



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-10-14 / Country Club Crest Subdivision

General Location: The site is located on the northeast corner of Glenwood Avenue, and Granville Drive.

CAC: Glenwood

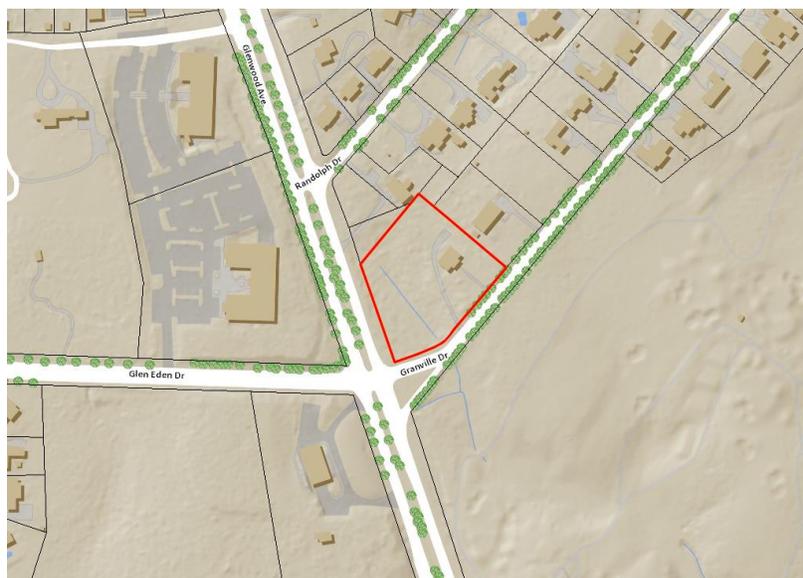
Nature of Case: Subdivision of one lot into 6 single family residential, and one open space lot, all currently zoned Residential-4. All proposed lots front onto a newly proposed street. This was submitted post September 1, 2013, and is subject to the Unified Development Ordinance.

Contact: NC Development Engineers, PA., Kirk Rightmeyer.

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

1. As per Section 8.3 of UDO, a Design Adjustment from the Public Works Director has been granted in regards to the required 2' maintenance strip along Granville Drive between the proposed sidewalk and the Right of Way. Due to the fact that Granville Drive is not constructed in the center of the existing Right of Way, and the lane widths are not consistent with the Neighborhood Local street type, a design adjustment has been granted allowing the required 2' maintenance strip to exist within an easement outside of the proposed Right of Way.

Administrative NA
Alternate:



Location Map

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to approval of a mass grading, concurrent review, Final Site Review or 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 of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (5.) 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 and the stormwater device, shall be paid to the City;
- (6.) 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;
- (7.) The final tree conservation plan must be approved by the Forestry Specialist. 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;

Prior to Planning Department authorization to record lots:

- (8.) That demolition permits are issued for the existing dwellings and accessory structures and the permit numbers be shown on all maps for recording with the Wake County Register of Deeds office;
- (9.) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (10.) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

- (11.) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
- (12.) 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;
- (13.) 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;
- (14.) 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.
- (15.) 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;
- (16.) That a fee-in-lieu payment for the improvements along Glenwood Avenue shall be paid to the City prior to map recordation;
- (17.) That a fee-in-lieu will be required for the improvements along Glenwood, which will also include power pole relocations in the radius;
- (18.) That the required right of Way for proposed Glen Eagles Court be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (19.) That ½ of the required right of way for Granville Drive, and for Glenwood Avenue be dedicated to the City of Raleigh and a copy of the recorded Plat be provided to the City prior to building permit issuance;

Prior to issuance of a certificate of occupancy for the initial lot:

- (20.) 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;
- (21.) That all public improvements are inspected and accepted for maintenance by the City of Raleigh Public Works department.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Baum (C. Hays) Date: 10-22-14

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 09/30/14, owned by Greymont Development, and submitted by Kirk Rightmyer, NC Development Engineers, PA.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4), Effective September 1, 2013.

TREE CONSERVATION: This project is required 0.23 acres for tree conservation. This project has dedicated 0.24 acres which is broken into:
Primary: 0.24 acres
Secondary: 0 acres

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 and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan. Proposed street(s) are classified as Glen Eagles Court. 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)
Glen Eagles Court	Neighborhood Yield	NA	55'		27'
Granville Drive	Neighborhood Local	50	½ of 59' R/W	31' b to b	NA
Glenwood Avenue	Avenue 6 lane Divided Street	126	½ of 126'		NA

An 11' slope easement is required on Glenwood Avenue. Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between the required street with curb, gutter and sidewalk and the proposed construction is reimbursable.

Existing streets on the site are classified as a Raleigh Neighborhood Local Street, and an Avenue 6 lane Divided Street. A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

Dedication of right-of-way for the following street(s) is required by the Street Typology Map of the Comprehensive Plan. Glen Eagles Court is a City of Raleigh Neighborhood Yield Street as per the City of Raleigh Street Typology, and is a proposed cul-de-sac, with a 27' back to back curb, a 55' Public Right of Way. Granville Drive is a modified City of Raleigh Neighborhood Local Street with a 31' B-B, and a 59' Right of Way. Glenwood Avenue is an Avenue 6 lane Divided Street as per the City of Raleigh Street Typology, requiring an ultimate Right of Way of 126'.

Granville Drive is a modified City of Raleigh Neighborhood Local Street with a Right of Way requirement of 59', 31' back to back curb, a 6' wide planting strip, a 6' wide inside the right of Way, and a 5' General Utility Easement outside of the Right of Way. A 2' in width maintenance strip (outside of the proposed Right of Way) and 4.5' of Right of Way along Granville Drive is to be dedicated. Proposed along 368.64' of Granville Drive are eight street trees 40' on center.

Glenwood Avenue is an Avenue 6 lane Divided Street as per the City of Raleigh Street Typology, thus requiring an ultimate right of Way of 126'. A variable Right of Way is proposed to meet the required 126'. An 11' slope easement consisting of a 5' Southern Bell Utility Easement and a 5' City of Raleigh Utility Easement is to be dedicated along Glenwood Avenue outside of the proposed Right of Way.

TRANSIT: This site is presently adjacent to a Capital Area Transit route.

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. The minimum open space lot size is 10,000 square feet, and width 65'. Lots in this development conform to these minimum standards. Proposed Lot 1 is 11,024 square feet in size, proposed Lot 2 is 11,559 square feet in size, proposed Lot 3 is 15,283 square feet in size, proposed Lot 4 is 14,998 square feet in size, proposed Lot 5 is 13,242 square feet in size, proposed Lot 6 is 11,390 square feet in size, and the proposed open space lot (Lot 7), is 10,002 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, commercial, and civic uses.
- 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.
- STREETSCAPE TYPE:** The designated streetscape is residential along both Glen Eagles Court and Granville Drive. Proposed is the installation of sidewalk along the Glen Eagles Court cul de sac. 7 street trees adjacent to Glen Eagles Court, and 8 along Granville Drive. A fee-in-lieu payment is required for the improvements (street trees and sidewalk) along Glenwood Avenue.
- PEDESTRIAN:** Proposed is a sidewalk 6' in width along both sides of Glen Eagles Court, 6' wide section of sidewalk 6' sidewalk width along Granville Drive. 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.
- 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.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** Proposed new street name, "Glen Eagles Court"
- 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: 10/22/2017

Record at least ½ of the land area approved.

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.