



Administrative Action Preliminary Subdivision / townhome

City of Raleigh
Development Plans Review Center
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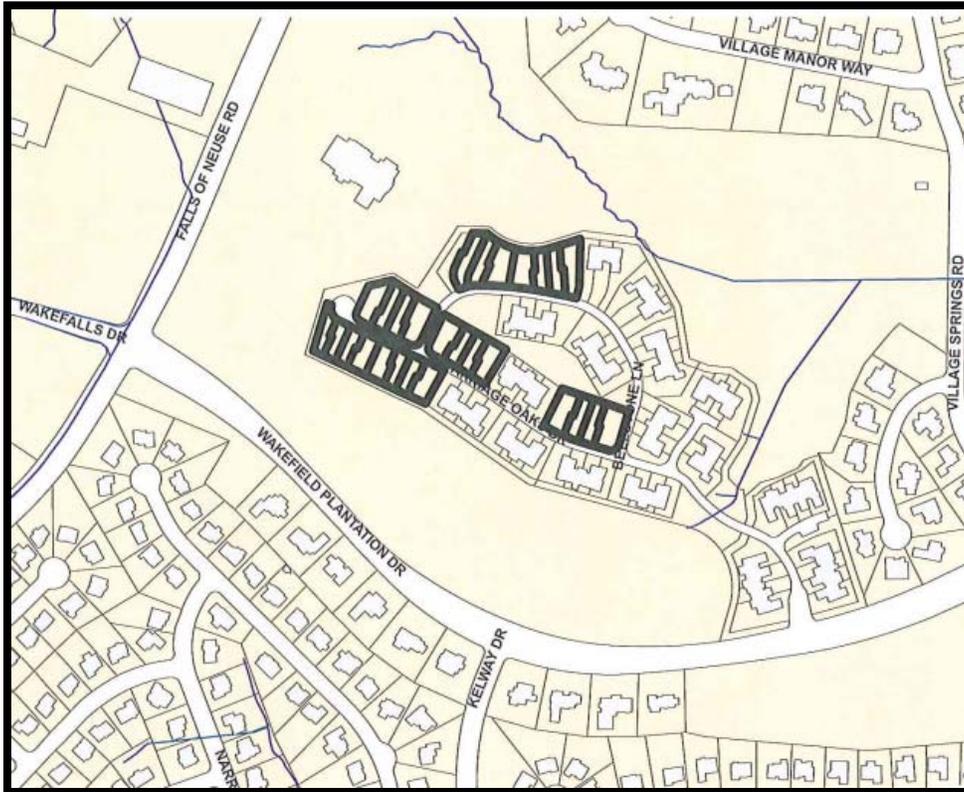
Case File / Name: S-6-12 / Wakefield Plantation Club Villas Revision

General Location: Bellstone Lane and Carriage Oaks Drive, north of the intersection of Wakefield Plantation Drive.

CAC: North

Nature of Case: A revision to a previously approved subdivision creating five additional townhome lots (94 total lots) on a total of 19.46 acres zoned Residential-6 CUD with Watershed Protection Overlay District, located inside the city limits.

Contact: David Dolezsar, McIntyre & Associates, PLLC



S-6-12 / Wakefield Plantation Club Villas – Location Map



S-6-12 / Wakefield Plantation Club Villas – Subdivision Layout

SUBJECT: S-6-12 / Wakefield Plantation Club Villas

CROSS-REFERENCE: S-130-96, S-99-97, Z69-95, & S-55-01

LOCATION: This site is located on the Carriage Oaks Drive and Bellstone Lane, north of the intersection with Wakefield Plantation Drive, inside the city limits.

REQUEST: This request is to subdivide 5 existing townhome lots to create five new lots, zoned Residential-6 CUD. The overall residential density is 4.83 units per acre. 89 lots have been recorded with all infrastructure and private streets beening dedicated as part of S-55-01. 28 of the 89 recorded lots have not been constructed.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That the Water meter for lot 5043 must be placed at the right-of-way, like the rest of the lots and the existing water service to that lot must be abandoned per City standards.
- (2) That the nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

- (3) That the nitrogen offset payment must be made to a qualifying mitigation bank;
- (4) Townhouses that do not meet the 150ft to all portions of the first floor are going to be required to install a NFPA 13d system.

I hereby certify this administrative decision.

Signed: (Planning Dir.) *W. Schell Dir. (C. Hays)* Date: 5-23-12

Staff Coordinator: Meade Bradshaw

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 10-2103, 10-2109, 102064, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan

dated 4/27/12, owned by Redus Raleigh Housing LLC, submitted by David Dolezsar.

ZONING:

ZONING DISTRICTS: **Residential-6 CUD.** Ordinance No. (1995) 702 ZC 369, Z-69-95, Effective August 1, 1995.

LANDSCAPING: Street yard landscaping and vehicular surface area in conformity with Section 10-2082.5 and 10-2082.6, respectively is shown.

TREE CONSERVATION: This subdivision was recorded prior to the adoption of 10-2082.14. All existing lots are less than 2 acres and are not subject to tree conservation.

UNITY OF DEVELOPMENT: Not applicable

SETBACK / HEIGHT: Setbacks from public streets and property lines conform to Section 10-2103(b). The minimum setback from public streets is shown to be 20'. Private outdoor living areas maintain a minimum 40' separation if parallel to each other or oriented at less than a 45-degree angle. Vehicular surface areas other than individual driveways are no less than 5' to a building wall. Buildings are not greater than 28' in height and meet the 20' setback from perimeter property lines.

OPEN SPACE: Open space conforms to minimum requirements. 10% or 1.46 acres required, 20% or 3.995 acres provided, based on the open space standards of 10-2103(d). The proposed density is less than 6 units per acre.

PARKING: Off-street parking conforms to minimum requirements: 83 spaces required, based on 2.5 parking spaces per 3-bedroom unit. 99 spaces are provided.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Sufficient road construction and right-of-way dedication exists on Carriage Oaks Drive and Bellstone Lane.

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

URBAN FORM: This site is located in the North Citizen Advisory Council, in an area designated a residential area.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: There is no minimum lot size in townhouse developments.

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. The Planning Commission has previously approved variance requests for cul-d-sacs in excess of 800' and private streets for tracts of multi-family land greater than 20-acres.

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, based on the standards in the Solid Waste Manual.

CIRCULATION: Existing streets conform to normal City construction standards.

PEDESTRIAN: Sidewalk locations conform to City regulations. Internal private walks provide direct access to each unit, and connect to the public sidewalk system.

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

**STORMWATER
MANAGEMENT:** The original approval did not require stormwater management (S-55-01 & cross reference to S-130-96 & S-99-97 & Z-69-95). The proposed addition of 5 townhome lots does not increase runoff by more than 10% from the previously approved stormwater plans (for stormwater quantity) which discharge into an existing pond which feeds into the nearby FEMA floodplain. This site is exempt from stormwater runoff controls by Sec. 10-9023. (b) (1) The increase in peak stormwater runoff between pre-development and post-development conditions for the two-year and ten-year and twenty-five-year storms is ten (10) per cent or less at each point of discharge. Stormwater quality issues will be met by utilizing a Total Nitrogen offset payment from a loading rate of a maximum of 13.0 lbs/acre/year as by a variance granted by the City of Raleigh Council (see Council Minutes 2012 02 07).

**WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: No new street names are required for this development.

**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 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: 5/23/2015
Record at least ½ of the land area approved.

5-Year Sunset Date: 9/25/2007
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.