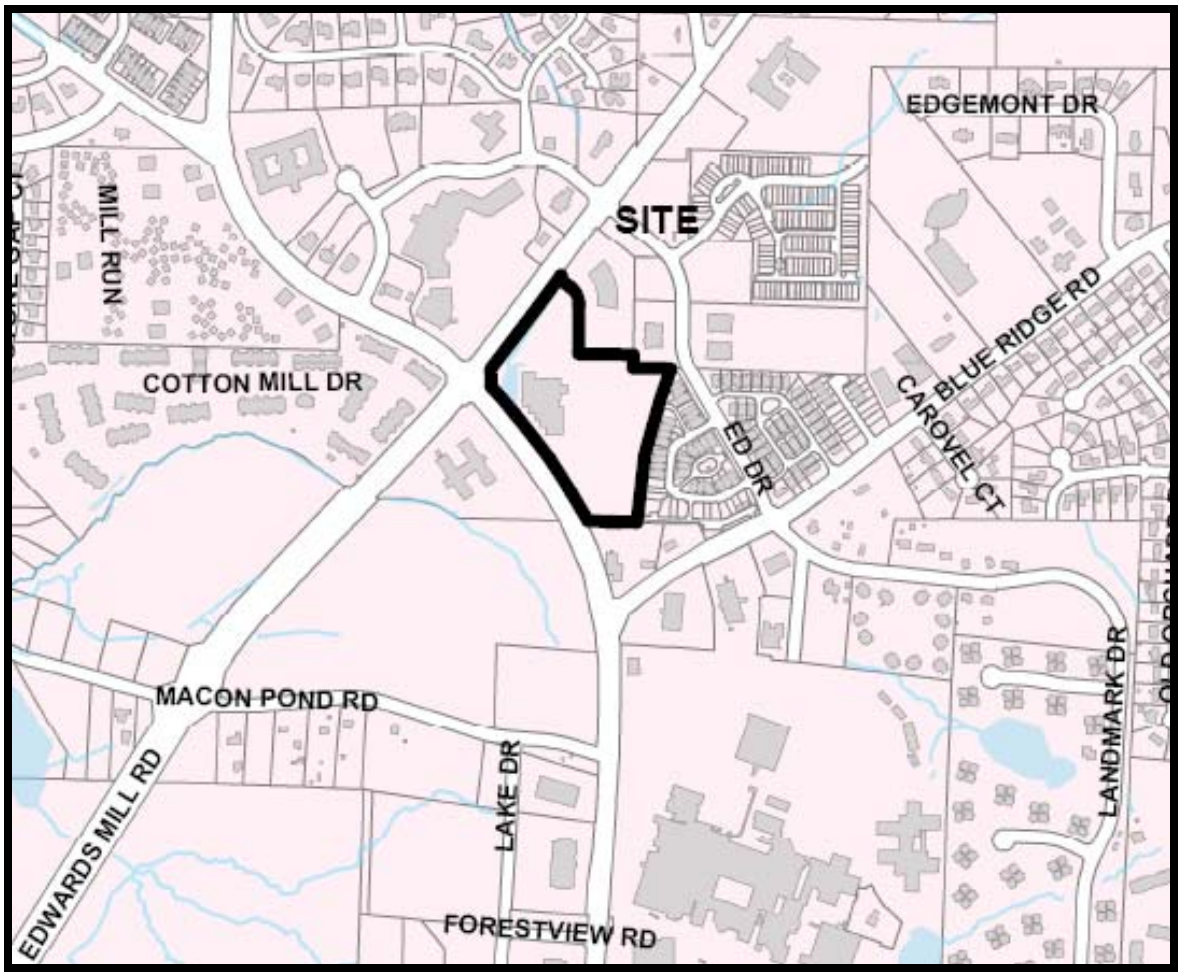
Case File / Name: **S-30-07 / Southern Community Bank Subdivision**

General Location: Edwards Mill Road east of its intersection with Duraleigh Road

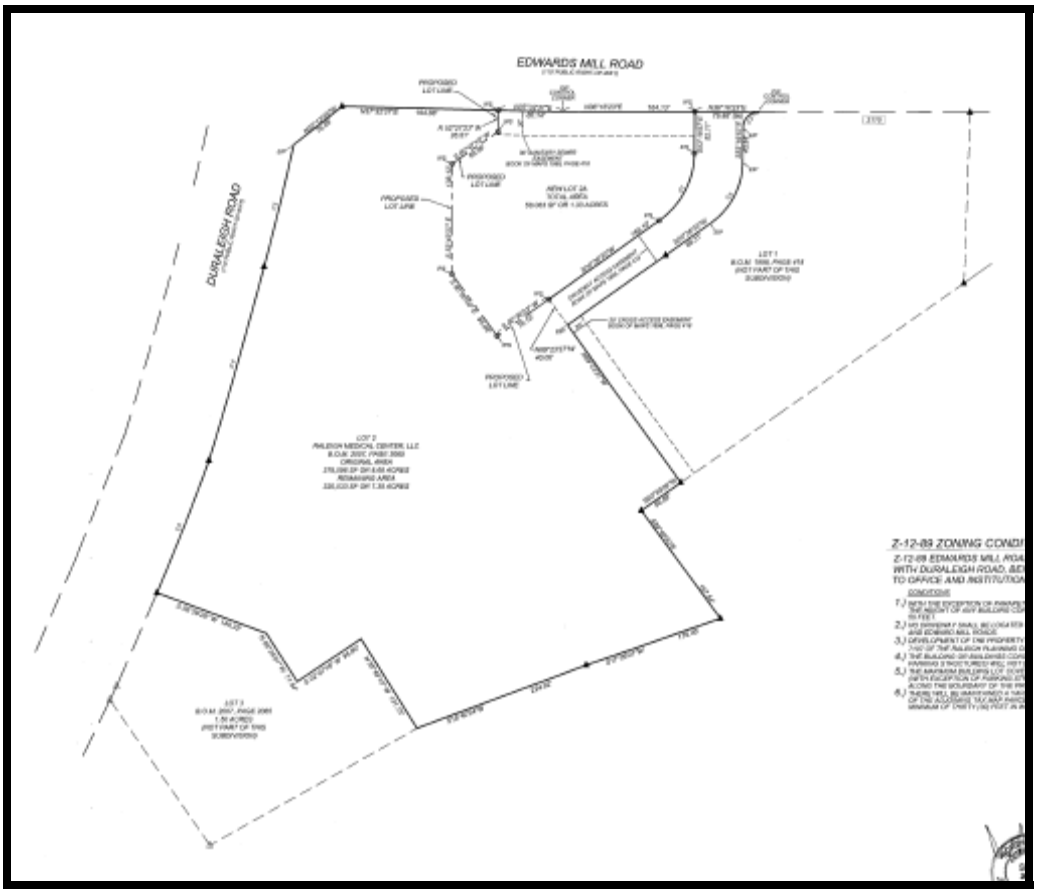
Planning District / CAC: Northwest / Northwest

Nature of Case: The subdivision of 8.68 acres into two lots zoned Office and Institutional-1 Conditional Use District. The resulting lots are 7.35 acres and 1.33 acres in size.

Contact: Chris Clayton, Commercial Site Design



S-30-07 / Southern Community Bank Subdivision – Location Map



S-30-07 / Southern Community Bank Subdivision – Preliminary Subdivision Plan

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SUBJECT: S-30-07 / Southern Community Bank Subdivision

CROSS-REFERENCE: Z-12-89, S-17-06, SP-34-07

LOCATION: This site is located on the south side of Edwards Mill Road, east of its intersection with Duraleigh Road, inside the City Limits.

REQUEST: This request is to approve the subdivision of an 8.68 acre tract into two lots, zoned Office and Institutional-1 Conditional Use District. . The resulting lots are 7.35 acres and 1.33 acres in size. There is an existing building on the proposed 7.35 acre lot.

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 in accordance with the conditional use rezoning applied to this property, an allocation map be provided to the city attorney outlining the building square footage allowance Lots 2 and 4 associated with this subdivision and Lot 3 associated with S-17-06, not to exceed a combined total of 77,648 square feet of buildings and upon approval this allocation be noted on the map for plat recordation. In addition, the allocation document shall be recorded with the County Register of Deeds and a copy of the recorded documents be returned to the Planning Department within 14 days of authorization of lot recording;

(3) That 1/2'-110' from the centerline of Duraleigh Road right of way along Duraleigh Road be dedicated to the City of Raleigh prior to or in conjunction with the recording of any map;

(4) 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;

(5) That all the conditions and requirements of Z-12-89 are met;

(6) That ½-110', or 55' of public right-of-way, measured from the existing centerline of Edwards Mill Road, along the entirety of the Edward's Mill frontage, be dedicated prior to or in conjunction with the recording of any map. Right-of-way centerline is defined on page 46 of the Streets, Sidewalks and Driveway Access Handbook.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Mayo) Date: 2-19-08

Staff Coordinator: Eric Hodge

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 1-9-08, owned by Southern Community Bank, submitted by Commercial Site Design.

ZONING:

ZONING DISTRICTS: Office and Institutional – 1 Conditional Use District. Ordinance (1989) 326 ZC 247 Effective 3/7/89.

Z-12-89 Edwards Mill Road, south side, at its southeast intersection with Duraleigh Road, being Parcels 2, 3 and 308, Tax Map 462, rezoned to Office and Institution-1 Conditional Use District.

Conditions:

1) With the exception of parapets, any penthouse, and mechanical equipment, the height of any building constructed upon the property will not exceed 50 feet.

2) No driveway shall be located within 400 feet of the intersection of Duraleigh and Edwards Mill Roads.

3) Development of the property will be in compliance with Certified Recommendation 7107 of the Raleigh Planning Commission.

4) The building or buildings constructed upon the property (with the exception of parking structures) will not exceed 230,000 gross square feet of floor area.

5) The maximum building lot coverage shall be fifteen percent (15%) for all buildings (with the exception of parking structures) constructed upon the property.

6) Along the boundary of the property adjoining tax map parcels 462/16, 462/4, 433/190 and 433/76 there will be maintained a protective yard a minimum of fifty (50) feet in width. Along the boundary of the property adjoining tax map parcels 433/74 and 433/68 there will be maintained a protective yard a minimum of thirty (30) feet in width, which may be utilized for stormwater retention.

Proposed Site Plan's SP-34-07, Adherence to Zoning Conditons:

1) The maximum building height is 50'.
2) No new driveways onto public streets are proposed in association with this site plan.
3) This plan is meeting the Stormwater Regulations set forth in the City Code.
4) Prior to this site plan, only 141,434 SF has been constructed within these parcels.
5) This project's proposed lot coverage is only 9%.
6) This proposed parcel doesn't border those adjoining tax map parcels.

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

TREE CONSERVATION: A preliminary tree conservation plan in accordance with Code Section 10-2082.14 was included with a prior subdivision of the parent tract and has been approved by the Forestry Specialist in the Inspections Department (6% or .09 acres of tree conservation is provided on this proposed lot) with the previous subdivision of the parent parcel (S-17-06). A final tree conservation plan with a metes and bounds description of all tree conservation areas shall be shown and labeled on any plat for recording.

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

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way is required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Edwards Mill	½ 110'	N/A	N/A
Duraleith Road	½ 110'	N/A	N/A

One-half of 110' [55'] of public right-of-way, measured from the right-of-way centerline of Edwards Mill Road, be dedicated prior to or in conjunction with the recording of any map. Right-of-way centerline is defined on page 46 of the Streets, Sidewalks and Driveway Access Handbook. Additional right-of-way to be dedicated is reimbursable under the facility fees program.

TRANSIT: No transit-oriented features of this site are incorporated into the proposed plan as the existing sanitary sewer easement running along Edwards Mill Road prevents the ability to provide a transit easement along Edwards Mill Road. This site is presently served by the existing transit system via Cat Route #4/Rex Hospital.

URBAN FORM: This site is located in the Northwest Planning District within the limits of a designated neighborhood focus area at the intersection of Duraleigh road and Edward Mills road, where office, institutional, and medium density residential uses are recommended. The more detailed Blue Ridge Road/ Lake Boone Trail Small Area Plan for this area recommend office uses for this site.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 5000 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.

DEVELOPMENT INTENSITY: In keeping with the Zoning Conditions that limit building square footages within the development, an allocation map must be provided to the city attorney outlining the building square footage allowance for Lots 2 and 4 associated with this subdivision and Lot 3 associated with S-17-06, not to exceed a combined total of 77,648 square feet of buildings and upon approval this allocation be noted on the map for plat recordation.

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 will be determined with future land use and will conform to City of Raleigh Solid Waste Services manual.

CIRCULATION: Existing street improvements shall conform to normal City construction standards.

PEDESTRIAN: Existing sidewalk locations conform to City regulations. Sidewalks exist along is Edwards Mill Road and Duraleigh Road.

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.

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

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

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: 2/19/2011
Record at least ½ of the land area approved.

5-Year Sunset Date: 2/19/2013
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.