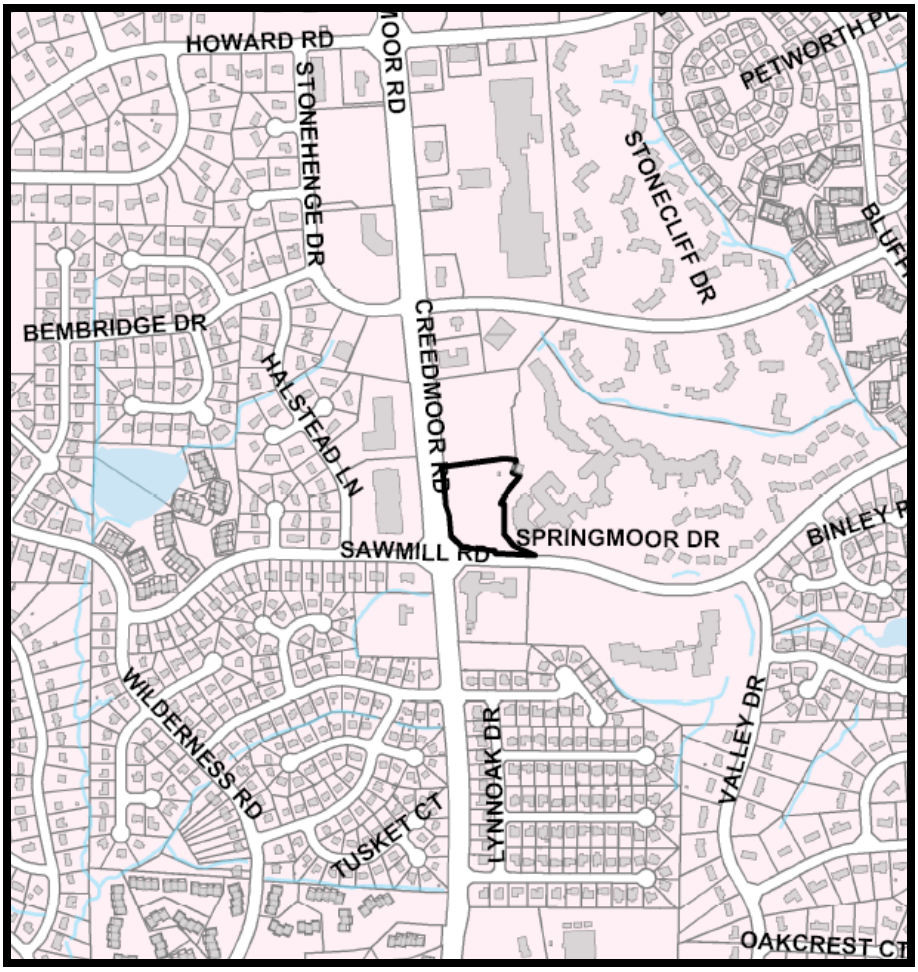
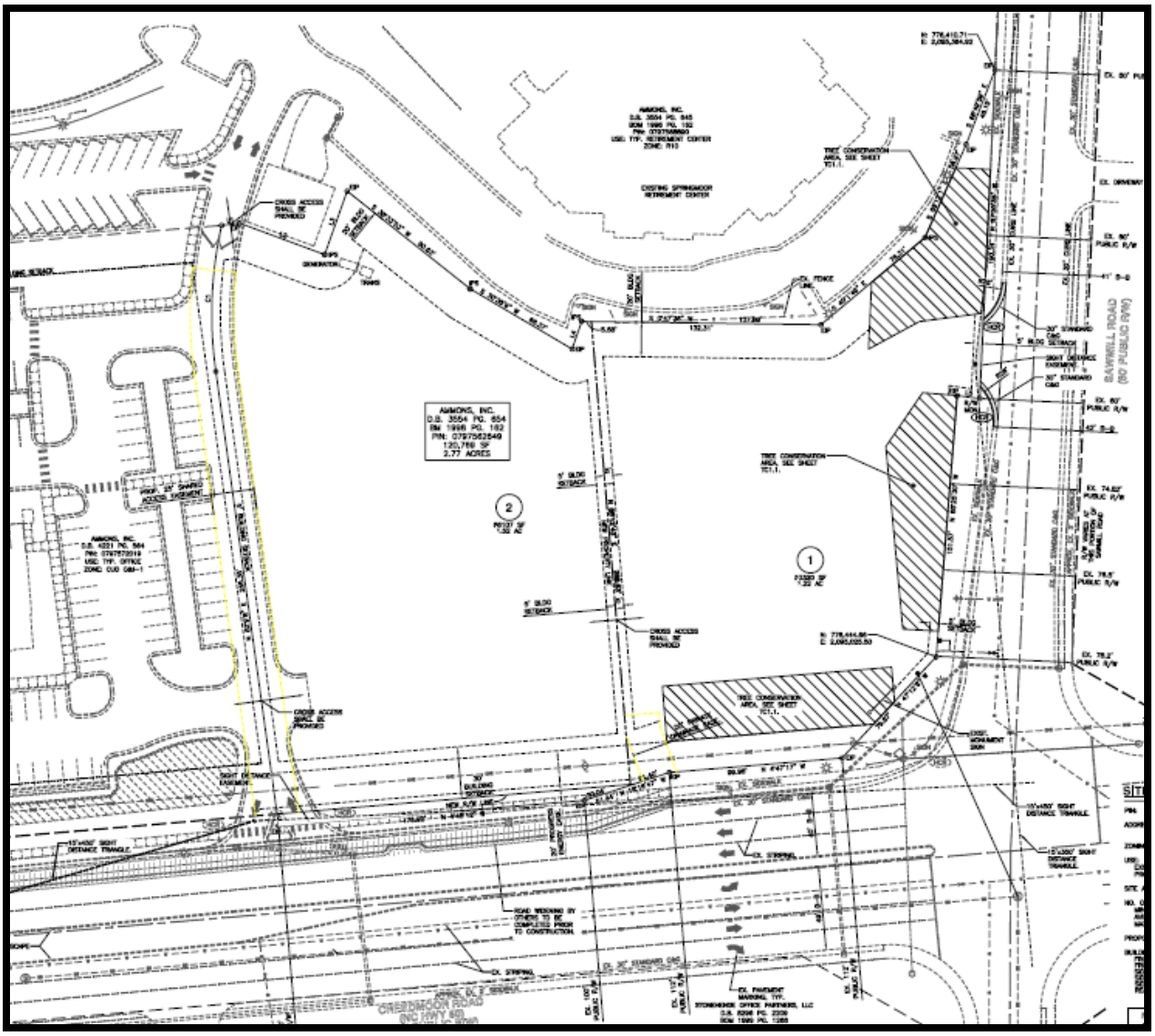
# Administrative Action
**Preliminary Subdivision**

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

| | |
|---|---|
| **Case File / Name:** | **S-51-07 / Crescent Subdivision** |
| **General Location:** | Northeast corner of the intersection of Creedmoor Road and Sawmill Road |
| **Planning District / CAC:** | North / North |
| **Nature of Case:** | The subdivision of a 2.77 acre parcel into 2 lots zoned Office and Institutional – 1 Conditional Use District. |
| **Contact:** | Chris Pope – Bass, Nixon & Kennedy, Inc. |




**S-51-07 / Crescent Subdivision – Location Map**




## S-51-07 / Crescent Subdivision – Preliminary Subdivision Plan

**SUBJECT:** S-51-07 / Crescent Subdivision

**CROSS-REFERENCE:** SP- 55-07

**LOCATION:** This site is located on the east side of Creedmoor Road, north of its intersection with Sawmill Road, inside the City Limits.

**REQUEST:** This request is to approve the subdivision of a 2.77 acre tract into two lots, zoned Office and Institutional – 1 Conditional Use District.

**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 approval of construction drawings for public improvements:***

(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;

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

(3) That construction plans for public improvements be approved by the Public Works Department;

(4) That cross-access agreements between the proposed 2 lots, the lot to the north (PIN: 0797572019 D.B. 4221 PG. 564) and the lot to the east (PIN: 0797568890 D.B. 3554 PG. 645) are recorded in accordance with Raleigh City Code and are returned to the Planning Department within 14- days of recording. If a copy of the recorded documents are not returned within 14-days, further plat recording will be withheld and no building permits will be issued on any lot;

(5) That 1/2'-124', or 62' from the centerline of Creedmoor Road of right of way along Creedmoor Road 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.

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Mitchell Silver (C.H. arge) Date: 11-26-07

**Staff Coordinator:** Eric Hodge

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 10-2035 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 10/23/07, owned by Ammons, Inc., submitted by Bass, Nixon & Kennedy, Inc.

**ZONING:**

**ZONING DISTRICTS:** Office and Institutional – 1 Conditional Use District. Ordinance 513 ZC 450 Effective 2/16/99.

**Z-11-99 Creedmoor Road**, east side, north side of Sawmill Road and south of Stonehenge Drive, being Wake County Tax Map Parcel 0797.11 57 2019 and 56 2724. Approximately 7 acres rezoned to Office & Institution-1 Conditional Use.

**Conditions: (2/1/99)**

1. Development of the Property will comply with the provisions of Certified Recommendation 7107 of the Raleigh Planning Commission dealing with the control of stormwater.

2. Any building constructed upon the property shall not exceed four (4) occupied stories or sixty (60) feet in height, excluding mechanical equipment and elevator penthouses.

3. Development of the Property shall not exceed a floor area ratio of five tenths (.5).

4. To supplement the minimum street protective yards otherwise required by the Raleigh City Code, where there is vehicular use area between the Creedmoor Road right-of-way and a permanent building, the streetscape shall provide a semi-opaque screen or barrier between the right-of-way and the vehicular use area. The screen or barrier may consist of plants, earthen berms, fences, walls, or any combination thereof which meets the following requirements:

a. The screen shall occupy 75% of the length of the vehicular use area except for sidewalks and driveways which cut through the screen to connect the vehicular use area to streets and other properties. Plant material shall be at least two feet (2') tall above ground at the time of installation, achieve four feet (4') within three years and be permanently maintained thereafter.

b. Berms may be used or installed in lieu of or in addition to plantings. If the berm does not meet performance standards of this section, then plant materials shall be installed which bring the screen up to these performance standards.

5. Any future dedication of rights-of-way shall be based on R-10 values.

6. In the event of the relocation of the gardening area now utilized upon the Property by the residents of the Springmoor Retirement Community ("Springmoor"), a new gardening area or areas comprising a minimum of twelve thousand (12,000) square feet shall be provided for such purpose on the premises of Springmoor (PIN 0797.11-56-8890 and/or PIN 0797.11-66-0074). Such area or areas shall be tilled and prepared for gardening use by and at the expense of the owner of the property. Such area or areas shall have a minimum of six (6) inches of topsoil and shall be fertilized and limited to proper horticultural standards following a soil test. Any relocation of the gardening area and the preparation of a new area or area shall be completed in a manner that does not unreasonably interfere with the normal growing season. Water for irrigation purposes will be provided to the site of each gardening.

**LANDSCAPING:** Requisite landscaping will be provided in conjunction with subsequent site plan development.

**TREE CONSERVATION:** A preliminary tree conservation plan in accordance with code section 10-2082.14 is included with this proposal and has been approved by the Forestry Specialist in the Inspections Department. 10% or .277 acres of tree conservation area is

required, 10% or .28 acres is provided. 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 is not required in this subdivision.

**PHASING:** There is one phase in this development.

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**COMPREHENSIVE PLAN:**

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

**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. |
|---|---|---|---|
| Creedmoor | ½ 124' | by others in accordance with SP-38-05 | N/A |

In accordance with 10-2075(c)(3)b.2., Creedmoor is a designated secondary arterial with a 124' right of way due to a roadway median. The applicant is offering to dedicate additional 7' of right of way (equal to ½ 124' or 62' from the centerline of Creedmoor Road.

Additional right-of-way dedication in excess of ½ of a 60' right-of-way as measured from the center-line is reimbursable under the facility fees program. In keeping with Zoning condition #5, dedication of rights-of-way shall be based on R-10 values.

**TRANSIT:** No transit-oriented features are incorporated into the proposed plan. This site is presently served by the existing transit system and there is an existing transit easement on the adjacent lot to the north.

**URBAN FORM:** This site is located in the North Planning District and within the Creedmoor Road Corridor Plan where office uses are recommended.

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**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.

**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**: The collection facility will meet the standards set forth in the City's Solid Waste Design Manual.

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

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Creedmoor Road and Sawmill 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:** 11/26/2010
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 11/26/2012
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.