



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

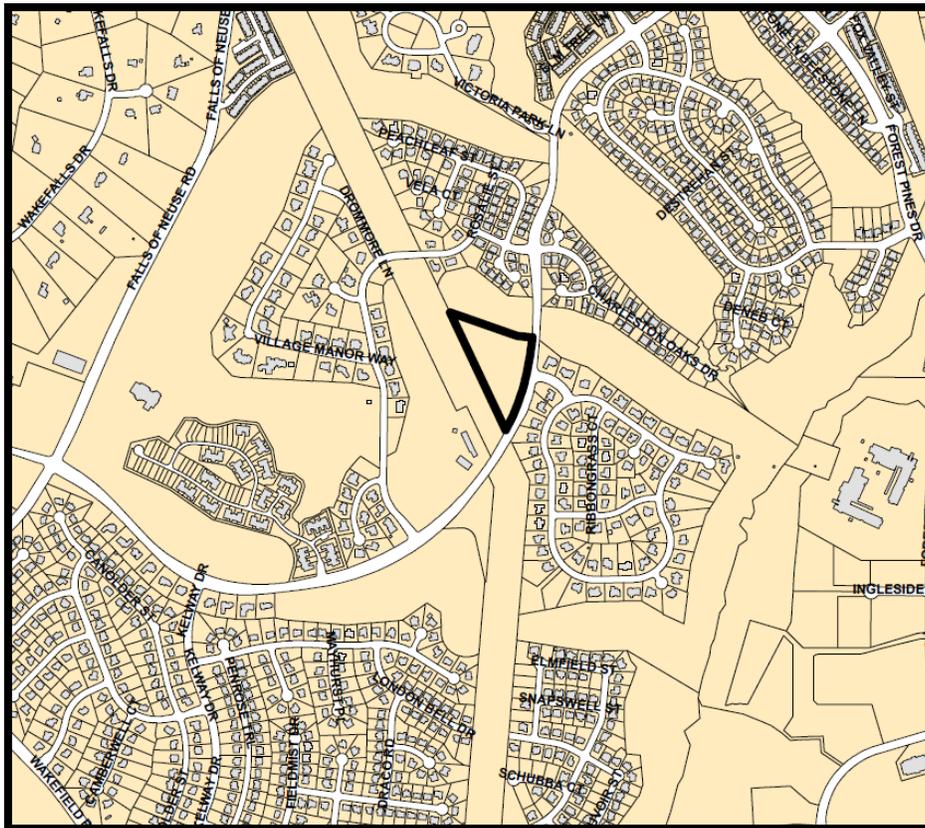
Case File / Name: S-2-13 / Wakefield Lot M

General Location: West side of Wakefield Plantation Boulevard between Sycamore Knoll Road and Village Springs Road

CAC: North

Nature of Case: The subdivision of a 5.19 acre parcel into 40 townhome lots and one open space lot, zoned Residential-6 CUD with Watershed Protection Overlay District, located inside the city limits.

Contact: Ben Williams, Priest, Craven & Associates, INC.



S-2-13 / Wakefield Lot M – Location Map

SUBJECT: S-2-13 / Wakefield lot M

CROSS-REFERENCE: Z-108-96, S-39-98, S-115-97, S-131-98

LOCATION: This site is located on the west side of Wakefield Plantation Boulevard, north of its intersection with Village Springs Road, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 5.19 acre tract into 40 townhome lots and 1 open space lot, zoned Residential-6 CUD.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) That prior to the issuance of a grading permit, 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;

Prior to issuance of a site review permit or construction drawings, whichever occurs first:

- (2) Stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10 Chapter 9, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
- (3) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (4) That construction plans are approved by the Public Works Department for one or more of the following: Utilities, Stormwater, Public and private streets;

Prior to Planning Department authorization to record lots:

- (5) That construction drawings are approved by the Public Works and Public Utilities Departments;
- (6) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14

- (7) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of construction all stormwater control facilities shown on the development plans;
- (8) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, fuer recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department;
- (9) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department;
- (10) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All Private storm drainage easements & stormwater measures will be maintained b the homeowner association;

Prior to issuance of building permits:

- (11) That when 75% of the permits have been issued for residential developments, that the proposed private or public improvements are required to be accepted by the City for maintenance. If this does not occur, then a financial security equal to 1.5 time the cost of public or private improvements will be provided to the Public works Department for the uncompleted portions and roadway extensions;

Prior to issuance of an occupancy permit:

- (9) That the certificate of occupancy for the last lot will not be issued until improvements have been completed and accepted by the City;
- (10) That the applicant submits as built drawings for approval by the Public Works Department for all stormwater facilities;
- (11) For residential subdivisions, where a security has been posted for public or private improvements equal to 1.5 times the cost, then the last certificate of occupancy shall be withheld until such time the improvements are accepted by the City of Raleigh;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Michael L. Lira (C. Mayo) Date: 5-28-13

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 10-2103, 10-2019, 10-2064 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/29/13, owned by Mungo Homes of North Carolina, submitted by Priest, Craven & Associates Inc.

ZONING:

**ZONING
DISTRICTS:**

Residential-6 CUD. Ordinance NO. (1996) 19 ZC 401 Effective 12/3/96.

Z-108-96 Falls of Neuse Road, east side, and Old N.C. 98, south side, part of "Wakefield", being Map 1830.03 Block 21, Parcel 0070, and Map 1830.01, Block 07, Parcel 2157, approximately 562 acres rezoned to Residential-6 Conditional Use District.

Conditions: (11/26/96)

1. Any reimbursement for additional road right-of-way shall be calculated at an R-6 rate.

LANDSCAPING: Street yard landscaping and vehicular surface area in conformity in conformity with Section 10-2082.5 and 10-2082.6 is shown.

**TREE
CONSERVATION:**

This project is larger than two acres and compliance with Code Section 10-2082.14—Tree Conservation is required. The project provides 0.52 acres of tree conservation area which is 10.00% of gross site acreage.

Tree conservation acreage is as follows:

Primary: 0.00 acres

Secondary: 0.52 acres

**UNITY OF
DEVELOPMENT:**

N/A

**SETBACK /
HEIGHT:**

Setbacks from public streets and property lines conform to Section 10-2103(b). 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. Buildings greater than 28' in height meet minimum 30' setback from perimeter property lines.

OPEN SPACE: Open space conforms to minimum requirements in Raleigh City Code Section 10-2103(d). 10% or .51 acres required, 67.4% or 3.5 acres provided.

PARKING: Off-street parking conforms to minimum requirements: 100 spaces required, based on 2.5 parking spaces per each 3-bedroom unit. 100 spaces are provided.

PHASING: There is one phase in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

No dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan.

TRANSIT: This site is presently not served by the existing transit system.

URBAN FORM: This site is located in the North Citizen Advisory Council, in an area designated a residential area.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: There is not a minimum lot size in townhome developments.

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: Individual lot service by the City is to be provided, based on the standards in the Solid Waste Manual.

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

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk exists along the property frontage on Wakefield Plantation Boulevard.

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

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater detention wetland is used to meet stormwater requirements, and is shown in accordance with the Raleigh Stormwater Control

**WETLANDS
/ RIPARIAN
BUFFERS:**

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

STREET NAMES:

2 new street names are required for this development. A street name application has not yet been approved. All proposed names must be approved by the City and by Wake County prior to recording.

**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 construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval by City Council 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: 5/28/2016

Record at least ½ of the land area approved.

5-Year Sunset Date: 5/28/2018

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.