Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
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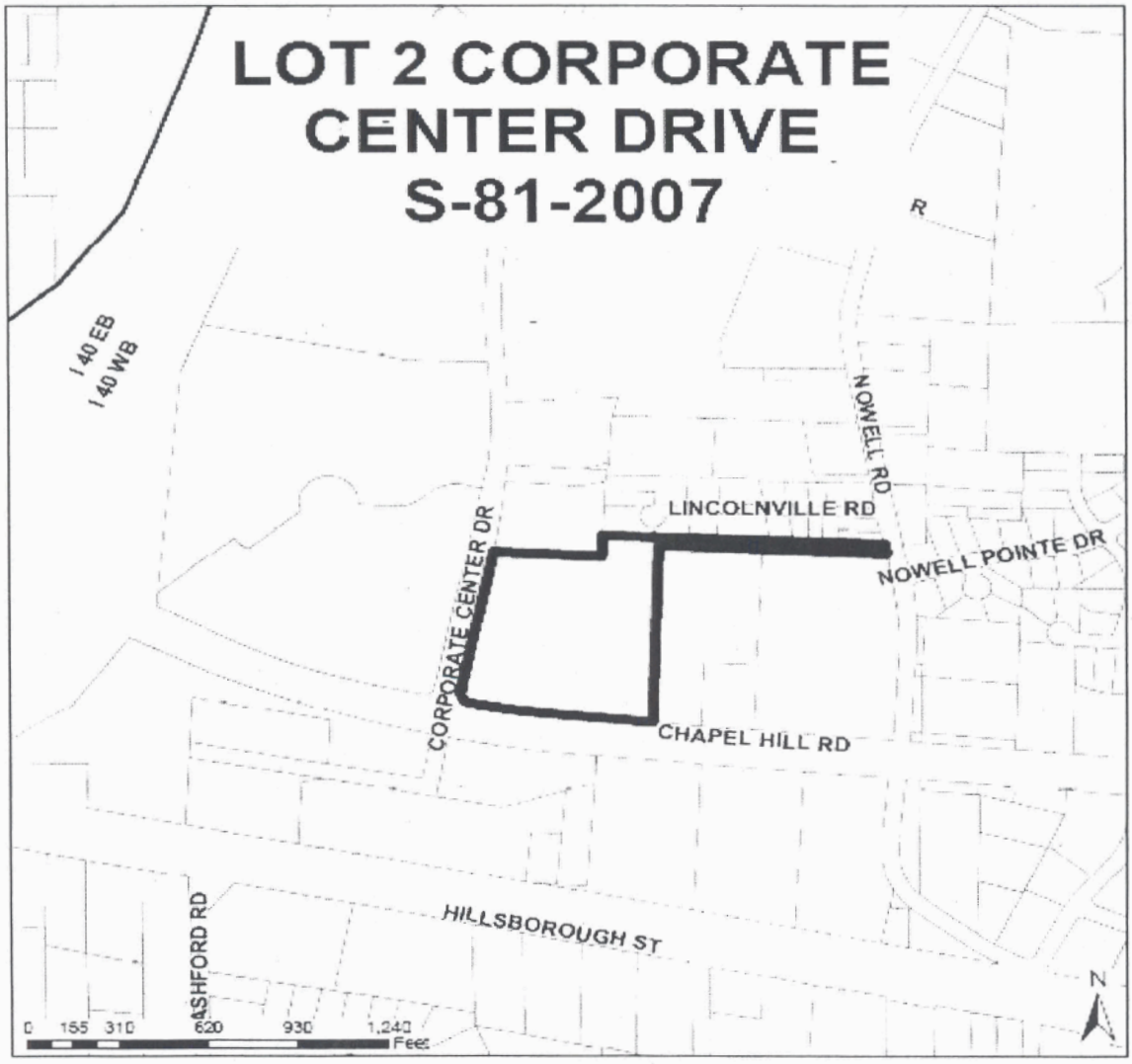
Case File / Name: **S-81-07 / Lot 2 Corporate Center Drive**

General Location: This site is located on the northeast corner of Corporate Center Drive and Chapel Hill Road, inside the City Limits.

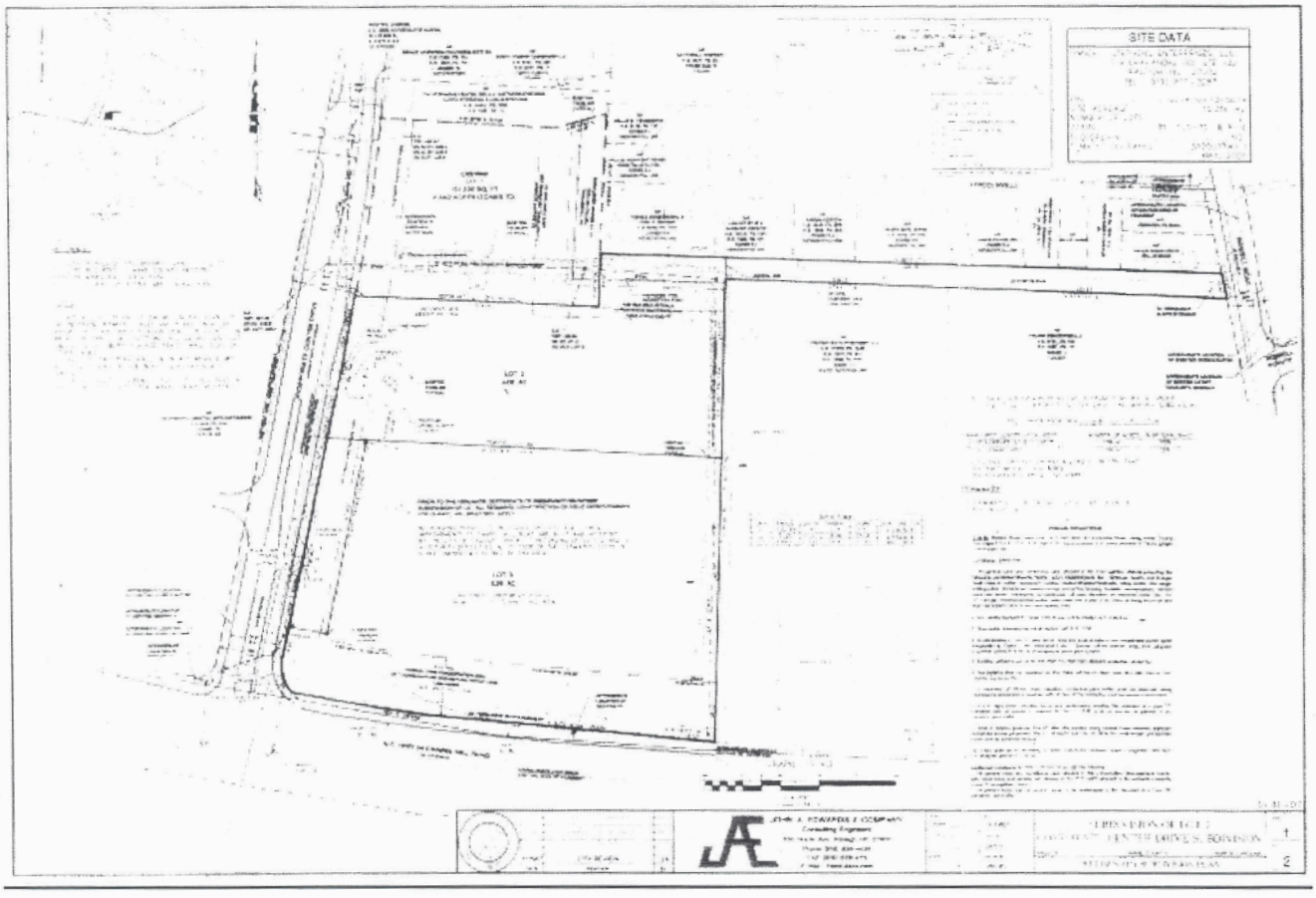
Planning District / CAC: Southwest/ West

Nature of Case: Subdivision of 10.316-acres into two (2) lots zoned Thoroughfare District.

Contact: John Edwards & Co.



S-81-07 / Lot 2 Corporate Center Drive Subdivision



S-81-07 / Lot 2 Corporate Center Drive Subdivision

SUBJECT: S-81-07 Lot 2 Corporate Center Drive Subdivision

CROSS-REFERENCE: Z-16-2000, S-10-2007

LOCATION: This site is located on the northeast corner of Corporate Center Drive and Chapel Hill Road, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 10.316-acre tract into two (2) lots of 4.06 acres and 6.26 acres, zoned Thoroughfare District, Thoroughfare District – CUD, and R-4.

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 a tree protection fence must be located in the field around the approved tree conservation areas and inspected by the Inspections Department;

Prior to Planning Department authorization to record lots:

(2) That the recorded cross access agreement, recorded in DB 12576, Page 687, is amended to remove cross access between lots 1 and 2 and add cross access to lots 2 and 3. Lot 1 will have exclusive access to Corporate Center Drive. This document is to be approved 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 recorded document is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(3) When plats are submitted for recording to the Department of City Planning the entirety of lots 1, 2, and 3 are shown.

Prior to issuance of building permits in the Inspections Department:

(4) That all conditions of S-10-07 and Z-16-00 are met in accordance with their approvals.

Prior to issuance of Certificates of Occupancy in the Inspections Department:

(5) All improvements to Chapel Hill Road are built and accepted by the City of Raleigh prior to the issuance of certificates of occupancy on lots 2 or 3.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Wayne) Date: 12-13-07

Staff Coordinator: Meade Bradshaw

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 10-2017, 10-2045, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 11/5/07, owned by Southern States Management, submitted by John Edwards Company.

ZONING:

ZONING DISTRICTS: TD, R-4, TD-CUD [Z-16-00 Ordinance 835ZC483 Effective 7/5/00]

Z-16-00 Nowell Road, west side, north and west of Lincolnville Road, being Wake County PIN Maps 0774 83 1755, 8758 and 5115. Approximately 5.20 acres rezoned to Thoroughfare Conditional Use.

Conditions: (06/27/00)

1. All general uses and conditional uses allowed in the Thoroughfare District excluding the following: correctional/penel facility, adult establishment, bar, nightclub, tavern and lounge, retail, hotel or motel, restaurant, outdoor stadium/theater/racetrack, riding stable, rifle range, bottling plant, transitional housing except supportive housing, hospital, kennel/cattery, vehicle sales and rental, automotive service/repair, all uses classified as industrial under Sec. 10-2071 except warehouse/distribution when said use is part of an office building structure and does not exceed 20% of the total building area.

2. Any reimbursement for street right-of-way will be based on R-4 Zoning.

3. Stormwater management shall comply with C.R. 7107.

4. All stormwater (2 and 10 year storm) from any area outside of the undisturbed buffer yards designated by Cond. 7 and additional Cond. 1 (below) will be directed away from adjacent properties zoned R-4 via an underground storm pipe system.

5. Building setbacks will be no less than 100 feet from adjacent properties zoned R-4.

6. Site lighting shall be designed so that there will be no direct view of a light source from neighboring properties.

7. A minimum of 50-foot wide transition protective yard buffer shall be reserved along neighboring residential properties, with 40 feet of this protective yard remaining undisturbed.

8. A 6 ft. high closed wooden fence and landscaping meeting the standard of a type "C" transition yard or greater if required by Sec. 10-2082 shall be erected or planted in the transition yard buffer.

9. Area in subject property PIN 0774831755 located along Nowell Road between adjacent residential zoned properties PIN 0774835529 and PIN 0774834756 shall remain undisturbed buffer with no driveway access.

10. There shall be no driveway or street connection between subject properties PIN No's 0774838758 and 0774735115.

Additional Conditions for PIN 0774735115 include the following:
1. All general uses and conditional uses allowed in the Conservation Management District with travel lanes and parking lots allowed in the 25 ft. width adjacent to the property presently zoned Thoroughfare District.
2. All graded areas outside parking areas to be landscaped to the standard of a Type "B" transition yard buffer.

LANDSCAPING: Not applicable to this subdivision. Landscaping is required at building permit issuance.

TREE CONSERVATION: Tree Conservation areas have been approved and recorded with S-10-07. Conditions from the previous subdivision are still applicable.

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

PHASING: There is 1 phase 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 streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Chapel Hill Rd	150' existing	½ of a 65' b/b	n/a
Nowell Rd	60' existing	n/a	n/a
Corporate Center Dr	100' exiting	n/a	n/a

TRANSIT: This site is not required to provide a transit easement.

URBAN FORM: This site is located in the Southwest Planning District, and is consist with the polices found in the Arena plan.

SUBDIVISION

STANDARDS:

LOT LAYOUT: There is no minimum lot size in this zoning district for non residential uses.

BLOCK LAYOUT: No new streets are being created.

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 will be provided by a private contractor. The location and design of refuse collection facilities is shown in accordance with the Solid Waste Design Manual.

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

PEDESTRIAN: Sidewalks are required along the eastern side of Corporate Center Drive and along the northern side of Chapel Hill Road. Sidewalks construction is reimbursable at rates se by Raleigh Municipal Code.

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

STORMWATER MANAGEMENT: This site is subject to stormwater management zoning conditions Z-16-00 as well as code requirements of Part 10 Chapter 9. Retention / detention facilities are not shown on the preliminary plat. They will be provided upon site plan approval.

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: 12/13/2010
Record at least ½ of the land area approved.

5-Year Sunset Date: 12/13/2012
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.