



Administrative Action

Preliminary Subdivision

Cluster Unit

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

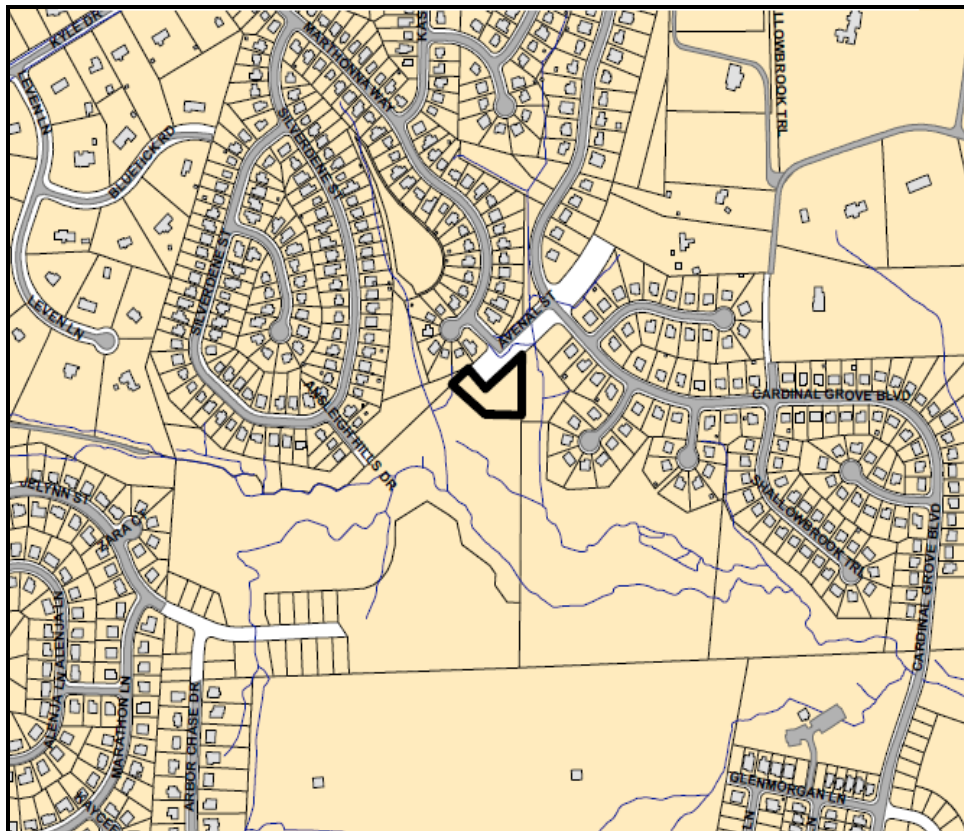
Case File / Name: S-1-10/ Arbor Chase Phase III

General Location: Located at the Intersection of Avenal St. and Southall Rd.

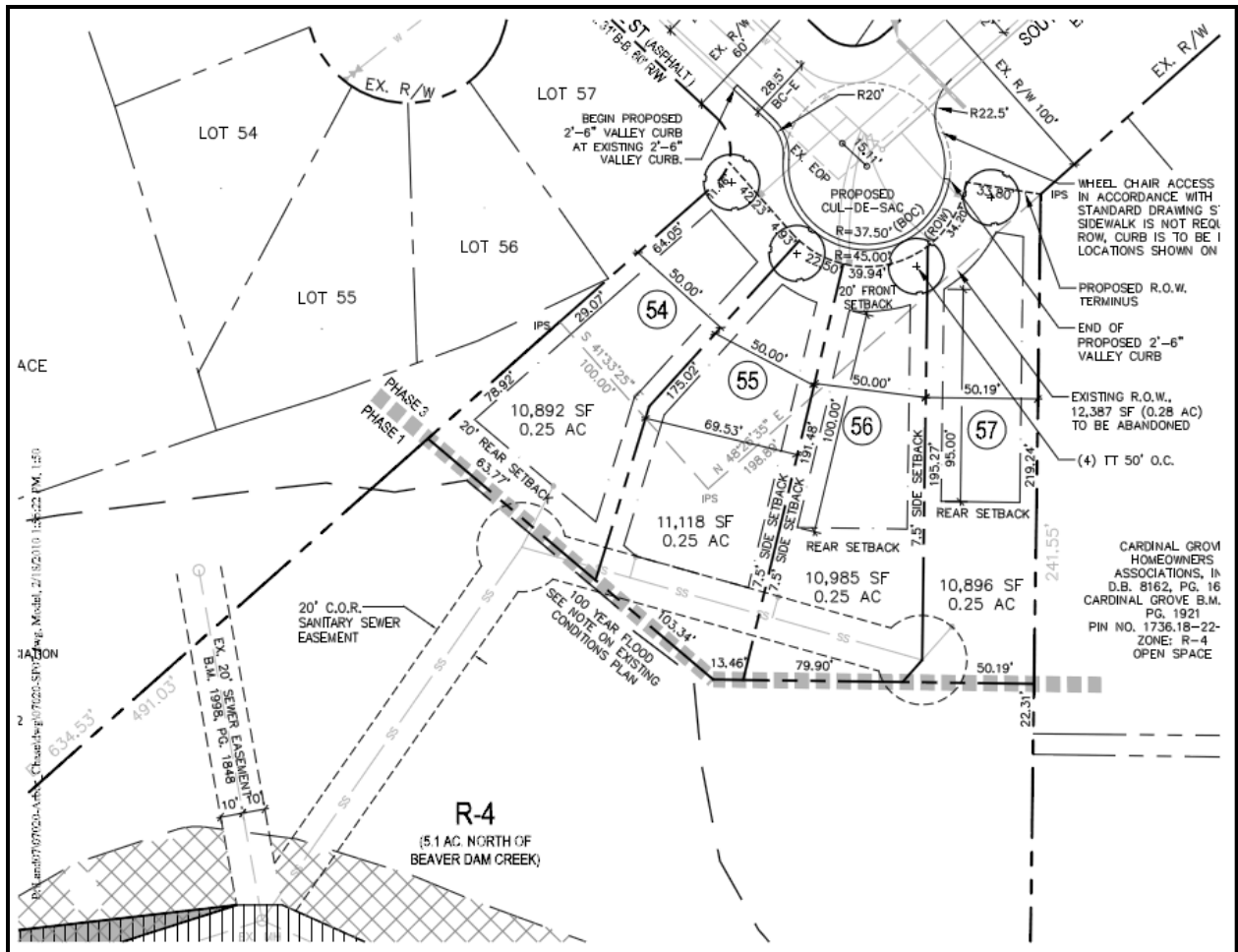
Planning District / CAC: NE / NE

Nature of Case: This request is to approve a 4 lot subdivision from an existing 0.723 acre lot with a portion of land area (0.277 acres) to be abandoned and recombined found within the existing Southall Road right of way. The 0.723 acre is from the original S-16-07 cluster unit subdivision which is zoned R4 and R6-CUD, this portion is zoned R-4 in the original phase 3 portion of the subdivision. The resultant acreage is 1.0 acres, the overall residential density is 4 units/acre, the minimum lot size is 10,892 square feet.

Contact: Ken Thompson



Vicinity Map



Proposed Phase III Subdivision

Staff Coordinator: James Marapoti

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 2017, 3071 Chapter 3, Part 10, Sections 10-3001-3071-3074. This approval is based on a preliminary plan dated 1/28/10, owned by Eastman Development Companies LLC, submitted by J Davis Architects.

CLUSTER STANDARDS:

ZONING DISTRICTS:

This site is partly zoned Residential-4 (5.1 acres) with the remainder zoned Residential-6 Conditional Use.

ORDINANCE (1998) 339 ZC 434 Effective: 6-2-98

Z-59-98 Arbor Chase Drive, northern terminus, between Buffaloe and Louisburg Roads being a portion of Wake County Tax Map Parcel 1736.17 12 8346. Approximately 26.8 acres Residential-6 Conditional use.

Conditions: (04/14/98)

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

B. A greenway averaging 75 feet in width as measured from the center of Buffalo Creek, which makes up the northern boundary line of this property, shall be provided to the City of Raleigh, by deed or easement, following the recordation of the subdivision map of the final phase of development but prior to issuance of the first certificate of occupancy for the final phase.

DEVELOPMENT

DENSITY: The number of units allowed in this zoning district is 4. The proposed plan contains 4 units/acre density. S-16-07 allowed for the R-4 portion (5.1 acres x 4 DU= 20 units), at the time of review for S-16-07 there were no plans for phasing. This R-4 portion is now phase 3, proposing 4 units.

PHASING: Not applicable.

LOTS / SETBACK: The minimum lot size allowed this cluster is 5,989 square feet, proposed minimum lot sizes comply with the R-4 zoning. The aggregate side yard setback is 15', with a minimum of 5' in this development conforming to the cluster setbacks.

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.

OPEN SPACE: Open space conforms to minimum requirements in Raleigh City Code Section 10-2103(d) which was provided with S-16-07. 10% or 2.66 acres was required, 58% or 15.45 acres provided. Open space quotient of 516 was provided. Open space meets the standards for topography (a maximum average slope of 8% for the lesser of 1/3 or two acres of the required open space). The subdivision is not divided by a thoroughfare.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. Lots meet minimum R-4 zoning; therefore perimeter protective yards are not required.

TREE CONSERVATION: Tree conservation areas (amounting to 26.63 acres) have been approved and recorded in BM 2009 PG 1172 and a tree conservation permit number 11731 has been issued.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way required, this subdivision is required to construct curb/gutter and a 37.50' cul-de-sac.

Planning Department has received a street closure request and right of way abandonment request (STC-01-2010) for a segment of Southall Road south of Cardinal Grove Boulevard pending approval of this plan to continue the street closure process.

TRANSIT: Not applicable.

URBAN FORM: This site is located in the Northeast Planning District, in an area designated for suburban residential uses; low density residential.

SUBDIVISION STANDARDS:

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. All lines serving more than one lot and located outside public street r/w or City of Raleigh water or sewer easement shall be owned and maintained by the non-profit owner's association. An off-site easement is required with the property to the south which is associated with the parent subdivision S-16-07.

SOLID WASTE: Refuse collection is to be provided based on the standards in the Solid Waste Manual.

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

PEDESTRIAN: There are no existing sidewalks in the vicinity of the proposed subdivision therefore no sidewalks will be required.

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

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater management zoning conditions from the previous S-16-07 subdivision which requires runoff be held to no more than R-4 development rates for the 2 and 10-year storms; this condition was met in S-16-07. Additionally the previous subdivision has paid a buy down to the NCEEP on 12/21/07.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

No new street names proposed. However, a street name change petition will have to be submitted to the City of Raleigh Planning Department for City Council approval for the segment of Southall Road south of Cardinal Grove Boulevard;

**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: 3/16/2013
Record at least ½ of the land area approved.

5-Year Sunset Date: 3/16/2015
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.