



Administrative Action

Preliminary Subdivision

Cluster Unit Development

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

Case File / Name: **S-3-10 / GlenLake South Subdivision Phase 3
(Townhome Revision)**

General Location: On the northwestern quadrant of Blue Ridge Road, Glen Eden Drive and Park Lake Avenue, inside the city limits.

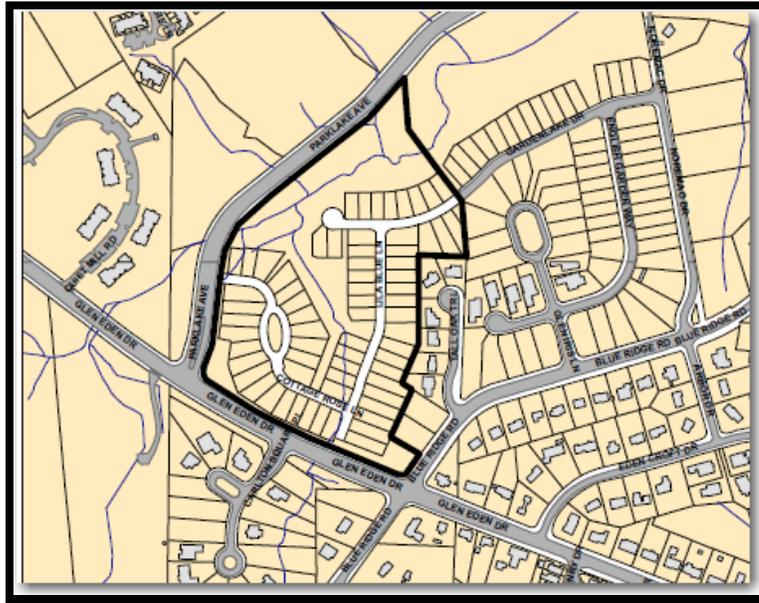
Property owner: Glen Lake Group LLC
Designer: Withers & Ravenel

Planning District / CAC: Northwest / Northwest

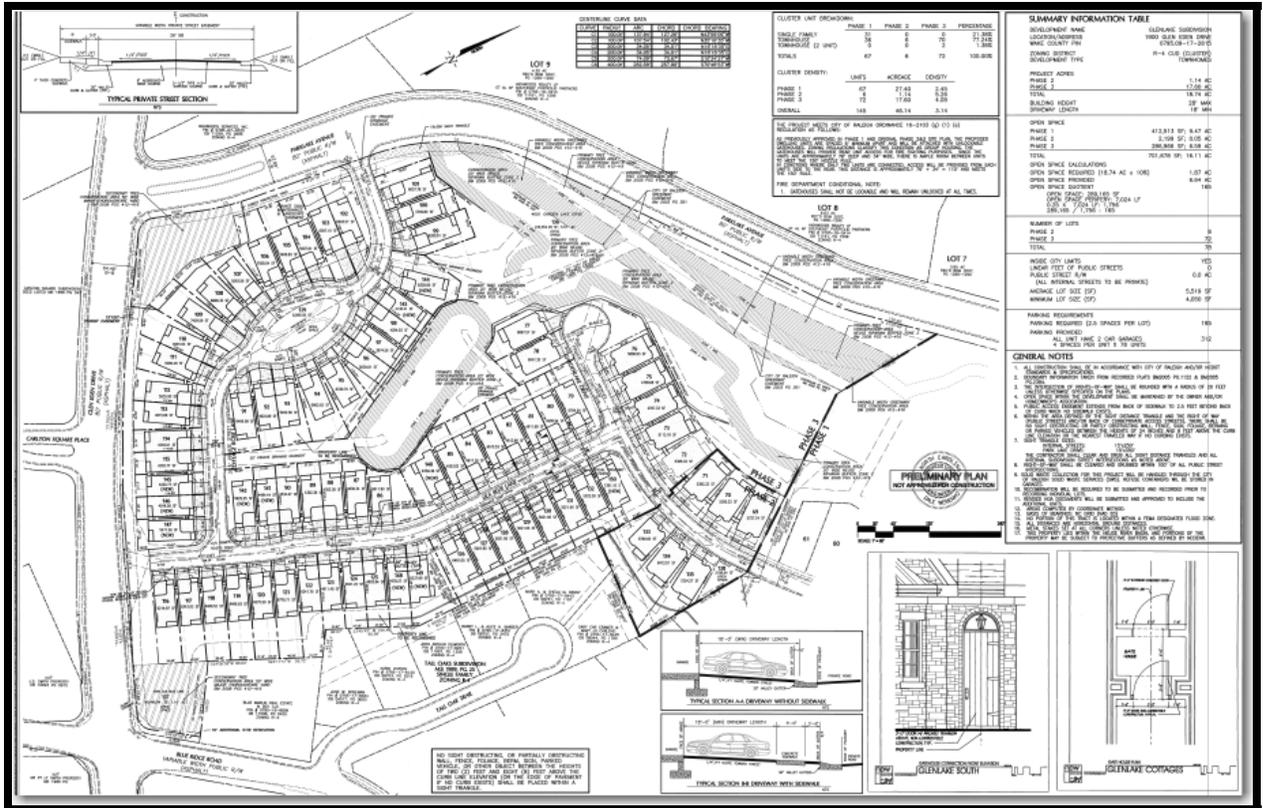
Nature of Case: This request is to add 11 additional townhome units in phase 3 to a previously approved development S-90-06 GlenLake South Subdivision Phases 2 & 3. The additional 11 townhomes will be added within the existing recorded footprint (BK 2008 PG 412 & BK 2008 PG 1273) for a total of 78 townhomes. All public and private infrastructure has been installed.

With this approval the entire cluster will consist of 31 single family lots and 114 townhouse lots for a total of 145 buildable lots on 46.14 acres and approximately 7 open space lots. The overall residential density is 3.14 units per acres.

Contact: Withers & Ravenel



S-3-10 GlenLake Subdivision – site location



S-3-10 Glen Lake South Subdivision – site plan

SUBJECT: S-3-10 / GlenLake Subdivision Phases 3

CROSS-REFERENCE: S-90-06, S-107-05, S-20-05 & Z-61-00

LOCATION: This site is located on the northwestern quadrant of Blue Ridge Road, Glen Eden Drive and Park Lake Avenue, inside the City limits.

REQUEST: This request is to approve and additional 11 townhouse lots on 18.8 acres to a previously approved cluster development.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That a recombination map be recorded prior to or in conjunction with the recording of lots, reconfiguring the existing lots;
- (2) That a 15x20 foot transit easement located on Glen Eden Drive 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;
- (3) That 10' in width of right of way a small permanent slope easement, as shown on the preliminary plan, located on the corner of Blue Ridge Road and Glen Eden Drive be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Site Review Specialist in the Inspections Department at permit review;
- (4) That construction drawings are approved by the Public Works Department for additional lots in phase 3. Lots 140-150 are new lots added to revised phase 3.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Matthew S. Day

Date:

4-5-10

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 10-2017 Chapter 3, Part 10, Sections 10-3001-3071-3074. This approval is based on a preliminary plan dated 2/24/10, owned by Glen Lake Group LLC, submitted by Withers & Ravenel.

CLUSTER STANDARDS:

ZONING DISTRICTS: Residential-4 CUD. Ordinance 809 ZC 481 Effective 6/6/00.

Z-61-00 Glen Eden Drive and Blue Ridge Road, northeast quadrant, being Wake County Tax Maps 0795.05 18 7420 (portion of) 0795.05 27 2694 and 0795.09 17 6165. Approximately 47 acres rezoned to Residential-4 Conditional Use.

Conditions: (02/24/00)

For purposes of the following conditions, the term "the Property" refers to the portion of Tax Parcels 0795.18 7420, 0795.05 27 2694 and 0795.09 17 6165 proposed for rezoning to R-4 Conditional Use District.

1. Control of Stormwater. Incident to the development of the Property, a stormwater management system will be implemented which directs no less than ninety percent (90%) of the stormwater upon the Property to the lake near the northern boundary of the Property which will be expanded in size. Incident to the development of the Property, a new dam shall be constructed for the lake which will increase the size of the lake sufficiently to provide retention of stormwater to maintain existing (predevelopment) discharge rates from the lake for the two (2) and ten (10) year storms. Stormwater upon the Property which does not flow into the lake will be detained to Residential-4 standards.

2. Neuse Riparian Buffer Areas. Areas around the periphery of the expanded lake referenced in condition 1, areas along the periphery of streams upon the Property, and any other areas upon the Property requiring nondisturbance or other protection pursuant to the Neuse Riparian Buffer Rules promulgated by the North Carolina Department of Environment and Natural Resources (the "Department") shall be protected in accordance with such Rules as implemented by the Department.

3. Density of Development of the Property. The number of residences developed upon the Property shall not exceed the number authorized by the provisions of the Raleigh City Code dealing with the Residential-4 district on February 18, 2000, the date of the filing of this zoning case.

DEVELOPMENT

DENSITY: The number of units allowed in this zoning district for the entire cluster development is 184. The entire cluster development plan contains 145 units.

PHASING: There are 3 phases in this development all 3 phases have been approved. Phase 1 has been constructed and phase 2 & 3 are being approved now. All public and private infrastructure for phases 1, 2 & 3 has been installed. With the addition of 11 lots to phase 3, revised construction drawings will be required to be approved prior to lot recordation. Lots 140-150 are new and will need to be incorporated into the construction drawings database.

LOTS / SETBACK: There is no minimum lot size for townhomes.

BLOCK LAYOUT: The existing 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). 10% or 4.16 acres required, 35% or 16.11 acres provided. Open space quotient required = 120, provided = 165. 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).

LANDSCAPING: Existing street yard landscaping is in conformity with Section 10-2082.5 is shown. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a low impact use under Section 10-2082.8. Transitional protective yards are not required.

TREE CONSERVATION: Tree Conservation Area is shown to be 10.89% and previously recorded BK 2008 PG 412-416

COMPREHENSIVE PLAN:

GREENWAY: There is greenway on this site and previously recorded; BK 2003 PG 361 & BK 2008 PG 412-416.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way and construction is required. All right of way has been recorded and construction of streets.

TRANSIT: A 15x20 transit easement along Glen Eden Drive is required to be dedicated, see preliminary plan.

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

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.

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

CIRCULATION: Existing street improvements conform to City construction standards.

PEDESTRIAN: Existing sidewalk locations conform to City regulations.

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

STORMWATER MANAGEMENT: There is no net increase in the impervious area, no additional stormwater measures needed beyond originally approved.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are required on this site and have been recorded.

STREET NAMES:

New names are not required for this development all internal streets are private and names have been previously approved.

**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: 4/5/2013
Record at least ½ of the land area approved.

5-Year Sunset Date: 4/5/2015
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.