



Administrative Action Preliminary Subdivision

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

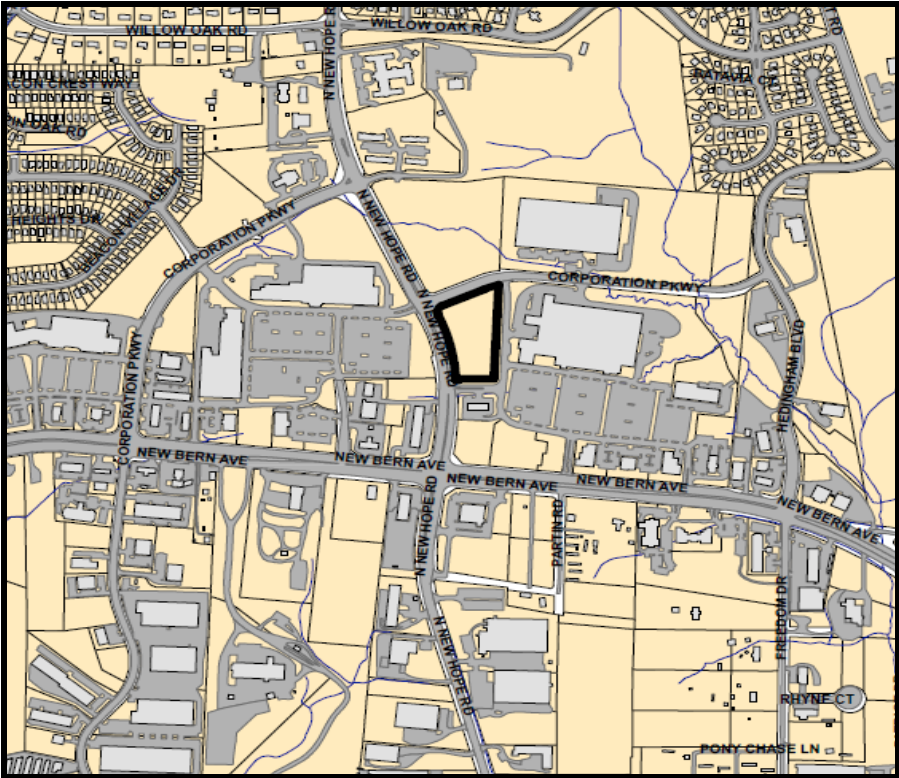
Case File / Name: S-5-10 / Shops of New Hope

General Location: Located at the south east corner of Corporation Parkway and N. New Hope Road.

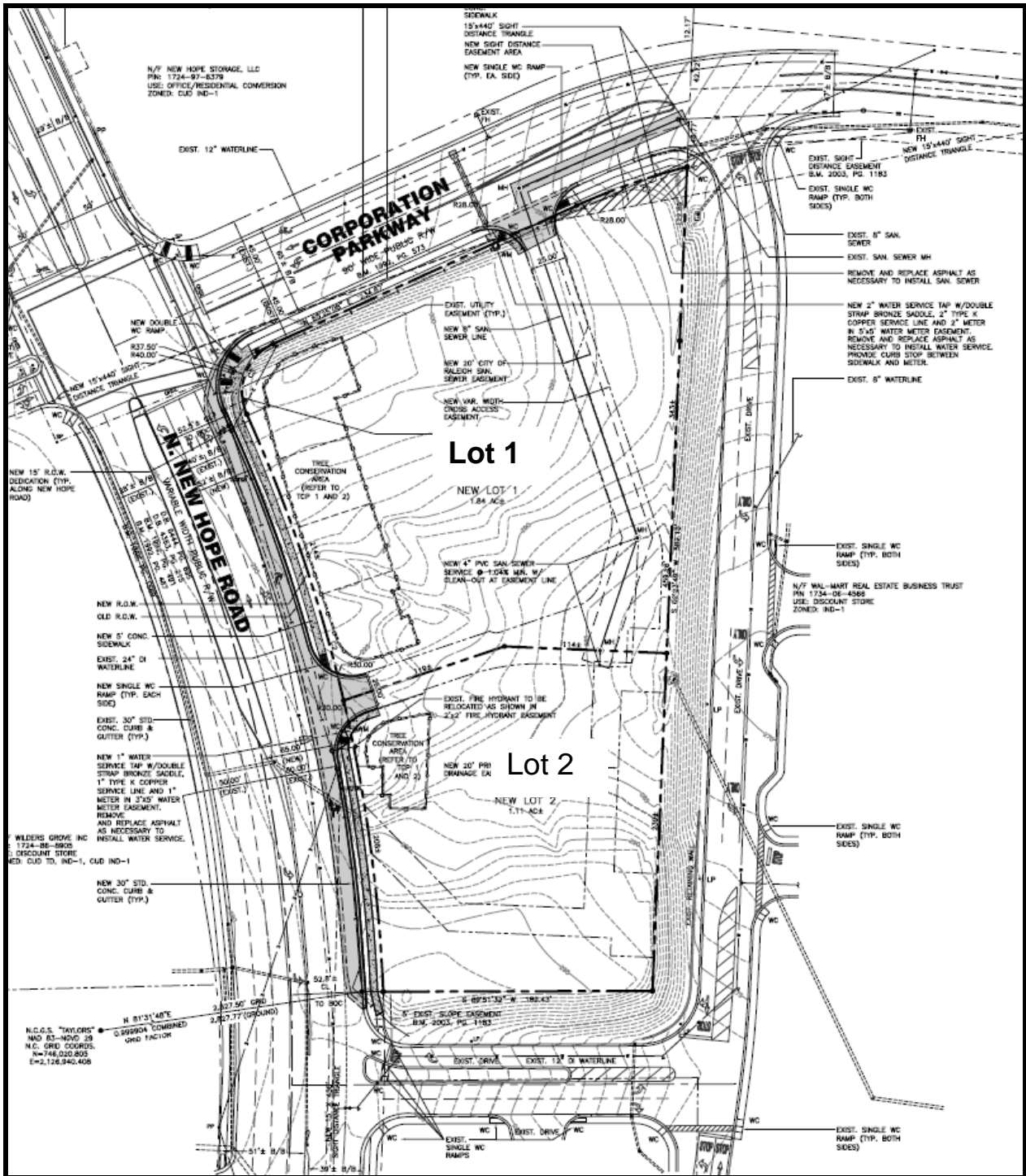
CAC: Northeast

Nature of Case: For the subdivision of 1 lot into 2 lots zoned Industrial-1 CUD on a 3.10 acre site. The resultant acreages are the following; for Lot 1 is 1.84 acres and Lot 2 is 1.11 acres.

Contact: David Lasley



Vicinity Map



Proposed Subdivision

SUBJECT:
CROSS-REFERENCE: MP-1-91, SU-11-95, SP-105-01, CP-2-06,SP-38-06

LOCATION: Located at the south east corner of Corporation Parkway and N. New Hope Road., inside the city limits.

REQUEST: For the subdivision of 1 lot into 2 lots zoned Industrial-1 CUD on a 3.10 acre site. The resultant acreages are the following; for Lot 1 is 1.84 acres and Lot 2 is 1.11 acres.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to issuance of a 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 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 Planning Department authorization to record lots:

- (2) 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;
- (3) That 1/2'-130' width of right of way along North New Hope Road be dedicated to the City of Raleigh and a copy of the recorded plat be provided to Inspections Department at permit review;
- (4) That a security (letter of credit) in the amount of 1.5 times the cost of improvements will be provided to the City for all public improvements prior to building permit issuance;
- (5) That all sight triangles and sight easements on the preliminary plan shall also be shown on all plats for recording stating: Within the sight triangles shown on this plan, no obstruction between 2 feet and 8 feet in height above the curb line elevation shall be located in whole or part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, parked vehicle or other object;
- (6) That construction plans for public improvements be approved by the Public Utilities Department and the Public Works Department;

- (7) 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;
- (8) That a note be placed on the recording maps stating, "that all development will be subject to unity of development guidelines on file with the Raleigh Planning Department";
- (9) That the arterial yard (difference between 110' and 130') be shown on the plat along New Hope Rd.

Prior to issuance of building permits in the Inspections Department:

- (10) That any proposed buildings on lots 1 and 2 comply with both Wilder's Grove and New Bern Commons unity development of development on file with the City of Raleigh Department of Planning;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Loh (C. Way) Date: 5-5-2010

Staff Coordinator: James Marapoti

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 10-2046, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 5 APR 2010, owned by Chris Sanders, submitted by Piedmont Land Design.

ZONING: Industrial-1, CUD, With the amendment approved in SP-38-06, the 49.45 acre MUD will contain 22.83 acres that allow for retail/hotel and motel uses. This will result in 46.6% of the site being devoted for retail/hotel/motel uses. This is consistent with the recently adopted Comprehensive Plan Amendment (CP-2-2006) that allowed for retail uses in this location.

ZONING DISTRICTS: ORDINANCE NO. (1988) 120 ZC 227
Effective: 2/2/88

Z-67-87 New Hope Road, east side, opposite Corporation Parkway, being a portion of Parcel 8, Tax Map 498, rezoned to Thoroughfare Conditional Use and Industrial-1 Conditional Use, according to map dated February 2, 1988, on file in the City of Raleigh Planning Department.

- 1. The owner would agree to dedicate the rights-of-way of Corporation Parkway extending eastward across the subject property and New Hope Road extending southwardly across the subject property as requested by the City of Raleigh DOT

upon the consultation with the owners. The owners will not require any reimbursement for right-of-way only.

2. Any residential use of Thoroughfare District property shall be limited to a maximum of 15 units per acres.

**TREE
CONSERVATION:**

This site is 3.10 acres 10% would require 0.31 acres of tree conservation. This site is dedicating 0.31 acres with secondary tree conservation located along New Hope Rd.

**UNITY OF
DEVELOPMENT:**

This subdivision and subsequent site plans must conform to both Wilder's Grove Plaza and New Bern Commons unity development of development on file with the City of Raleigh.

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

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

Street	Right of Way/ Construct	Slope Esmt.
N. New Hope Road	½ -130'* with 12' turn lane & sidewalk	N/A

*The standard for a median-divided, minor arterial road is 130'. Adequate right of way and infrastructure exists on Corporation Parkway.

Additional right-of-way to be dedicated is reimbursable under the facility fees program in excess of 60'. The difference between the required 41' street with curb, gutter and sidewalk and the proposed construction is reimbursable.

TRANSIT: Not applicable for these 2 lots, a transit easement was dedicated north along New Hope Road approx 240'.

URBAN FORM: This site is located in the Northeast Planning District with the following policy statements that are applicable:
Comprehensive Plan Policy T5.5 – Sidewalk Requirements: "New subdivisions and developments should provide sidewalks on both sides of the street." Upon development sidewalks should continue along both sides of the internal road to provide pedestrian connectivity between the individual parcels, and out to New Hope Road. Also referenced in Policy LU 4.5 - Connectivity as well as Policy LU 7.6 – Pedestrian Friendly Development.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in this zoning district is 5,000 square feet. The minimum lot depth in this zoning district is 70'. The minimum lot width in this zoning district is 60' corner lot and 45' internal lot. Lots in this development conform to these minimum standards.
- 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 with a private contractor is to be provided.
- CIRCULATION:** Proposed street improvements shall conform to normal City construction standards. This subdivision will provide a cross access agreement between lots 1 and 2. No additional driveways are allowed along New Hope Road.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 5' sidewalk is required along New Hope Rd.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This site is subject to stormwater and nitrogen reduction requirements of part 10 chapter 9. All proposed lots exceed one acre in size. Stormwater management measures will be required at the time of site plan submittal for each lot or at the time of further subdivision. The impervious area associated with the off-site roadway improvements will be separately addressed by the two lots (based on the area adjacent to each lot).
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** Not applicable.
- 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: 5/5/2013
Record at least ½ of the land area approved.

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