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-95-07 Breezewood Condominium Lots 2 & 3**

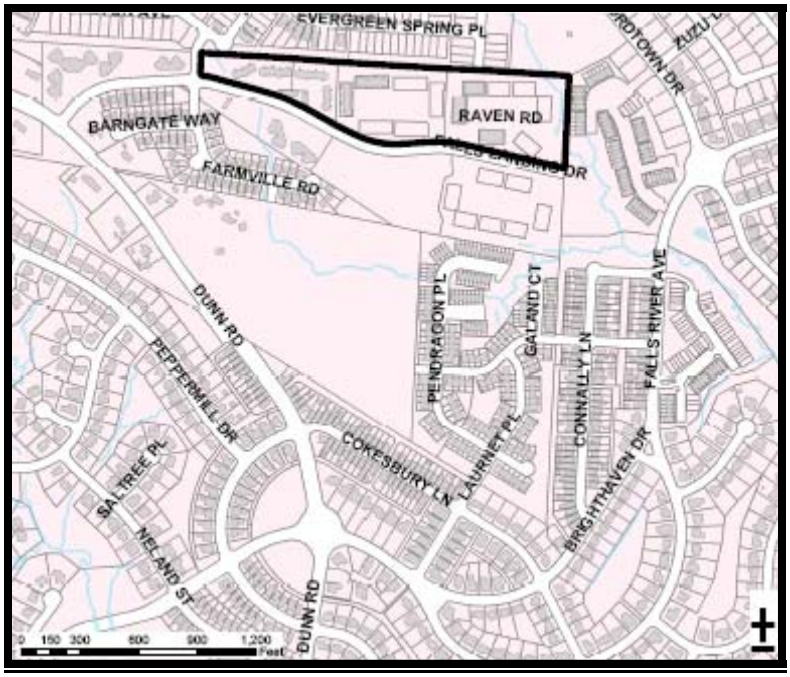
General Location: On the north side of Falls Landing Drive east of its intersection with Farmville Road, inside the city limits.

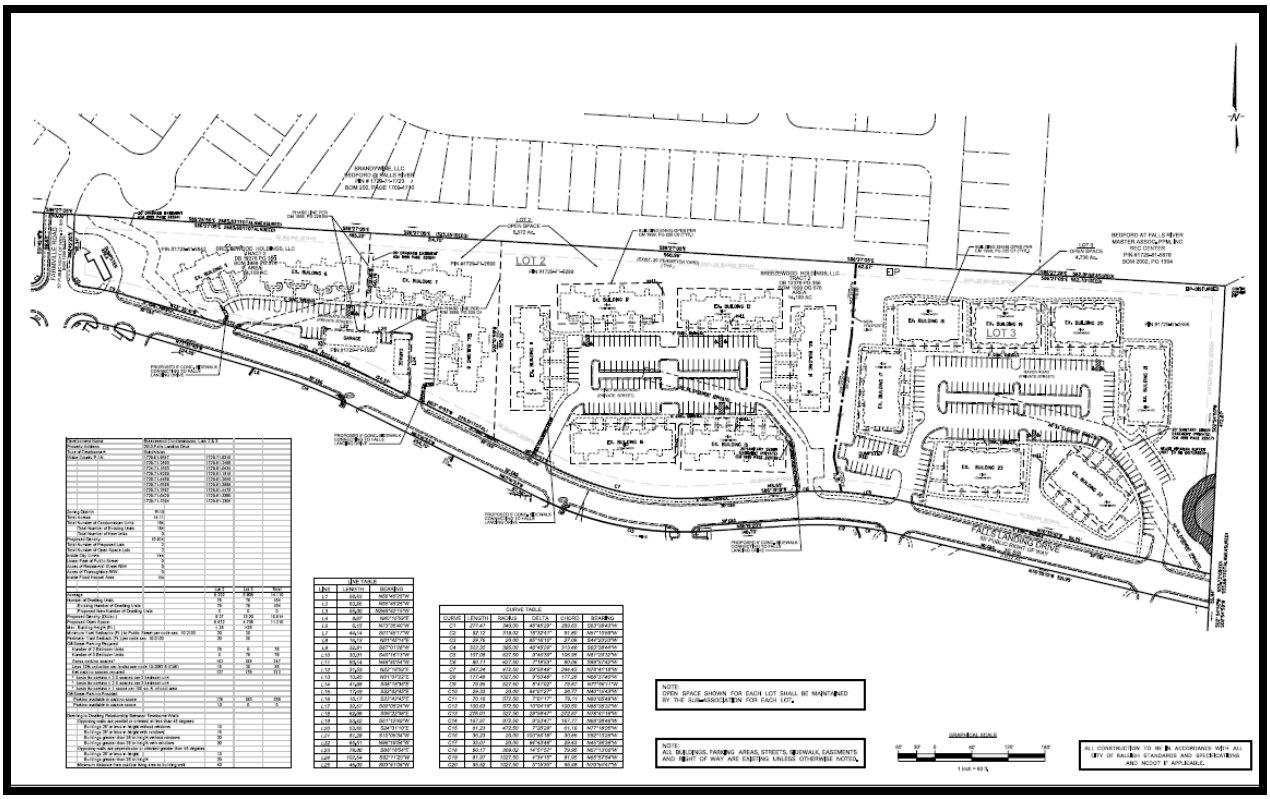
Planning District / CAC: North / North

Nature of Case: Subdivision of 14.11-acres into two (2) lots with 154 existing condominiums zoned Residential-15 CUD. This subdivision will subdivide an existing Condominium project consisting of 154 units on 14.11-acres; GH-2-98 Breezewood Condominium received staff approval on August 17, 1998.

Lot 2 will be 8.202-acres with 10-builings 76-condominium units.
Lot 3 will be 5.908-acres with 7-building 78- condominium units.

Contact: Wither & Ravenel





S-95-07 Breezewood Condonimum Lots 2 & 3

SUBJECT: S-95-07 Breezewood Condominium Lots 2 & 3

CROSS-REFERENCE: Z-4-08 & GH-2-98

LOCATION: On the north side of Falls Landing Drive east of its intersection with Farmville Road, inside the city limits.

REQUEST: This request is to approve the subdivision of a 14.11 acre tract into 2 lots, zoned Residential-15CUD.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

(1) That condominium documents are prepared in accordance with G.S.-47C and that certification is made to the Chief Zoning Inspector that the legal documents contain the language required by 10-2108(g). A recorded coy of these documents must be provided to the Planning Department and the Inspections Department within 14-days from authorization of map recording or building permit issuance. If recorded copies of these documents are not provided to the Planning Department and Inspections Department within this 14-day period, further plat recordings and building permit issuance may be withheld;

(2) That a recombination map be recorded removing lot lines created and recorded in CM 1999 PG 225B4 and CM 1999 PG 225C4, prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract;

(3) That prior to map recording, 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;

(4) That all private drainage easements be shown on the map for recording;

(5) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section10-2082.14;

(6) That a revised preliminary plan be submitted showing the correct zoning and zoning conditions of Z-4-08;

(7) That improvements to Dunn Road as shown in construction drawings for GH-2-1998 and dated 10/18/01 are completed and accepted by the City;

(8) That construction plans for private sidewalk extensions from Buildings #5, #8, #11, and #15 to existing public sidewalk along Falls Landing Drive be approved by the Public Works Department;

(9) That all current property owners must sign the plat(s) for approval for recordation.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Mayo) Date: 3.26.08

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 10-2022 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2/12/2008, owned by Breezewood Holdings LLC, submitted by Withers & Ravenel.

ADDITIONAL NOTES: The Board of Adjustment granted a variance A-112-27 (11/19/07). The variance was to code section 10-2074 with a condition that land owner proceed with rezoning application to R-15CUD. The zoning case Z-4-08 was approved by City Council.
The entire site was rezoned from R-10 to R-15 CUD and approved by City Council on February 19, 2008; see conditions below.

ZONING:

ZONING DISTRICTS: Residential-15CUD. Ordinance (2008) 355 ZC 615 Effective 2/19/08.

The site boundary shall be limited to no more than 344 dwelling units.

a. Parcel located on the northwest quadrant of Falls Landing Drive and Farmville Road (approximately 3.36 acres) shall be limited to no more than forty (40) dwelling units.
b. Parcels located on the southwest quadrant of Falls Landing Drive and Farmville Road (approximately 0.02 acres) shall be limited to zero (0) dwelling units.
c. Parcel located on the northeast quadrant of Falls Landing Drive and Farmville Road (approximately 14.11 acres) shall be limited to a combined number of one hundred fifty-four (154) dwelling units.
d. Parcels located on the southeast quadrant of Falls Landing Drive and Farmville Road (approximately 13.23 acres) shall be limited to a combined number of one hundred fifty (150) dwelling units,

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: Tree conservation is shown on lot 3 and this area is located within the 20' wide Neuse Riparian buffer zone 2. The total required is 10% the total provided is .06 acres.

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

PHASING: There is one phase in this development.

DEVELOPMENT DENSITY: The proposed plan contains 9.26 units an acre on lot 2 and 13.20 units an acre on lot 3.The rezoning condition Z-4-08 item b states that only 154 units will be allowed on the northeast quadrant of Farmville Road and Falls Landing Drive.

SETBACKS / HEIGHT: Setbacks from public streets and property lines conform to Section 10-2103(b). The minimum setback from public streets is shown to be 20'. Private outdoor living areas maintain a min. 40' separation if parallel to each other or oriented at less than a 45-degree angle. Vehicular surface areas other than individual driveways are no less than 5' to a building wall. Building-to-building setbacks are shown in accordance with Sec. 10-2103(b). Buildings greater than 28' in height meet min. 30' setback from perimeter property lines.

OPEN SPACE: Open space conforms to minimum requirements. 10 % or 1.41 acres required, 80% or 11.30 acres provided, based on the open space standards of 10-2103(d).

PARKING: Off-street parking conforms to minimum requirements: 347 spaces are provided on lots 2 & 3. A reduction of 35 off-street parking spaces for landscape planting area is being utilized and approved under GH-2-98. Each lot stands alone on parking.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: All required dedication of public right-of-way and construction exist along Falls Landing Drive and Farmville Road. Existing street improvements conform to normal City construction standards; however, portions of Dunn Road have not been installed and accepted for maintenance by the City of Raleigh.

TRANSIT: No transit-oriented features are incorporated into the proposed plan. The City's Transit Technician determined there was not a need for any improvements at this location.

URBAN FORM: This site is located in the North Planning District, in an area designated a residential area.

SUBDIVISION STANDARDS:

LOT LAYOUT: There is no minimum lot size in a condominium development.

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: Existing internal street improvements conform to normal City construction standards; however, portions of Dunn Road have not been installed and accepted for maintenance by the City of Raleigh.

PEDESTRIAN: Existing public sidewalk locations conform to City regulations. A private sidewalk is required to be extended out of the development of all lots to the public sidewalk as shown on the preliminary plan sheet #1.

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

STORMWATER MANAGEMENT: The amount of impervious surface areas existing on the site before subdivision of the large parcel. This development is exempt from stormwater runoff controls and nitrogen reduction requirements pursuant to Section 10-9021(6). An existing stormwater detention basin is located on lot 2.

WETLANDS / RIPARIAN BUFFERS: Neuse River riparian buffers are required on this site and required to be shown on the map for recording. The buffer is located on lot 3.

STREET NAMES: No new street names are required for this development all internal streets are private and are existing, street names approved under GH-2-98.

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: 9/26/2011
Record at least ½ of the land area approved.

5-Year Sunset Date: 9/26/2013
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.