# Administrative Action
## Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

**Case File / Name:** **S-40-07 / Munford Subdivision**

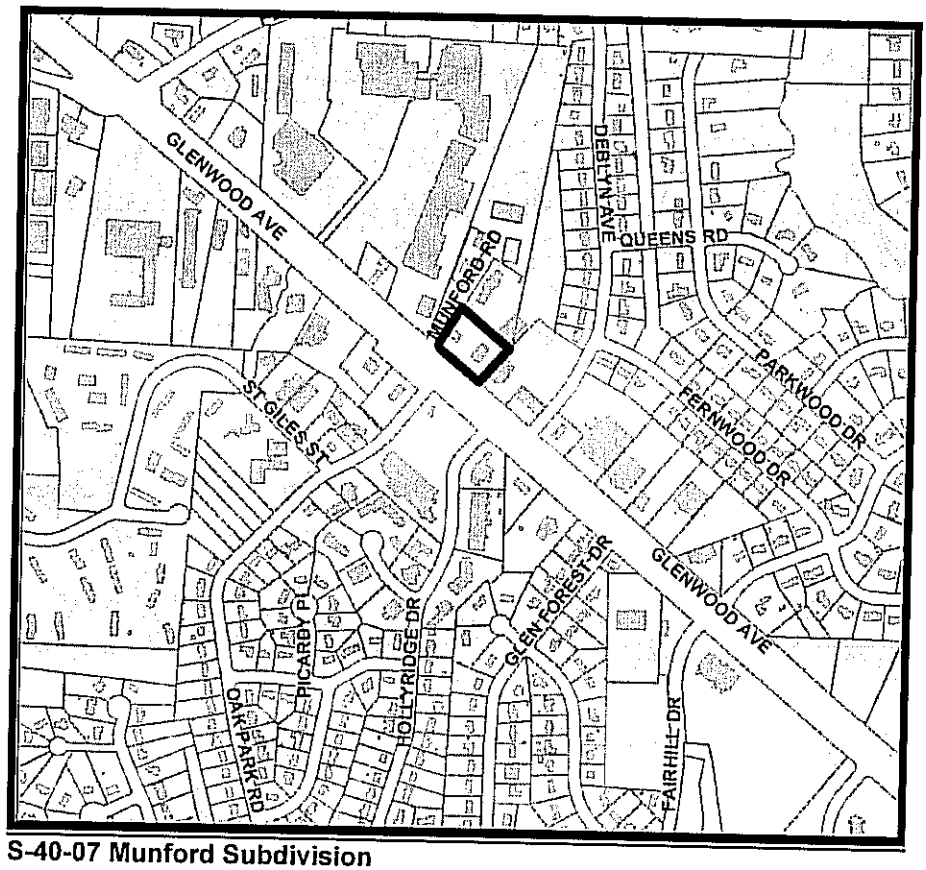
**General Location:** This site is located on the northeast corner of Glenwood Avenue and Munford Road, inside the City Limits.

**Planning District / CAC:** Northwest / Northwest

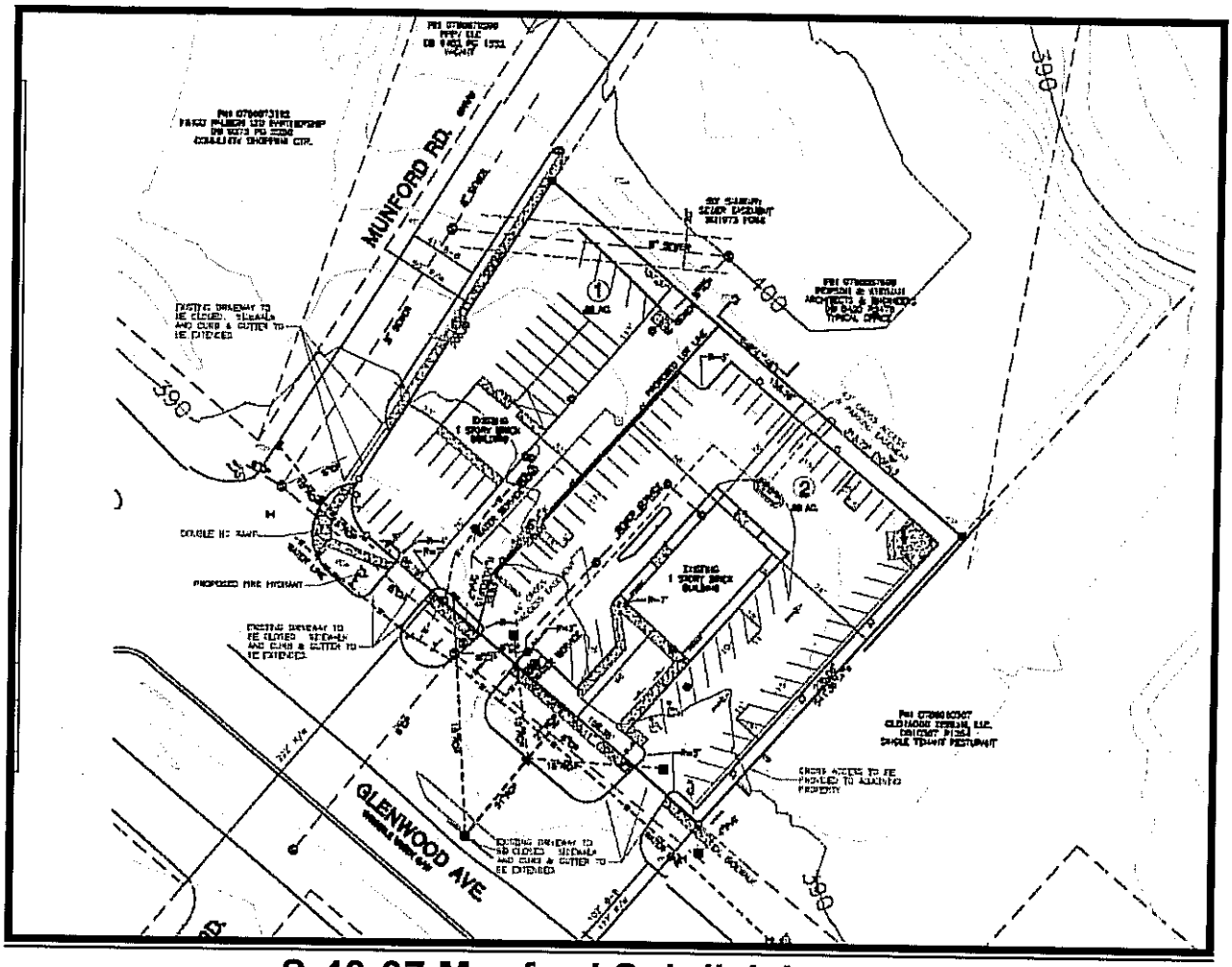
**Nature of Case:** Subdivision of 1.52-acres into 2 lots zoned Shopping Center.

Lot 1 will be .72-acres and has an existing 1-story brick building.
Lot 2 will be .81-acres and has an existing 1-story brick building.

**Contact:** John A Edwards & Company




**S-40-07 Munford Subdivision**




# S-40-07 Munford Subdivision

**SUBJECT:** S-40-07 Munford Subdivision

**CROSS-REFERENCE:** N/A

**LOCATION:** This site is located on the northeast corner of Glenwood Avenue and Munford Road, inside the City Limits.

**REQUEST:** This request is to approve the subdivision of a developed 1.52 acre tract currently containing two buildings into 2 lots, zoned Shopping Center.

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

**CONDITIONS OF APPROVAL:**

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

(1) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10 Chapter 9, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings, whichever event comes first;

***Prior to Planning Department authorization to record lots:***

(2) That as the developer is requesting an exemption from the stormwater runoff control provisions under 10-9023(b), detailed engineering studies shall be submitted to the Stormwater Engineer in the Public Works Department (before land disturbance or lot recording, whichever comes first) that shows the increase in peak stormwater runoff between pre-development and post-development conditions for the two-year storm is ten percent 10% or less at each point of discharge;

(3) 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 document is not provided to the Planning Department within the 14 day period, further plat recordings and building permit authorizations may be withheld.

I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Mitchell Silver (W. A. Barlow) Date: 7/13/07

**Staff Coordinator:** Jacque Baker

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2041 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated May 9, 2007, owned by Harris, Murr & Vermillion, LLC, submitted by John A Edwards & Company.

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**ZONING:**

**ZONING DISTRICTS:** Shopping Center.

**LANDSCAPING:** N/A.

**TREE CONSERVATION:** Subdivision less than 2.00-acre and is exempt from §10-2082.14.

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

**PHASING:** N/A.

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**THOROUGHFARE / COLLECTOR PLAN:** All required right-of-way and construction exist along Glenwood Avenue and Munford Road.

**TRANSIT:** No transit easement required.

**URBAN FORM:** This site is located in the Northwest Planning District.

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**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** There is no minimum lot size in this zoning district.

**BLOCK LAYOUT:** N/A.

**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 shall be provided by means of a private collector.

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

**PEDESTRIAN:** Existing sidewalk locations conform to City regulations.

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

**STORMWATER MANAGEMENT:**

The developer is requesting an exemption from the stormwater runoff control provisions under section 10-9023(b). Prior to lot recordation or land disturbance detailed engineering studies shall be submitted to the Conservation Engineer in the Public Works Department to verify that the increase in peak stormwater runoff between pre-development and post-development conditions for the two and ten year storm is ten percent (10%) or less at each point of discharge.

**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:** 7/13/10
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 7/13/12
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.