



Administrative Action Preliminary Subdivision

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

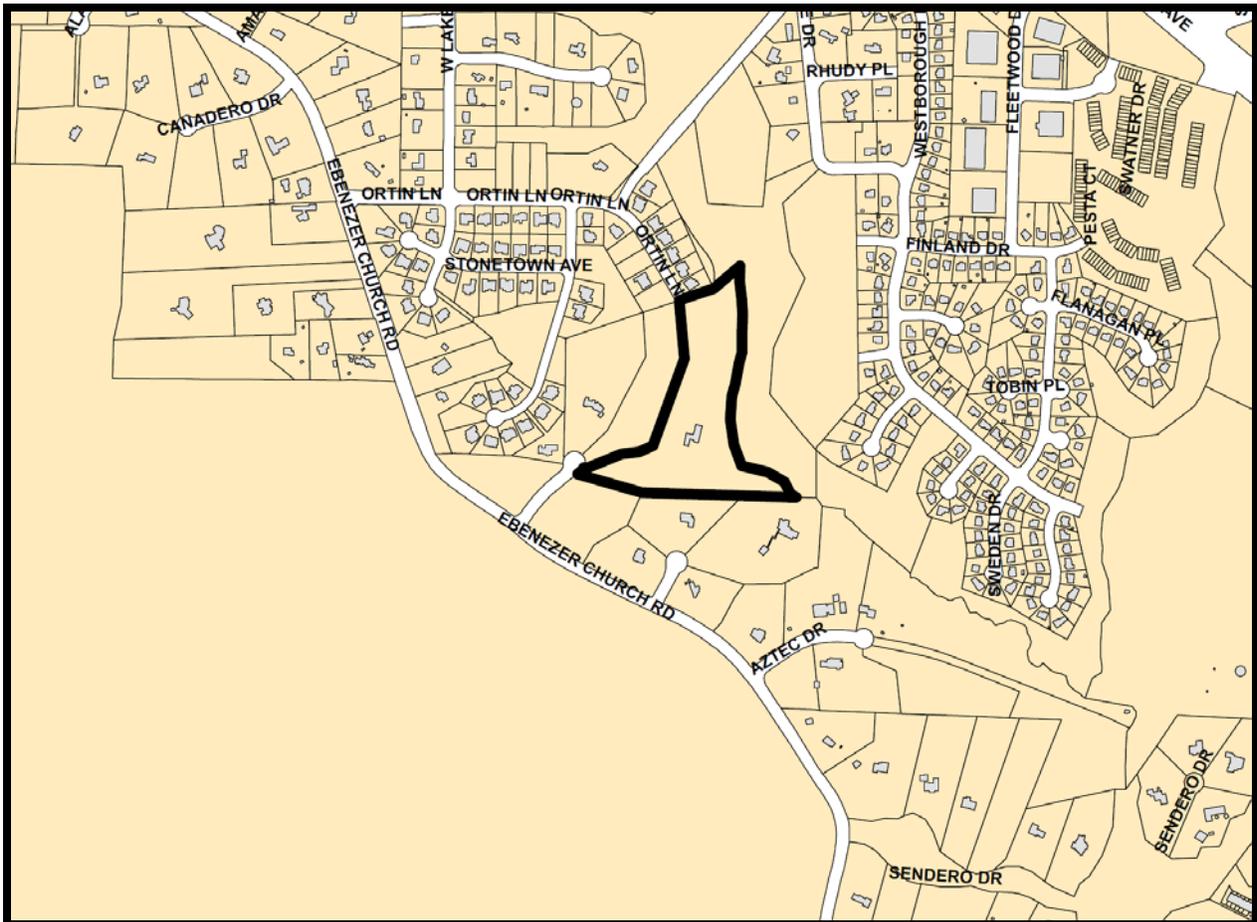
Case File / Name: S-5-13 / Purrington West

General Location: Between Ortin Lane and Lost Valley Drive

CAC: Northwest

Nature of Case: The subdivision of a 9.6 acre parcel zoned Residential-2 (1.95 acres) and Residential-4 (7.7 acres) into 3 single-family lots.

Contact: Ed Sconfienza, The Site Group



S-5-13 / Purrington West – Site Location Map



S-5-13 / Purrington West – Preliminary Subdivision Plan

SUBJECT: S-5-13 Purrington West

**CROSS-
REFERENCE:** N/A

LOCATION: This site is located between Ortin Lane and Lost Valley Drive, outside the City Limits.

REQUEST: This request is to approve the subdivision of a 9.6 acre split-zoned parcel comprised of 1.95 acres of Residential-2 property and 7.7 acres of Residential-4 property into 3 single-family lots.

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 Planning and Development 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 Forestry Specialist;

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

- (2) 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 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;

Prior to Planning Department authorization to record lots:

- (4) That a 75-foot wide corridor extending from the Turkey Creek top of bank, or a corridor the width of the floodplain, whichever is less, is to be dedicated for greenway easement for the entire length of the stream within the property boundary;
- (5) That infrastructure construction drawings be approved by the Public Works Department prior to issuance of any permits or recording of any plat for this development;
- (6) That if the project is to be phased, a phasing plan for public improvements, lot recording and stormwater is submitted and approved as part of the Infrastructure Construction Drawings;

- (7) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (8) That the following note be shown on all maps for recording: A minimum finished floor elevation will be required for all lots along the floodplain boundary;
- (9) 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;
- (10) 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)."
- (11) 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;
- (12) That the subdivider shall submit to the Planning and Development Department, a street protective yard plan that conforms to section 10-2082.5 (c).;
- (13) That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;

Prior to issuance of building permits:

- (14) That when 75% of the permits have been issued for residential subdivisions, 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 a certificates of occupancy:

- (15) That the trees shown in the street protective yard are installed;
- (16) 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.) *Eric Hodge* (P. Hodge) Date: 6.6.13

Staff Coordinator: Eric Hodge, AICP

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2103, 10-2016, 10-2017, 10-2053 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 5/2/13, owned by Alfred and Suzanne Purrington, submitted by The Site Group.

ZONING:

ZONING DISTRICTS: Residential-2, Residential-4 and Metro-Park Protection Overlay District.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is required.

TREE CONSERVATION: This project is required 10% of 340,431 sq ft and 15% of 85,309 sq ft or 1.08 acres for tree conservation. This project has proposed 1.08 acres which is broken into:

Primary: 0.67 acres
Greenway: 0.05 acres
Secondary: 0.36 acres

UNITY OF DEVELOPMENT: Unity of Development criteria are not required as part of this subdivision.

PHASING: A phasing plan was not submitted with this preliminary subdivision plan. If the development is to be phased, a final phasing plan for infrastructure shall be submitted and approved with the submittal of the Infrastructure Construction Drawings associated with this preliminary subdivision.

COMPREHENSIVE PLAN:

GREENWAY: There is greenway corridor on this site. This site is located on the Turkey Creek greenway trail corridor. A 75-foot wide corridor extending from the Turkey Creek top of bank, or a corridor the width of the floodplain, whichever is less, is to be dedicated for greenway easement for the entire length of the stream within the property boundary.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way and construction of any streets were required by the Thoroughfare and Collector Street Plan. The developer is extending existing street stub into the subject property and terminating Ortin Lane with a cul-de-sac.

Lot 1 would also have frontage on Lost Valley Drive though no improvements to that street were required.

TRANSIT: No transit-oriented features of this site are incorporated into the proposed plan. This site is presently not directly served by the existing transit system and there are no plans to do so.

URBAN FORM: This site is located in the Northwest CAC limits. The site is split-zoned Residential-4 and Residential-2. There is a small portion of the Metro Park Overlay District to the rear of the property. The site is designated for low density residential use and public open space (adjacent to the stream) in the future land use map.

The following Comp Plan policies have been evaluated:

- Policy LU 4.5 Connectivity
- Policy LU 8.9 Open Space in New Development
- Policy T 2.4 Road Connectivity
- Policy EP 4.2 Floodplain Conservation

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in the Residential -2 zoning district is 20,000 square feet and in the Residential-4 zoning district is 10,890 square feet. The minimum lot depth in these zoning district is 100'. The minimum lot width in these zoning districts is 65' for standard lots and 80' for corner lots. 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 by the City is to be provided.

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

PEDESTRIAN: No sidewalk installation was required to conform to City regulations.

FLOOD HAZARD: FEMA Floodplains exist on this site and it will comply with Part 10, Chapter 4 Floodplain regulations with regards to building elevation and bulk lot coverage requirements.

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Subdivision may claim exemption to detention/runoff requirements under 10-9023(b)(3) as the site discharges

directly into Turkey Creek and detention of the runoff would result in no benefit to current or future downstream development. Proposed subdivision nitrogen loading will be less than 3.6 lbs/ac/yr and therefore no BMP device or buydown will be required. FEMA floodplain and Neuse River Buffers are present on the site.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are required on this site.

**STREET NAMES:
OTHER**

No new street name is required for this development.

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: 6/6/16
Record at least ½ of the land area approved.

5-Year Sunset Date: 6/6/2018
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.