



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
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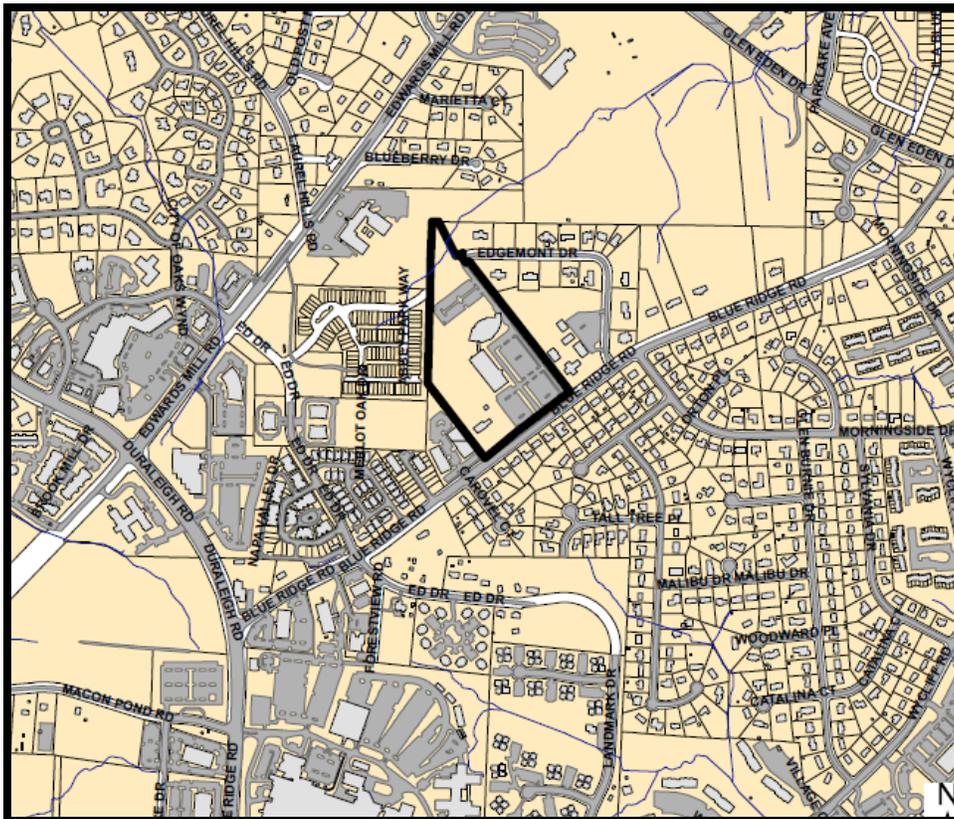
Case File / Name: S-4-2012 / First Assembly of God

General Location: The site is located on the north side of Blue Ridge Road, west of Glen Eden Drive, inside the city limits

CAC: Northwest

Nature of Case: The subdivision of a 13.8 acre parcel into two lots zoned Residential-4, inside the city limits.

Contact: Glenn Zeblo, Alpha & Omega Group



S-4-12 First Assembly of God – Location map

SUBJECT: S-4-2012 / First Assembly of God

CROSS-REFERENCE: SP-103-08; SP-29-11

LOCATION: This site is located on the north side of Blue Ridge Road, west of its intersection with Glen Eden Drive, inside the City Limits.

REQUEST: The subdivision of a 13.8 acre parcel into two lots zoned Residential-4, inside the city limits.

Lot 1 – 12.689 acres
Lot 2 – 0.880 acres

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: Administrative Actions:

Prior to issuance of a mass land disturbing 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 Development Services 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 Development Services Department. A copy of the approved plan is placed on file in the Development Services Department;

Prior to approval of construction drawings or site review, whichever occurs first;

- (2) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259);"
- (3) That the nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to Planning Department authorization to record lots:

- (4) That Lot 2 (0.88 acres) must be deed restricted such that no future impervious area can be placed on it and it is tied to Lot 1 (12.689 acres);

- (5) That the subdivision plat must reference the deed restrictions on Lot 2 (0.88 acres);
- (6) 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 by the homeowner association.
- (7) That the subdivision plat must identify the areas designated as permanently preserved open space – both managed and unmanaged. Lot 2 (0.88 acres) can be designated as managed for Stormwater calculations; however, if unmanaged is utilized on Lot 2 (0.88 acres), the designation will have to be made between the managed and unmanaged areas within the lot;
- (8) That construction drawings be approved by the Public Works Department;
- (9) That a 20' sanitary sewer easement Lot 2 be placed on all maps for recording;
- (10) That a 45' in width of right of way for Edgemont Drive be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Site Review Specialist in the Planning Department at permit review;
- (11) A fee-in-lieu of construction for a full 26' bb with creek storm drainage be paid to the Public Works Department for Edgemont Drive.
- (12) That the greenway easement as shown on the preliminary plan be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway; and
- (13) 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;
- (14) 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 constructing all stormwater control facilities shown on the development plans;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)



Date:

5-8-12

Staff Coordinator:

Meade Bradshaw

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 10-3001-3059. This approval is based on a preliminary plan dated 4/12/12, owned by 1st Assembly of God, prepared by Alpha Omega Group.

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

ZONING:

ZONING DISTRICTS: Residential-4

LANDSCAPING: Landscaping will be addressed when a site plan is submitted on the property.

TREE CONSERVATION: Site Acreage 13.89

Primary Tree Conservation (acres)

- Neuse Riparian Buffer Zone 2: 0.097
- Optional Greenway Tree Conservation Area: 0.267

Alternate Compliance Secondary Tree Conservation (acres)

- 65'-wide perimeter yard: 1.001

Totals = 1.365 acres / 9.83% Tree Conservation Area

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

COMPREHENSIVE PLAN:

GREENWAY: This site is located along the Crabtree Creek Tributary D Greenway. Lot 2 proposes a 50' greenway easement on each side of the corridor measured from the top of bank.

THOROUGHFARE / COLLECTOR PLAN:

Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Blue Ridge Road*	1/2-80'	½-53' b-b with Curb & gutter, sidewalk	N/A
Edgemont Drive**	45'	graded to soil road base	5'

Blue Ridge Road will be widened along the frontage of the adjacent acquired lot, which was part of the fee in lieu collected in 1989. A fee-in-lieu was paid for sidewalk and paving along a different frontage in 1989.

The Church is required to pay a fee-in-lieu for a 26-foot back to back minor residential street paving, sidewalk and creek storm drainage. A design exception

has been approved by the Public Works Director for the reduced centerline radius for the proposed Edgemont Drive connection.

TRANSIT: N/A

URBAN FORM: This site is located in the Northwest Planning District.

HISTORIC / DISTRICTS: This site is not located in or adjacent to a designated Historic District.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in this zoning district is 10,890 square feet. The minimum lot depth in this zoning district is 100'. The minimum lot width in this zoning district is 65'. Lots in this development conform to these minimum standards.

BLOCK LAYOUT: By constructing the Edgemont Drive connection between the two existing sections (1) west of the property (Edwards Mill Townhomes) and (2) east of the property (Edgemont Drive Subdivision), the two alignments created the need to provide a reduced centerline radius to make the connection and the necessary design exception was approved by the Public Works Director. This connection will provide efficient circulation of traffic within the entire neighborhood area and improved emergency access and also providing compliance with City Code, once connected.

PUBLIC UTILITIES: City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service to be provided by private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards along the newly acquired property frontage on Blue Ridge Road. A fee-in-lieu for construction of roadway widening with sidewalk was paid for the different Church frontage in 1989. There is a portion of off-site property that is needed for the complete street extension.

PEDESTRIAN: Sidewalk is being constructed along the newly acquired property frontage on Blue Ridge Road and will be required with the site plan. However, the existing adjacent frontage to the east will not require sidewalk construction due to a prior fee-in-lieu which was paid in 1989. Edgemont Drive will be graded with the site plan but not constructed at this time. The Church will pay a fee-in-lieu for sidewalk along Edgemont Drive.

FLOOD HAZARD: There are flood hazard areas on this site and are identified on the site plan.

STORMWATER MANAGEMENT: Lot 2 (0.88 acres) is unbuildable due to the greenway easement and tree conservation area; therefore, the developer has chosen to utilize this lot as permanently preserved open space as part of the Stormwater compliance calculations for the larger lot. The 0.88 acre lot must be deed restricted such that no future impervious area can be placed on it and it is tied to the 12.689 acre lot. A stormwater covenant is not required.

PAYMENT TO NCDENR

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

**WETLANDS
/ RIPARIAN
BUFFERS:**

There are Neuse River riparian buffers on site. The Division of Water Quality has given written approval to disturb these areas to meet stormwater requirements.

**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: 5/8/2015

Record at least ½ of the land area approved.

5-Year Sunset Date: 5/8/2017

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.