Administrative Action
Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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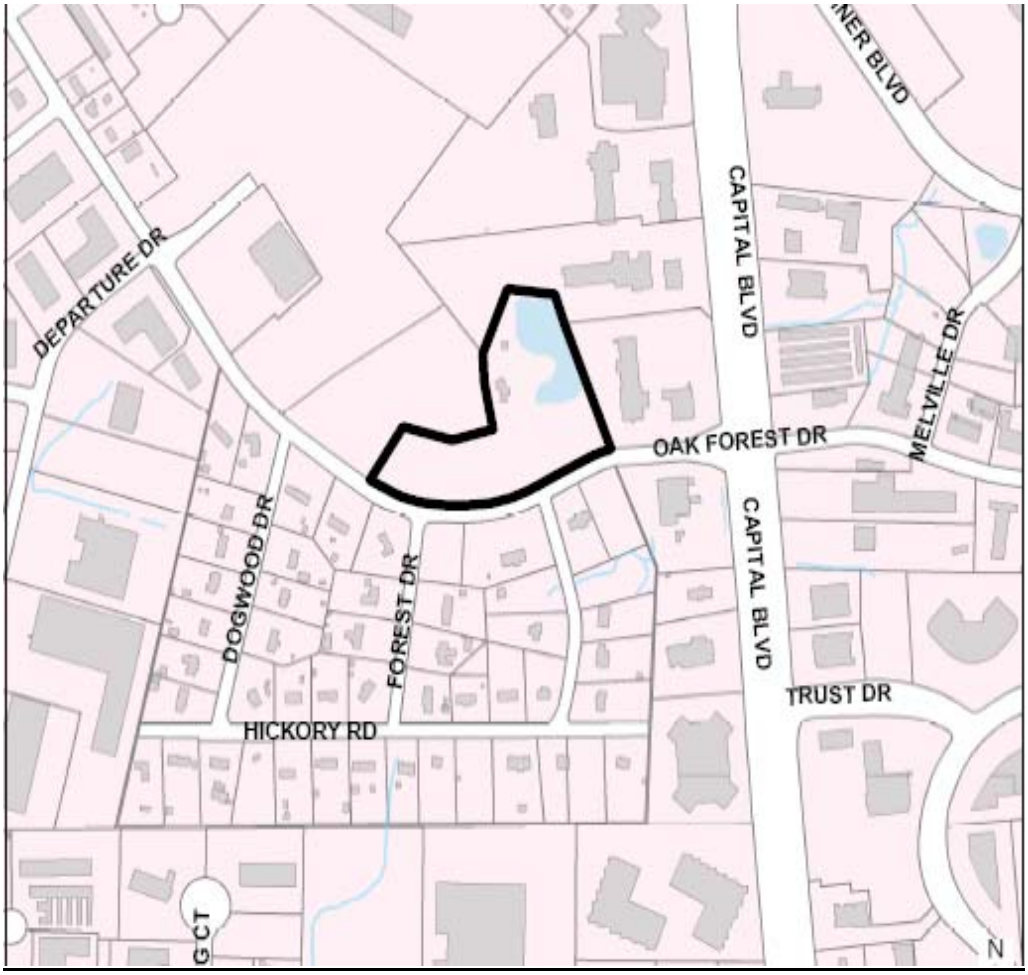
Case File / Name: **S-97-07 / Hedrick Subdivision**

General Location: The site is located on the north side of Oak Forest Drive, between Old Wake Forest Road and Capital Boulevard, inside the city limits.

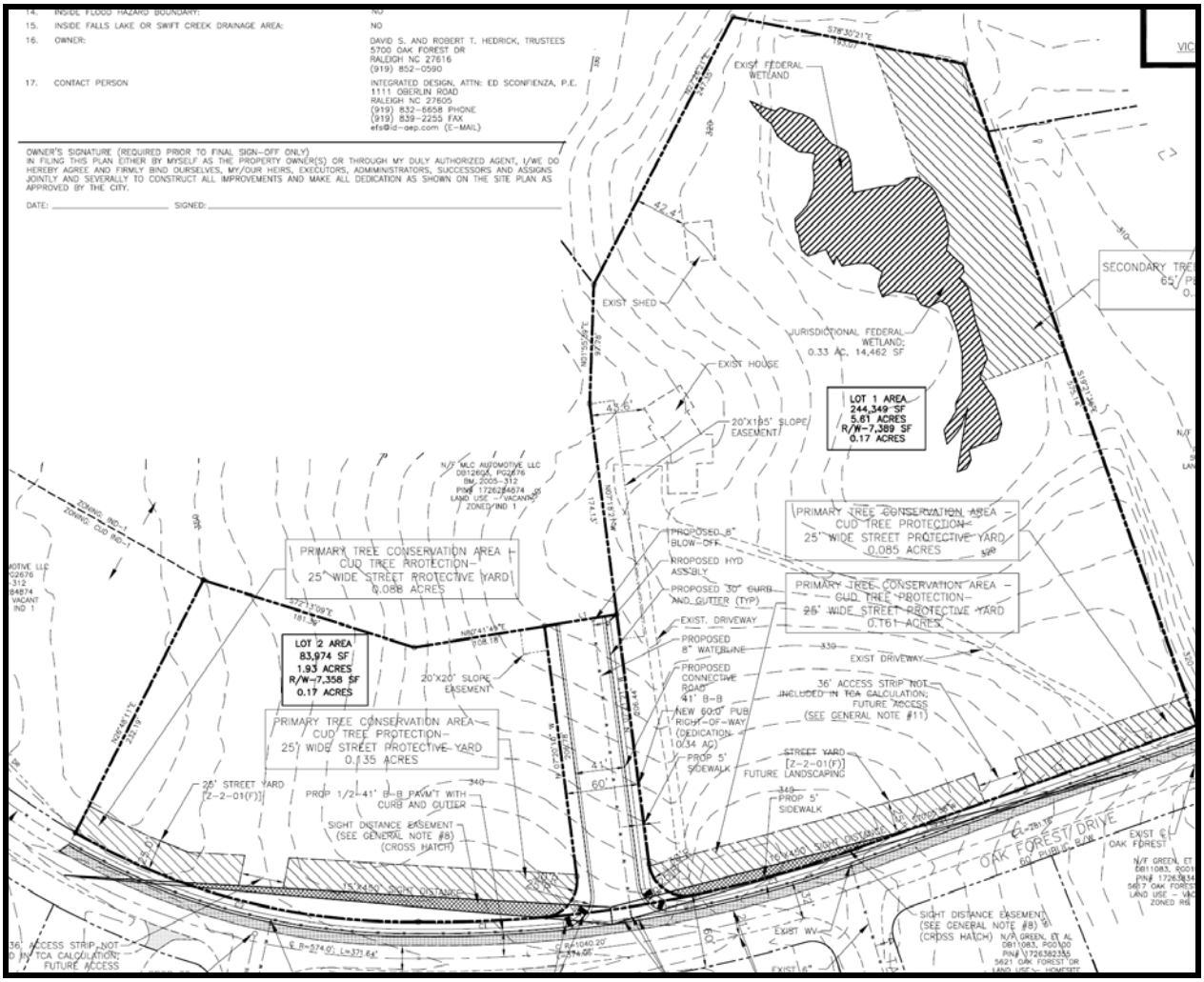
Planning District / CAC: Northeast / Northeast

Nature of Case: Subdivision of 7.87 acres into 2 lots zoned Industrial-1 CUD.

Contact: Terry Gleason, Integrated Design



S-97-07 / Hedrick Subdivision – Location Map



S-97-07 Hedrick Subdivision layout

SUBJECT: S-97-07 / Hedrick Subdivision

CROSS-REFERENCE: Z-2-01

LOCATION: This site is located on the north side of Oak Forest Drive, between Old Wake Forest Road and Capital Boulevard, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 7.87 acre tract into two lots, zoned Industrial-1 CUD. There is currently a house on lot 1 that will remain until the site is redeveloped.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

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

(1) That a 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 shall be placed on file in the Planning Department;

(2) That a tree protection plan is approved by the Forestry Specialist in the Inspections Department, and that tree protection measures are in place on site, for trees located in the street protective yard meeting the requirements of zoning condition F of Z-2-2001.

Prior to Planning Department authorization to record lots:

(3) That a tree conservation map be recorded with metes and bounds showing the designated tree conservation areas. Tree conservation areas shall be in compliance with Code section10-2082.14

(4) That details for construction of the following roads be shown on infrastructure construction drawings: Proposed connective street [41' B-B on 60' R/W], Oak Forest Drive [1/2 41' B-B on 60' of right of way]. Roadway construction shall include curb, gutter, sidewalks, storm drainage and other items in accordance with City of Raleigh standards, specifications and details;

(5) That construction drawings provide a pavement marking/signage plan and a pavement schedule for all roadways;

(6) That sight distance easements are revised and shown on construction drawings;

(7) That a note be placed on the plat that states the subdivision is restricted to no more than 2 private access points from Oak Forest;

(8) That street names for this development be approved by the Raleigh City Planning Department and by Wake County;

(9) That 60' of right of way for the future connective street is dedicated on the property.

(10) That a 20' x 195' slope easement on the west property line of lot 1 along from the right-of-way of the proposed connective street to the survey corner at the 174.13' location be shown on all maps for recording;

(11) That a 20' x 20' slope easement along the east property line of lot 2 from the right-of-way of the proposed connective street be shown on all maps for recording;

(12) That construction drawings for public improvements are approved by the Public Works department;

(13) That a note is placed on all recorded maps labeling the sight distance easements relating to these subdivision properties;

(14) That a note is placed on all recorded maps labeling the driveways to lots 1 and 2 from Oak Forest Road are to be determined at site plan submittal and are shown on this plan as place holders which are not included in the tree conservation calculations.

(15) That an offer of cross-access is to be made to the westerly adjacent parcel, owned by MLC Automotive LLC and recorded in BM 2005 PG 312 be recorded in the Wake County Registry and that a recorded copy of this offer of access easement be returned to the Planning Department within 14-days of recording. If a copy of this recorded offer of cross access is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld. This cross access location is to be determined during the site plan approval process for Lot 2; and

(16) That all applicable conditions of Z-2-01 are met;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (S. Barlow) Date: 4-13-09

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 10-2046 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/11/09, owned by William Hedrick, submitted by Integrated Design.

ZONING:

ZONING DISTRICTS: Industrial-1 CUD, Ordinance N0 (2001) 942 ZC 494, Z-2-01; effective 2/20/01.

Z-2-01 Oak Forest Drive, north side west of Capital Boulevard, being Wake County PIN 1726 38 0850. Approximately 11.76 acres rezoned Industrial-1 Conditional Use.

Conditions dated: (02/08/01)

A. The Property will be developed in accordance with Planning Commission Certified Requirement 7107.

B. Any right-of-way required to be dedicated for future improvements to adjacent roadways shall qualify for reimbursement at R-6 values.

C. The Property shall not be used for any residential purpose, and shall not contain any multi-family dwelling, manufactured home, single-family detached dwelling and/or townhouse development.

D. The Property shall not be used for any "Retail Sales" purposes other than uses consistent with "Personal Service Retail Sales" as all such terms are defined in Section 10-2071 of the Raleigh City Code in effect on the date hereof.

E. No building constructed on the Property shall exceed three (3) stories in height (maximum of 55 feet), excluding any and all basements, crawl-spaces or below-grade construction.

F. The Property shall contain a minimum twenty-five (25) foot streetyard (running from the current right of way of Oak Forest Road onto the Property), and following the development of the Property or the development of any lot comprising a part of the Property, such streetyard located on the Property or on such subdivided lot shall contain a minimum of fifty percent (50%) of all trees twelve (12) inches or larger in diameter located within such streetyard immediately prior to such development. Additionally, six (6) understory trees shall be planted every one-hundred (100) feet in the streetyard.

G. No noxious or offensive trades, services or activities (specially including any excessive night time noise) shall be conducted and remain upon the Property nor shall anything be done thereon that may substantially interfere with the lawful uses (for example - conduct that is offensive, dust, omission of fumes, odors, noise, vibrations, gasses or smoke) to the owners of the Property or to the owners of any of Lots 1 through 51, inclusive, of the Oak Forest Estates, as such Lots are shown on a plat recorded in Book of Maps 1954, Page 30, Wake County Registry.

H. All site lighting, including wall pack fixtures, shall be directed downward and designed in such a way that a light source will not be visible from neighboring properties.

I. All mechanical equipment shall be fully screened from public view and the adjacent properties, and that screening shall be of a design and material compatible with those of the associated building.

J. There shall be no outdoor storage of equipment or materials on the property.

LANDSCAPING: Final landscaping plans will be approved at site plan approval.

TREE CONSERVATION: Total site 7.875 acres; 10% required = .787 acres of Tree Conservation Areas Secondary / Primary TCA provided = .820 acres

Z-2-01 (f) requires a minimum of fifty percent (50%) of all trees twelve (12) inches or larger in diameter located within the 25 foot wide streetyard to be saved immediately prior to development. This zoning condition will require this area of the site to be a primary tree conservation area according to Section 10-2082.14(b)(1)a.

UNITY OF DEVELOPMENT: Unity of development does not apply to this development.

PHASING: There is one 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.
Oak Forest Drive	½ 60’	½ of 41’ B-B C&G	n/a
Oak Forest Drive		5’ Sidewalk	
Proposed connective street	60’	41’ B-B C&G	20’
Proposed connective street		5’ sidewalk	

The applicant is eligible for ½ of a 5’ sidewalk on Oak Forest drive and ½ of a 5’ sidewalk on the proposed connective street.

TRANSIT: No transit easement is needed.

URBAN FORM: This site is located in the Northeast Planning District, within the area of “Greatest Regional Intensity” of the Northeast Regional Center Plan. The Sumner Boulevard loop is located just north of this site. Interconnectivity for vehicular and pedestrian access is essential.

SUBDIVISION STANDARDS:

LOT LAYOUT: There is no minimum lot size in the Industrial-1 zoning district. The smallest lot proposed is 1.931 acres size. This is not an “infill subdivision” as defined in Section 10-3003.

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: Individual lot service by the City is to be provided.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. A connective street bisects lots 1 and 2 to meet Chapter 3 Section 3.6 of the **Streets, Sidewalks, and Driveway Access Handbook** requiring a connective street every 1500 feet along collector roads. Cross Access is required on the western property line of lot 2 to BM 2005 PG 312, owned by MLC Automotive, LLC.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations.

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

STORMWATER MANAGEMENT: This preliminary subdivision plan creates 2 lots, each greater than one acre in size. This subdivision is subject to stormwater and nitrogen reduction requirements of Part 10 Chapter 9. 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 riparian buffers on site.

STREET NAMES: One new street name will be 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: 4/13/2012
Record at least ½ of the land area approved.

5-Year Sunset Date: 4/13/2014
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.