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-70-07 Plantation Point Subdivision**

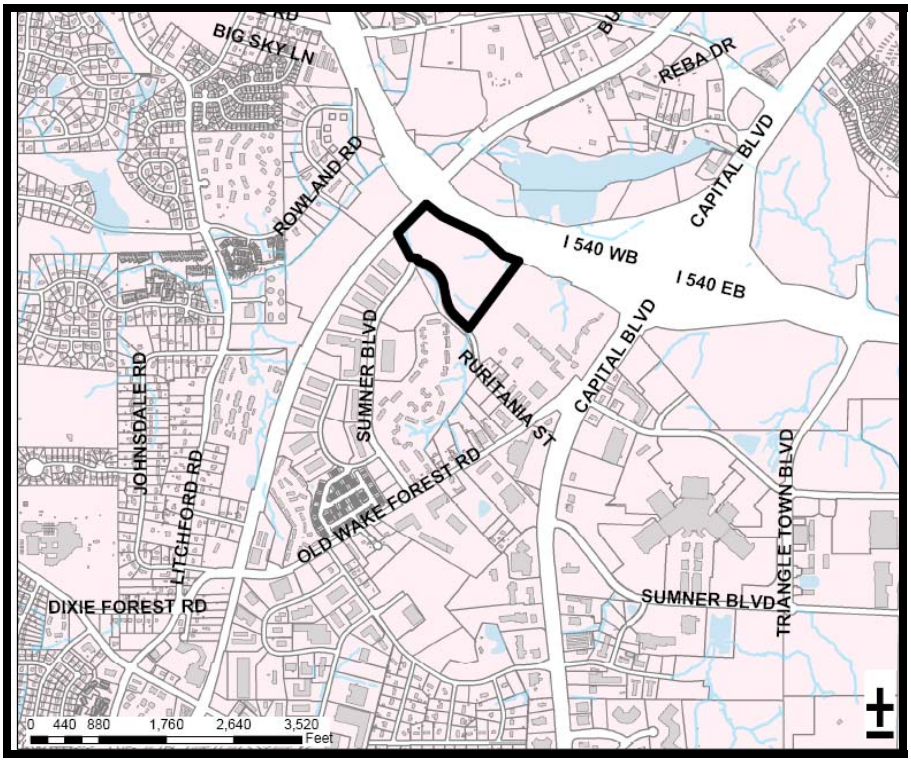
General Location: On the northwest side of Ruritania Street, northeast of the extension of Sumner Blvd, outside the City limits.

Planning District / CAC: Northeast / Northeast

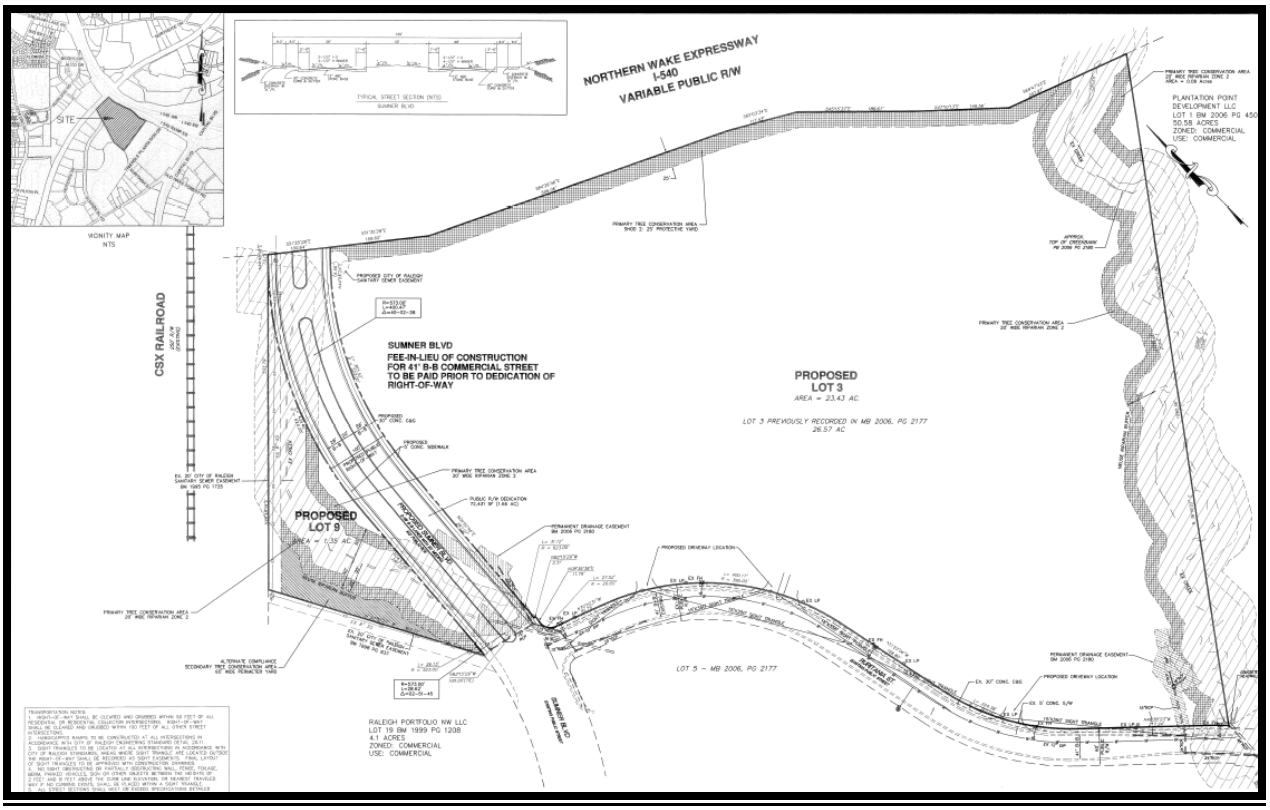
Nature of Case: Subdivision of 26.57-acres into two (2) lots and dedication of Sumner Blvd.

- Lot 3 23.43-acres
- Lot 9 1.35-acres
- Sumner Blvd dedicated RW 100' 1.66-acres

Contact: John A. Edwards & Company



S-70-07 Plantation Point Site Location



S-70-70 Plantation Point Subdivision

SUBJECT: S-70-07 Plantation Point Subdivision

CROSS-REFERENCE: GH-5-07 & Z-2-07

LOCATION: On the northwest side of Ruritania Street, northeast of the extension of Sumner Blvd, outside the City limits

REQUEST: Subdivision of 26.57-acres into two (2) lots and dedication of Sumner Blvd. An apartment complex GH-5-07 Plantation Point Apartment will be constructed on lot 3 and is scheduled to be reviewed by the Planning Commission on November 13, 2007.

Lot 9 will consist of a Neuse Buffer, Tree Conservation Area and proposed to remain vacant and dedicated as open space for the apartment complex.

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 fee in fee-in-lieu of construction for a full 41' b/b commercial street with 5' sidewalk for Sumner Blvd in an amount determined by the City Engineer, is paid in the Public Works Department;

(3) That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;

(4) That a 20-foot permanent slope easement on both sides of Sumner Blvd be dedicated prior to or in conjunction with the recording of any map;

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

(6) That a 15x20 foot transit easement located on Ruritania Street be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department within 14 days of authorization of lot

recording. If a recorded copy of this easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(7) That the following be placed on the map for recording: Reimbursement for any right of way dedication shall be based on Ind-1 rates zoning per Z-2-07 item #B;

(8) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;

(9) That a fee in fee-in-lieu of construction for the possible stream relocation within Sumner Blvd in an amount determined by the City Engineer, is paid in the Public Works Department;

(10) That a fee in fee-in-lieu of construction for a possible drainage extension in Sumner Blvd in an amount determined by the City Engineer, is paid in the Public Works Department;

Prior to issuance of building permits in the Inspections Department:

(11) 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 Conservation Engineer;

(12) That a final detailed landscape plan showing the SHOD-2 yard along I-540 in accordance with 10-2058(e) 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;

(13) That the Conservation Engineering the Public Works Department approves a stormwater management control plan, including a stormwater operations and maintenance manual, and budget, that conforms to Part 10 Chapter 9 of the City Code for stormwater nitrogen reduction and stormwater runoff control; and

(14) That all conditions of Z-2-07 are met.

I hereby certify this administrative decision.

Signed: (Planning Dir.) _____ Date: _____

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 10-2041 & 10-2059 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 9/12/07, owned by Greystar Real Estate Partners (Developer), submitted by John A Edwards and Company.

ZONING:

ZONING DISTRICTS: Z-2-07. Ordinance 171ZC 600 Effective 2/20/07.

A. The following uses, otherwise permitted in the Shopping Center zoning district, shall be prohibited:

a. Adult establishments
b. Bar, nightclub tavern. Lounge, not associated with a restaurant (as defined in NCGS § l0B - 1000(6)) or hotel in the same building;
c. Cemetery
d. Funeral Home
e. Veterinary hospital, kennel, cattery
f. Airfield, landing strip
g. Correctional/penal facility (Governmental)
h. Outdoor stadium, outdoor theater, outdoor racetrack with more than two hundred and fifty (250) seats; outdoor movie theatre.

B. Reimbursement for any required right-of-way dedication shall be at the current IND-1 rate.

C. If requested by the City, prior to subdivision approval or the issuance of building permit, whichever shall first occur, the owner of the property shall dedicate to the City transit easements measuring twenty (20) feet long (adjacent to rights-of-way of Sumner Blvd. and Ruritania St.) by fifteen (15) feet wide to support bus stops for transit services in the area. The locations shall be approved by the Transit Division of the City and the transit easement deed shall be approved (prior to recordation) by the City Attorney.

D. Architectural detailing, including the articulation of building facades, use of stone and/or other masonry materials (at least 15%), and incorporation of fenestration, awnings, balconies and or other such details, into the development of the property to provide high level of interest at street level. Exterior building walls facing Ruritania Street and Sumner Boulevard shall comply with Section 10-2055(e) (7).

E. Building orientation towards Ruritania Street and Sumner Boulevard so that the entrances or breezeways, are visible and accessible to pedestrians from sidewalks and/or other pedestrian

pathways. Buildings located at the intersection of Ruritania Street and Sumner Boulevard shall be oriented such that parking is located opposite of the building from the intersecting streets.

Residential development, if any, shall include on-site recreational amenities, including a clubhouse (minimum 1,000 square feet) and least two of the following: pool, tennis court, volleyball court, and playground, and shall not exceed six hundred (600) dwelling

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 is included with this proposal and has been approved by the Forestry Specialist in the Inspections Department. 10% or 2.64 acres tree conservation area is required, 10% or 2.64 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 (1) one phases in this development..

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.
Sumner Blvd	100'	fee-in-lieu	20' permanent both sides

Additional right-of-way to be dedicated is reimbursable under the facility fees program at Ind-1 rate per Z-2-07.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: 15x20 transit easement along Ruritania Street. This site is presently not served by the existing transit system.

URBAN FORM: This site is located in the Northeast Planning District, within the boundaries of the Northeast Regional Center Plan. The Northeast District map shows this property as part of a Regional Intensity Area which is programmed for high intensity mixed-use development.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 5,000 square feet. 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: The location and design of refuse collection facilities is shown in accordance with the Solid Waste Collection Design Manual.

CIRCULATION: Proposed and existing street improvements shall conform and do conform to normal City construction standards. This layout indicates a stream crossing.

PEDESTRIAN: Proposed and existing sidewalk locations conform to City regulations. A sidewalk is required along both sides of Sumner Blvd.

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. All proposed lots exceed one acre in size. 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: Wetland areas or Neuse River riparian buffers are required on this site and shall be shown on all maps for recording.

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: 11/20/2010
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/20/2012
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.