



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27601
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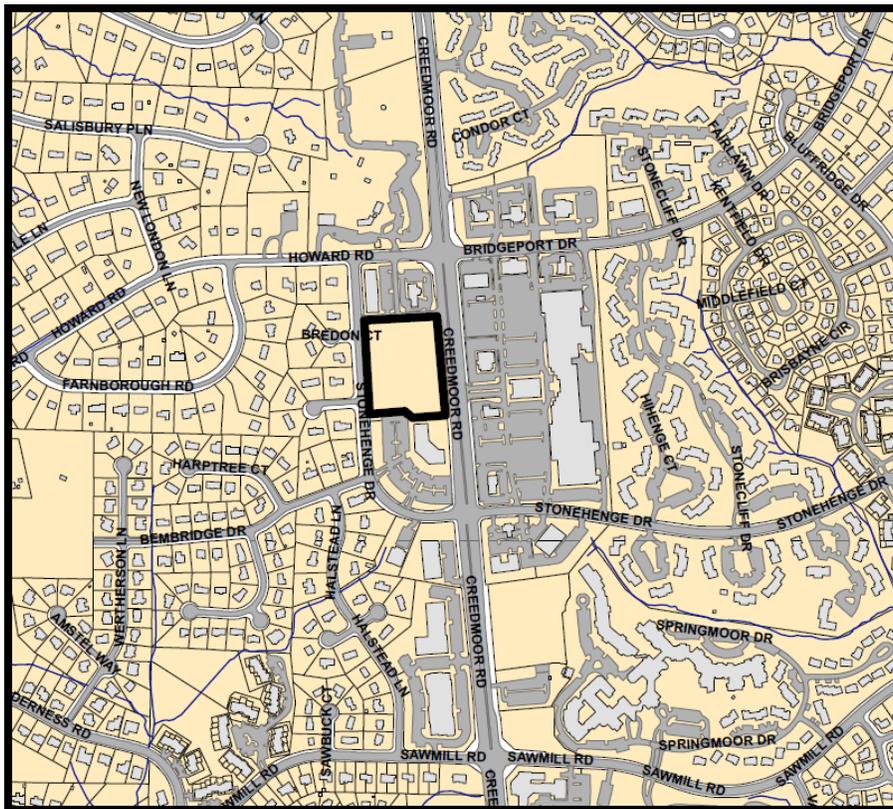
Case File / Name: S-2-10 / Coastal Federal Credit Union Subdivision

General Location: The site is located on the west side of Creedmoor Road, south of the intersection of Howard Road, inside the city limits.

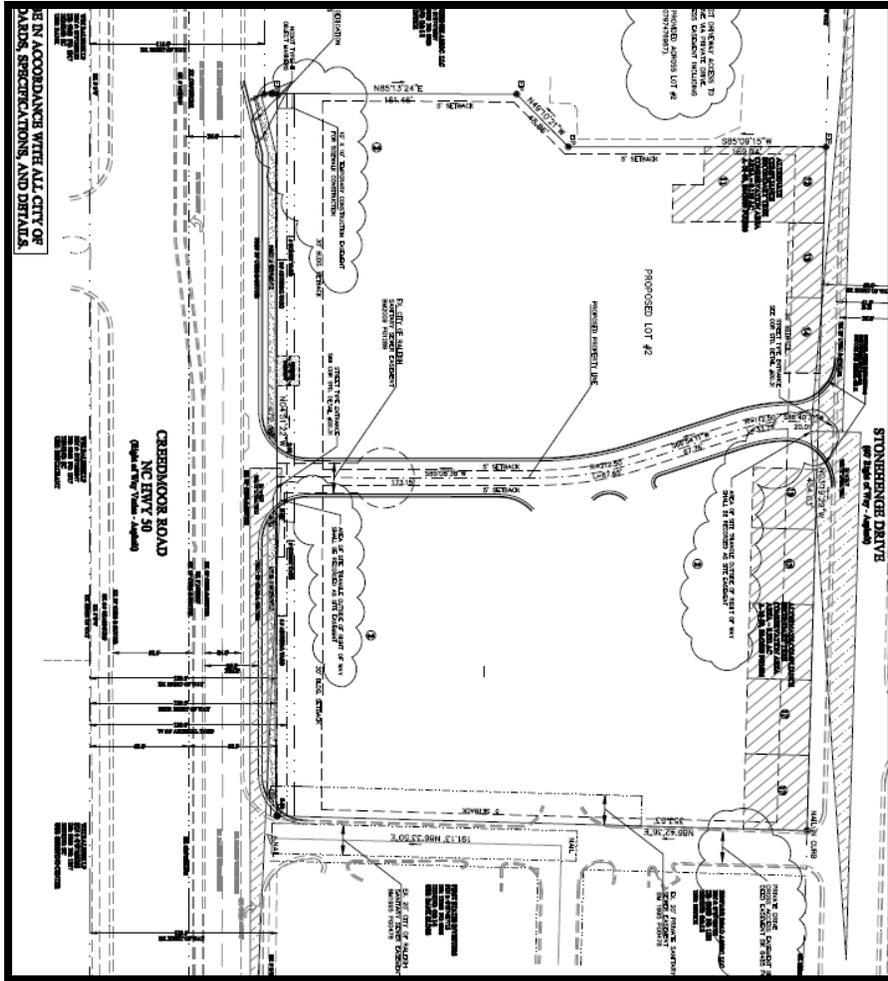
CAC: Northwest

Nature of Case: The subdivision of a 3.81 acre parcel into two lots zoned Office & Institutional-2. Lot 1 will be 1.94 acres and lot 2 will be 1.87

Contact: Rick Baker, Baker Engineering Consultants, INC.



S-2-10 – Coastal Federal Credit Union Subdivision – Location Map



S-2-10 – Coastal Federal Credit Union Subdivision – Subdivision Plan

SUBJECT: S-2-10 / Coastal Federal Credit Union Subdivision

**CROSS-
REFERENCE:** SP-15-10

LOCATION: This site is located on the west side of Creedmoor Road, south of its intersection with Howard Road, inside the City Limits.

REQUEST: This request is to subdivide a 3.81 acre parcel into 2 lots zoned Office & Institutional-2. Lot 1 will be 1.94 acres; currently under construction is a 6,750 square foot financial institution. Lot 2 will be 1.87 acres and is undeveloped.

**ADDITIONAL
NOTES:**

This case was heard at the Board of Adjustment Case, A-10-09, on January 12, 2009 for SP-91-08. The code requires 10% of the site to be set aside as tree conservation areas. The areas are based on primary and secondary areas and are listed by priority. Once the primary areas have been addressed the first priority location of the secondary areas are along major thoroughfares. In this case Creedmoor Road is classified as a major thoroughfare and the priority is placed on the trees shown in the photo along the road frontage. The applicant is proposing the full 10% of tree preservation but it is located to the Stonehenge Drive frontage which is not a major thoroughfare. Staff cannot alter the list of priorities and the applicant would need to show a practical difficulty or unnecessary hardship being created by the code. Staff would agree that the alternate location does provide a buffer for the adjoining residential properties along Stonehenge Drive that would by code only require a street yard planting which is one tree per every 50 feet.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Administrative Actions:

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 and inspected by the Inspections Department.

Prior to Planning Department authorization to record lots:

- (2) Prior to recordation of the subdivision plat, an erosion control agreement between lot 1 and 2, for the sediment basin shown on proposed lot 2 will be required. This is required as there is an active grading permit on the site issued under one lot;

- (3) That a 15x20 foot transit easement located on Creedmoor Road be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of this easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;
- (4) 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;
- (5) That the plat include all existing conditions to reflect any buildings under construction and include the permit information;
- (6) That the 6.5' arterial yard, as shown on the preliminary plan, be shown on all maps for recording;
- (7) That the 25' private access easement for the private drive, as shown on the preliminary plan, be shown on all maps for recording; and

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silu (C. W. Day) Date: 5-27-10

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 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated 4/22/2010, owned by Coastal Federal Credit Union, submitted by Baker Engineering Consultants INC.

ZONING:

ZONING DISTRICTS: Office & Institutional-2

DEVELOPMENT DENSITY:

The number of units allowed in this zoning district is 152 units. Building lot coverage are limited to 30% applied to any: Office, agency, and studio of a professional or business agent or political labor or service association, listed in the Schedule of Permitted Land Uses in Zoning Districts. The proposed bank on lot 1 is under construction and is not required to meet FAR and lot coverage. All setbacks conform.

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

TREE CONSERVATION: Tree conservation areas have already been recorded BM2009 PG 1086.

UNITY OF DEVELOPMENT: Not applicable.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN:

Sufficient right-of-way exists on Creedmoor Road.

TRANSIT: A 15' x 20' transit easement will be dedicated on lot 2 along Creedmoor Road, abutting the western side of the sidewalk approximately 40' south of the private street.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size allowed this development is 5,000 square feet. Proposed lots conform to this standard.

BLOCK LAYOUT: No new public streets are required or proposed.

OPEN SPACE: Open space is not required for this subdivision.

PUBLIC UTILITIES: City water and sewer services exist in this location. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Service will be provided by a private contractor.

- CIRCULATION:** Lots 1 and 2 will gain access from the private drive that separates the two lots. This private drive will have access to Stonehenge Drive and Creedmoor Road
- PEDESTRIAN:** Proposed sidewalks conform to City regulations.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** Each lot over 1 acre and responsible for meeting Stormwater quantity and quality (Part 10, Chapter 9) independently of each other. Permits for development on proposed Lot 1 have already been issued (transaction # 249733). Lot 2 is not responsible for any impervious surface to be located on Lot 2 (ie. shared driveway) that was already approved in association with the development on Lot 1.
- 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:** 5/27/2013
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.

Test Subdivision
Planning Commission
Agenda 9/12/2000