



Administrative Action Preliminary Subdivision

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

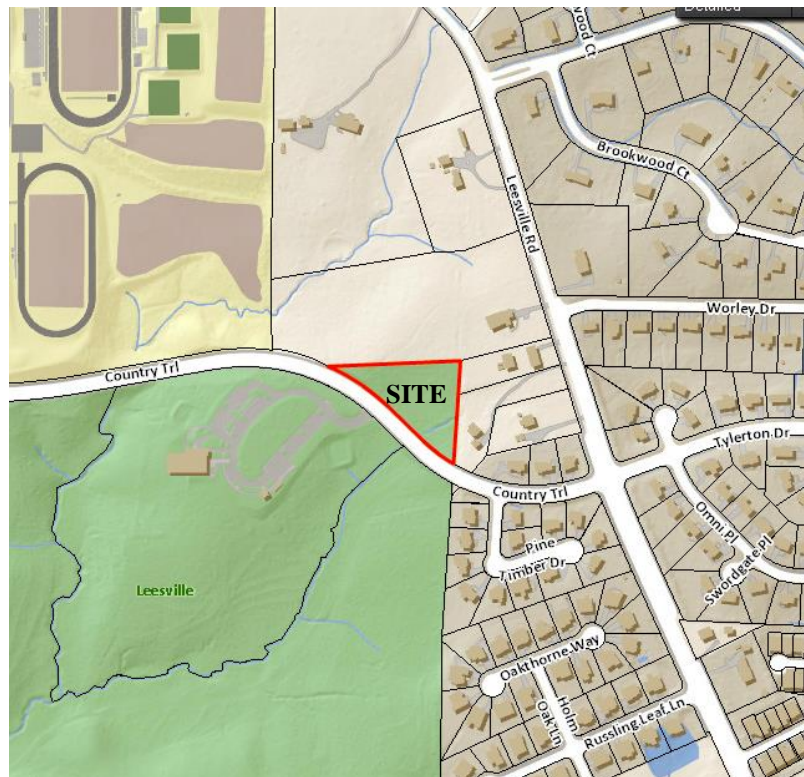
Case File / Name: S-4-14 / Westlake at Country Trail II Subdivision

General Location: The site is located on the north side of Country Trail Road, 556 feet west of the intersection of Leesville and Country Trail Roads.

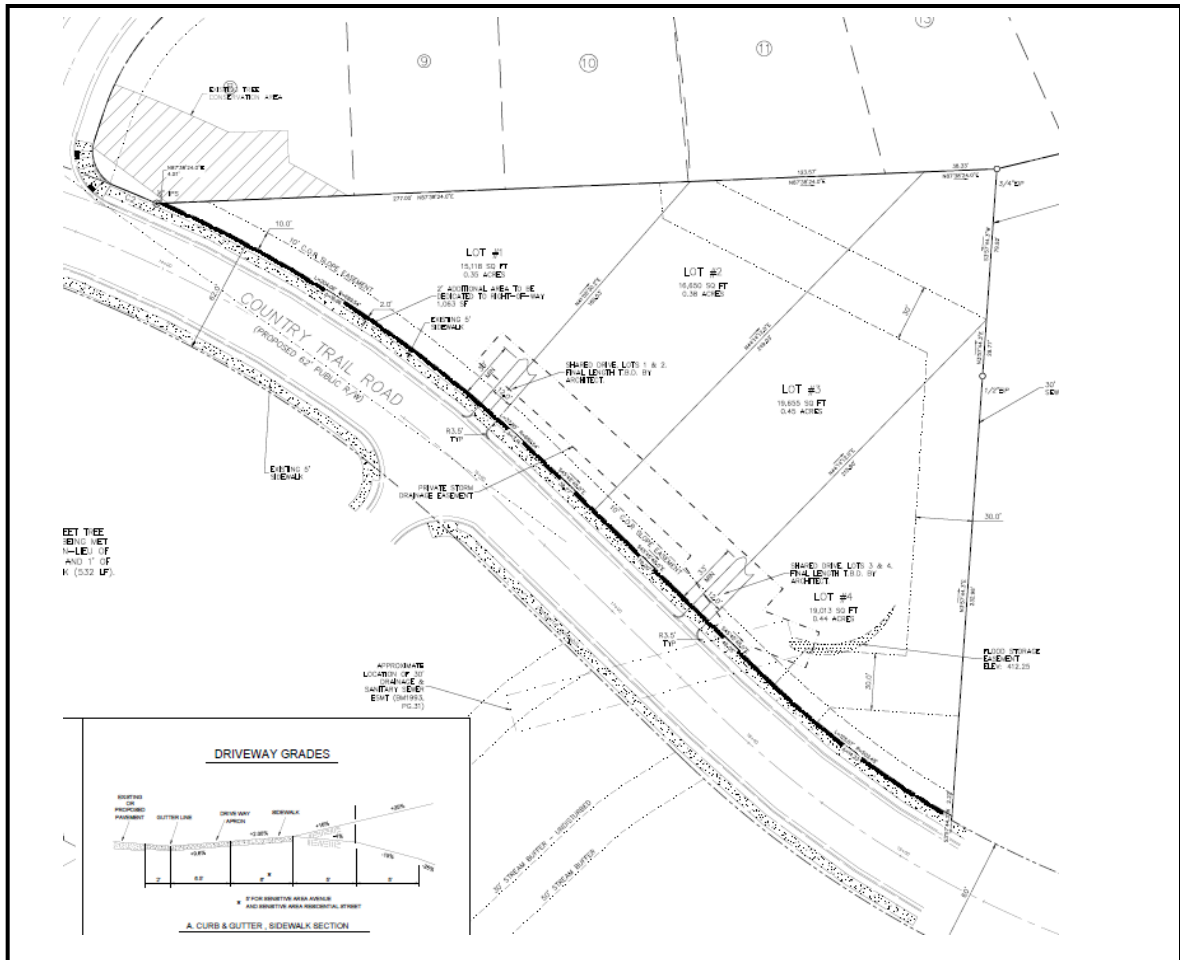
CAC: Northwest

Nature of Case: Subdivision of one lot into 4 lots currently zoned Residential-4 (R-4). All proposed lots front onto Country Trail Road. This was submitted post September 1, 2013, and is subject to the Unified Development Ordinance.

Contact: EarthCentric Engineering, Inc., Charles Koch.



Location Map



Site

SUBJECT: S-4-14 / Westlake at Country Trail II Subdivision

CROSS-REFERENCE: BM 2008 pg. 478, COR Transaction # 388602

LOCATION: The site is located on the north side of Country Trail Road, 556 feet west of the intersection of Leesville and Country Trail Roads, and is inside the city limits.

PIN: 0787571522

REQUEST: This request is to approve the subdivision of a 1.64 acre tract into 4 lots, all zoned Residential-4 (R-4) as per the Unified Development Ordinance. Proposed Lot 1 will be 15,118 square feet in size, proposed Lot 2 will be 16,650 square feet in size, proposed Lot 3 will be 19,655 square feet in size and proposed Lot 4 will be 19,013 square feet in size. This proposal conforms to the density, minimum lot size, and dimension standards of the Residential-4 zoning district. Surrounding peripheral lots are developed as single family detached, and a civic use. At present, the site is fronted by an existing 5' wide sidewalk, is vacant, and is heavily wooded.

The residential street tree requirement of 13 shade trees, and the additional 1' width of sidewalk along the 532' linear frontage, is to be met via a fee in lieu to the City of Raleigh. An additional 2' of Right of Way, and a 10' City of Raleigh Slope Easement is to be dedicated along the frontage of all four proposed lots. A shared drive is to serve lots #1 and #2, and a second shared drive, to serve lots #3 and #4.

A 30' City of Raleigh Sanitary Sewer Easement is proposed, and to be dedicated along the eastern side, and the rear of the parent tract.

A private storm drainage easement serving all four lots is proposed along the front center of the parent tract.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

1. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, 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;
2. That a nitrogen offset payment must be made to a qualifying mitigation bank;
3. That construction plans for the shared stormwater devices be submitted and approved by the Public Works Department;
4. That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of reseeding a site and the stormwater device, shall be paid to the City;

Prior to Planning Department authorization to record lots:

5. Prior to map recordation, the fee-in-lieu associated with improvements (street trees and 1' additional sidewalk) along Country Trail Road shall be paid.
6. That construction approval for the sewer extension is granted, and that the proposed City of Raleigh 30' Sanitary Sewer Easement shall be shown on all plats submitted for review and once approved, recorded in the Wake County Register of Deeds;
7. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, and for all stormwater devices is paid to the Public Works Department;
8. 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;

9. 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, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
10. 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; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
11. 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";
12. That the proposed "Flood Storage Easement" be shown on all plats submitted for review and once approved, recorded in the Wake county Register of Deeds;
13. That in accordance with Section 8.4.5 (a) of the Unified Development Ordinance, a 5' Utility easement, and a 10' slope easement shall be shown on all plats submitted for review and once approved, recorded in the Wake county Register of Deeds.

Prior to issuance of a certificate of occupancy:

14. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Bawn (C. Bawn) Date: 8-28-14

Staff Coordinator: Michael Walters

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 the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, and Article 7.2. This approval is based on a preliminary plan dated 08/05/14, owned by Aspect Partners, LLC., submitted by Charles Koch, EarthCentric Engineering Inc.

ZONING:

ZONING DISTRICTS: Residential-4.
Unified Development Ordinance, Effective September 1, 2013.

TREE CONSERVATION: N/A

PHASING: There are no phases in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP: Dedication of right-of-way for the following street(s) are required by the Street Typology Map of the Comprehensive Plan. Proposed street(s) are classified as Avenue 2-lane undivided. Dedication of right-of-way is required.

Street	ROW	Construct	Slope Esmt.
Country Trails Road	½ ult. R/W of 64'	NA.	10'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The ultimate street cross-section is not being provided with this development thus a 10' Slope Easement shall be dedicated to the City all of which to be recorded, and to accommodate a future improvement project.

Country Trail is classified on the City Street Typology Map as an Avenue 2-lane undivided, which has an ultimate Right of Way width of 64'. The existing Right of

Way width along the site frontage is 60'. Therefore this development is required to provide their half (32') which means the dedication of 2' of Right of Way.

In the new UDO (Chapter 8.4.5A) the required streetscape for Country Trail includes a 6' concrete sidewalk and Street Trees (40' OC). Because a 5' concrete sidewalk exists along the site's frontage this development is only responsible for an additional 1 foot. It is not practical to construct the remaining improvements with this project, therefore a Fee-in-Lieu shall be paid to the City, prior to map recordation, for 1' width of concrete sidewalk and the thirteen street trees.

Because the ultimate cross-section is not being provided with this development a 10' Slope Easement shall be dedicated to the City.

A 5' utility easement just outside of the proposed Right of Way, as per Section 8.4.5 A, of the Unified Development Ordinance, is to be shown on all plats, and said plats once approved, are to be recorded with the Wake County Register of Deeds;

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

COMPREHENSIVE PLAN: NA

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential - 4 zoning district is 10,000 square feet. The minimum lot depth in this zoning district is 100 feet. The minimum lot width of an interior lot in this zoning district is 65 feet, and a corner lot, 80 feet. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are available. The sub-divider 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.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. Two shared driveway accesses (one between Lots 1 and 2, the other between Lots 3 and 4) are proposed.

STREETSCAPE TYPE: The designated streetscape is residential. A fee in lieu for thirteen street trees is required prior to lot recordation.

PEDESTRIAN: A fee in lieu for the additional 1' width (for 532 linear feet) of existing sidewalk along the northeast side of Country Trail Road is required prior to lot recordation. A sidewalk is required along both sides of Country Trail Road. Each proposed lot has access to the public right of way in accordance with 8.3.4 of the UDO.

FLOOD HAZARD: There are no flood hazard areas on this site, but a "Flood Storage Easement" is required to be shown on the recorded plat.

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. The site is proposing to utilize an underground detention pipe to detain post-development runoff for the 2 and 10 yr storm events to pre-development rates. A buy down for nitrogen offset is proposed to address water quality requirements.

**WETLANDS
/ RIPARIAN
BUFFERS:**

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

STREET NAMES:

NA

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, 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 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: 8/28/17

Record at least ½ of the land area approved.

5-Year Sunset Date: 8/28/19

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.