



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-6-14 / Pleasant Point

General Location: The site is located on the east side of Pleasant Pines Drive, south of the intersection of Pleasant Grove Church Road.

CAC: Northwest

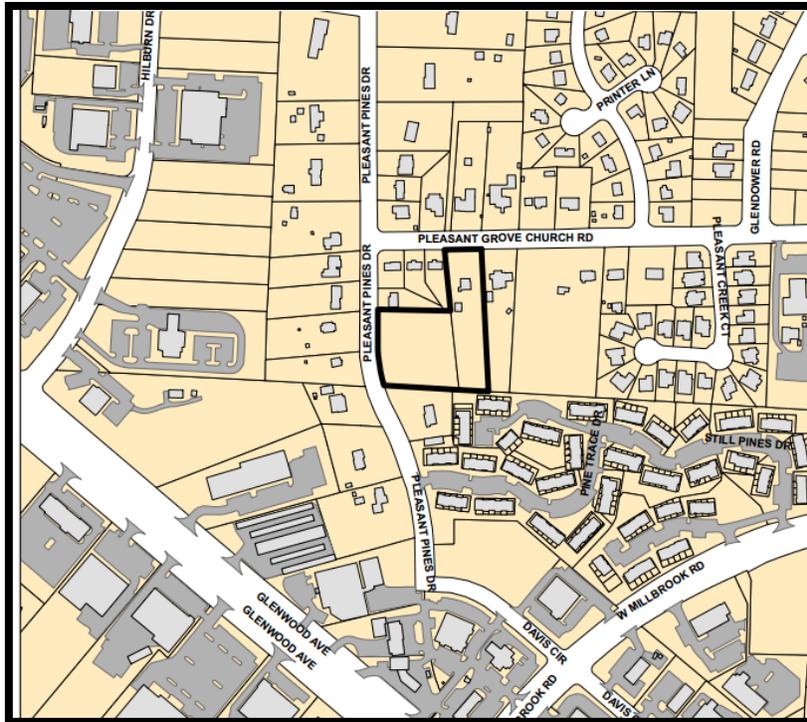
Nature of Case: Subdivision of a 1.98 acre parcel into 9 lots, zoned Residential-6 CUD, located inside the City limits.

Contact: Danny Howell

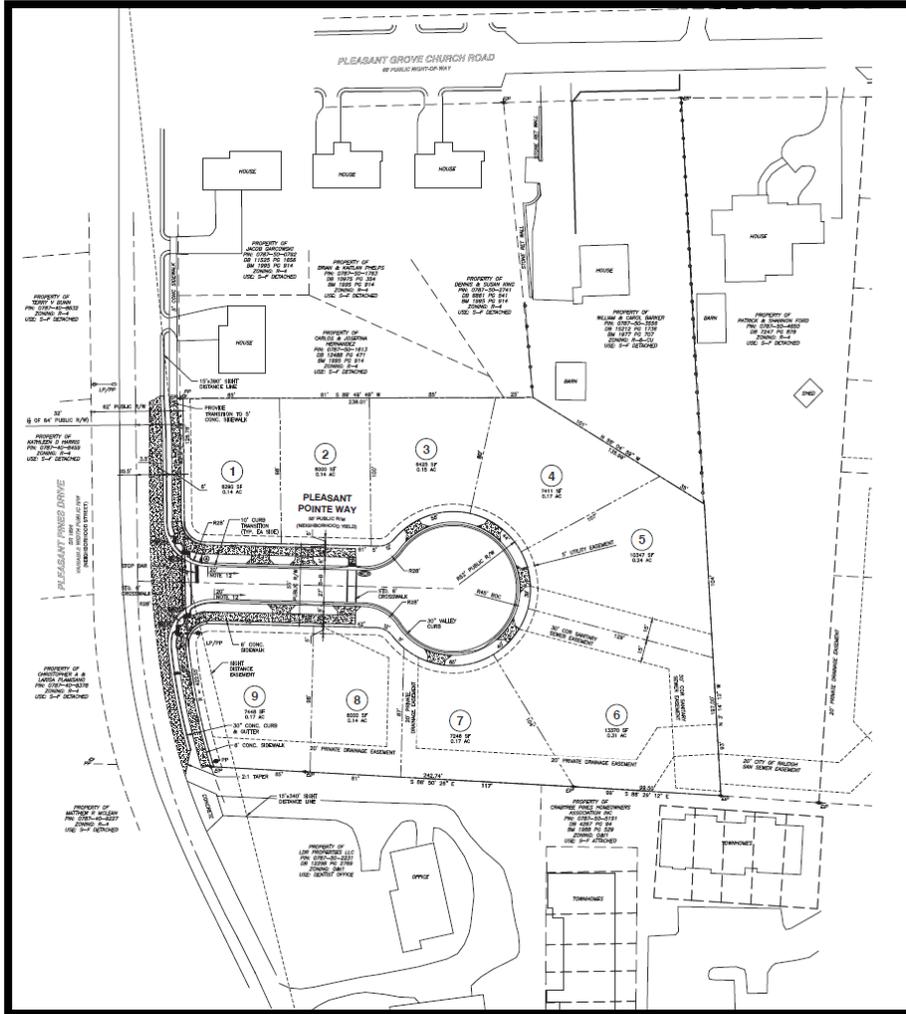
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment for Block Perimeter was approved by the Public Works Director.

Administrative Alternate: NA



S-6-14 / Pleasant Pointe – Location Map



S-6-14 / Pleasant Pointe – Subdivision Layout

SUBJECT: S-6-14

CROSS-REFERENCE: Z-7-2013

LOCATION: The site is located on east side of Pleasant Pines Drive, south of the intersection of Pleasant Grove Church Road.

PIN: 787501467

REQUEST: This request is to approve the subdivision of a 1.98 acre tract into 9 lots, zoned Residential-6 CUD.

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 infrastructure 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 125% of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (5) That a driveway permit for NCDOT be submitted to the Transportation Field Services Reviewer for signatures and the plans be submitted to NCDOT;

Prior to Planning Department authorization to record lots:

- (6) That a recombination map be recorded with DB 7247 PG 878, adjusting the eastern property line prior to or in conjunction with the recording of lots;
- (7) That infrastructure construction plans are approved by 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 City Attorney approve an off-site sanitary sewer easement deed and map for the City of Raleigh sewer extension from PIN # 787504650 (DB7247 PG 878) property located east of the subdivision and that the deed and map are recorded with the County Register of Deeds office. A recorded copy of these documents must be provided to the Planning Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided to the Planning Department within this 14 day period, further recordings and building permit issuance may be withheld;
- (13) That a 55' right-of-way for the proposed public street be dedicated prior to or in conjunction with the recording of any map;
- (14) That a map dedicating ½-64' right-of-way for Pleasant Pine Drive be dedicated prior to or in conjunction with the recording of any map;
- (15) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements be submitted to the Transportation Field Services Reviewer for review. The Bond or Surety shall be supplied to the City;
- (16) That a street name for this development be approved by the Raleigh GIS Division and by Wake County;
- (17) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department; and

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Date: 7-16-14

Ken Bowers (C. Hays)

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 City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 3/26/14 owned by Pepper Street Inc. submitted by Bass, Nixon & Kennedy, Inc.

ZONING:

**ZONING
DISTRICTS:**

Residentail-6 CUD Ordinance (2012) 149 ZC 682

Z-7-13 - Pleasant Grove Church Road Conditional Use - located on the south side of Pleasant Grove Church Road just east of Pleasant Pines Drive being Wake County PIN(s), 0787501467 and 0787503556. Approximately 2.62 acre(s) to be rezoned from Residential-4 to Residential-6 Conditional Use District.

Conditions Dated: 01/17/13

Narrative of conditions being requested:

1. Dwellings shall be limited to single family detached units.
2. The number of dwelling units constructed on the Property shall be limited to maximum of fifteen (15).

**TREE
CONSERVATION:**

UDO Article 9.1 Tree Conservation - Tree conservation is not required for parcels with gross site acreage smaller than two acres in size.

The two parcels are being recombined to create a developing parcel of 1.99 acres.

PHASING:

There is one phase in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY:

There is no greenway on this site.

**STREET
TYPOLOGY MAP:**

Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan. Proposed street(s) are classified as Neighborhood Yield. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Proposed Public Street	Neighborhood Yield	N/A	55'	N/A	27'
Pleasant Pine Drive	Neighborhood Street	60'	64'	20' ribbon pavement	½-36' b-b

Additional right-of-way being dedicated for a street section (Neighborhood Street) is reimbursable under the facility fees program.

Pleasant Pines Drive is a state maintained road and a two-party encroachment and driveway permit will be required.

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

COMPREHENSIVE PLAN: This site is located in the Northwest Citizens Advisory Council in an area designated as Low Density Residential.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in Residential-6 zoning district is 6,000 square feet. The minimum lot depth in this zoning district is 80' feet. The minimum lot width of an interior lot in this zoning district is 50' feet. Lots in this development conform to these minimum standards.

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.

BLOCKS / LOTS / ACCESS: The block perimeter for the proposed property does not meet the minimum standard of 4,500' based on the average lot size within the subdivision and the zoning district. Due to existing development constraints, a Design Adjustment to allow the block perimeter of 7,283' was approved by the Public Works Director. No dead end street in this development exceeds 550 feet in length.

STREETSCAPE TYPE: The applicable streetscape is a Residential. A type C2 yard is required on Pleasant Pines Drive.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 6' sidewalk is required along both sides of the proposed public street.

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

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Article 9 of the Raleigh UDO. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.

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

STREET NAMES: 1 new street is being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

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: 7/16/2017
Record at least ½ of the land area approved.

5-Year Sunset Date: 7/16/19
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.