Administrative Action
Preliminary Subdivision

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

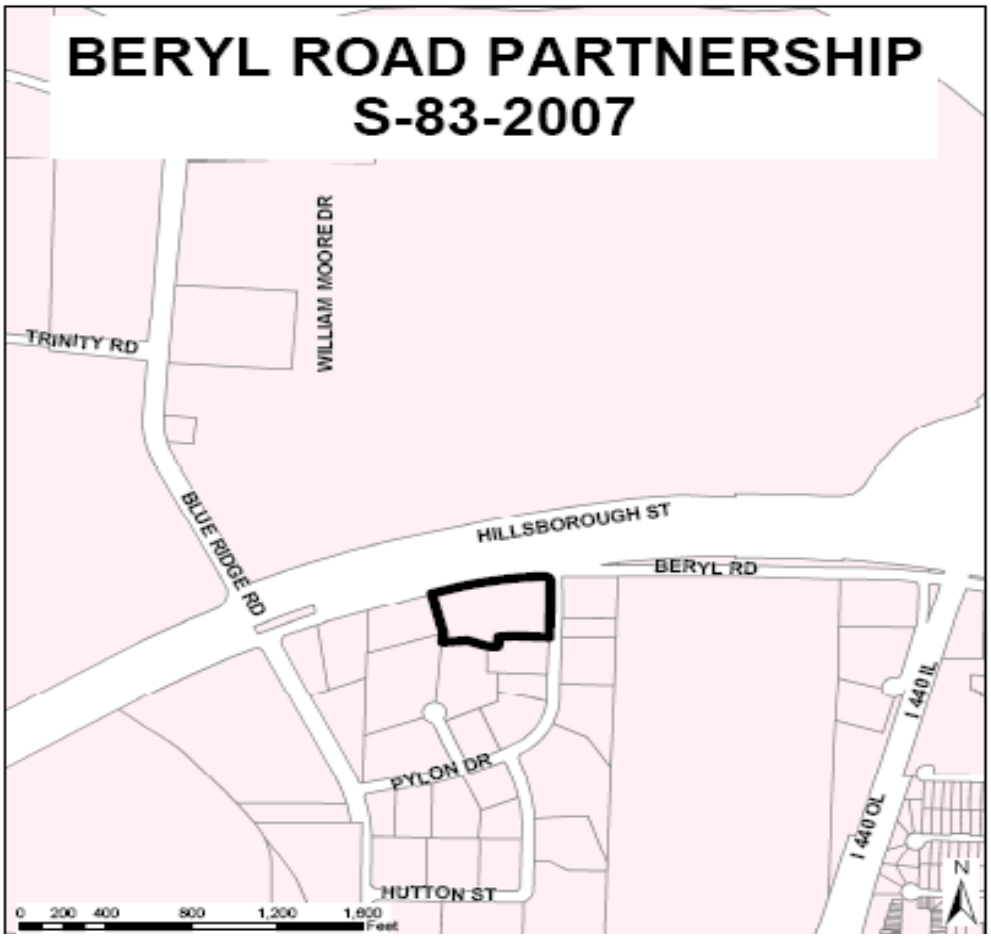
Case File / Name: **S-83-07/Beryl Road Partnership**

General Location: This site is located on the southwest corner of Beryl Road and Pylon Drive, inside the city limits.

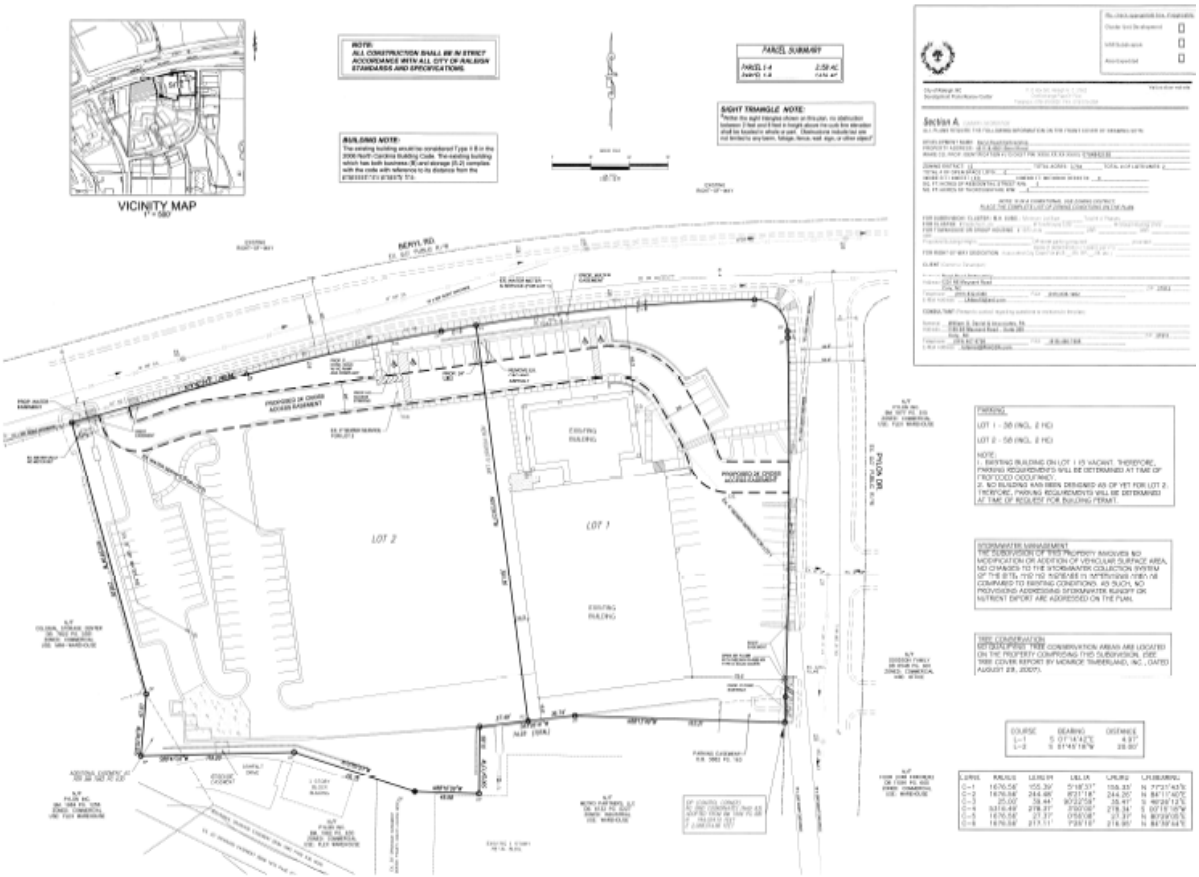
Planning District / CAC: Southwest / West

Nature of Case: Subdivision of 3.784-acres into two (2) lots zoned Industrial-2.

Contact: William G. Daniel & Associates



S-83-07 / Beryl Road Partnership



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SUBJECT: S-83-07 Beryl Road Partnership

CROSS-REFERENCE: N/A

LOCATION: This site is located on the southwest corner of Beryl Road and Pylon Drive, inside the city limits.

REQUEST: This request is to approve the subdivision of 3.784-acre parcel containing an existing parking lot and an existing building into two (2) lots of 2.158 acres and 1.626 acres, zoned Industrial-2.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

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

(1) 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;

(2) That the Conservation Engineer in 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;

Prior to Planning Department authorization to record lots:

(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 recorded document is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Lange) Date: 12-21-07.

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 10-2047, Chapter 3, Part 10, Sections

10-3001-3059. This approval is based on a preliminary plan dated 11/14/07, owned by Beryl Road Partnership, submitted by Bill Daniel.

ZONING:

ZONING DISTRICTS: Industrial-2. The industrial use on lot one requires

LANDSCAPING: Landscaping plan will be approved at site plan approval.

PARKING: The existing building on lot 1 requires 27 parking spaces based on office with accessory warehouse use. 38 spaces are provided.

TREE CONSERVATION: No tree conservation areas exist on the site and none required.

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.
Beryl Road	N/A	N/A	N/A
Pylon Drive	N/A	N/A	N/A

Sufficient right of way and street improvements exist adjacent on this site.

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

URBAN FORM: This site is located in the Southwest Planning District, in an area designated as an employment area.

SUBDIVISION STANDARDS:

LOT LAYOUT: 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: Existing street improvements do conform to normal City construction standards. There must be a deed recorded in the Wake County Register of Deeds Department for the cross access easement between lots 1 & 2. A copy of this deed must be filed with the City of Raleigh Department of City Planning 14 days after recordation.

PEDESTRIAN: Sidewalks already exist on Beryl Road and Pylon Drive.

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: 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: 12/21/2010
Record at least ½ of the land area approved.

5-Year Sunset Date: 12/21/2012
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.