



Administrative Action

Preliminary Subdivision

Cluster Unit Development

City of Raleigh
Development Plans Review Center
222 W. Hargett Street
Raleigh, NC 27601
(919) 890-3264
www.raleigh-nc.org/planning/dprc

Case File / Name: S-11-12 Falls Glen Phase 4 - Cluster Unit Development

General Location: North side of Dunn Road

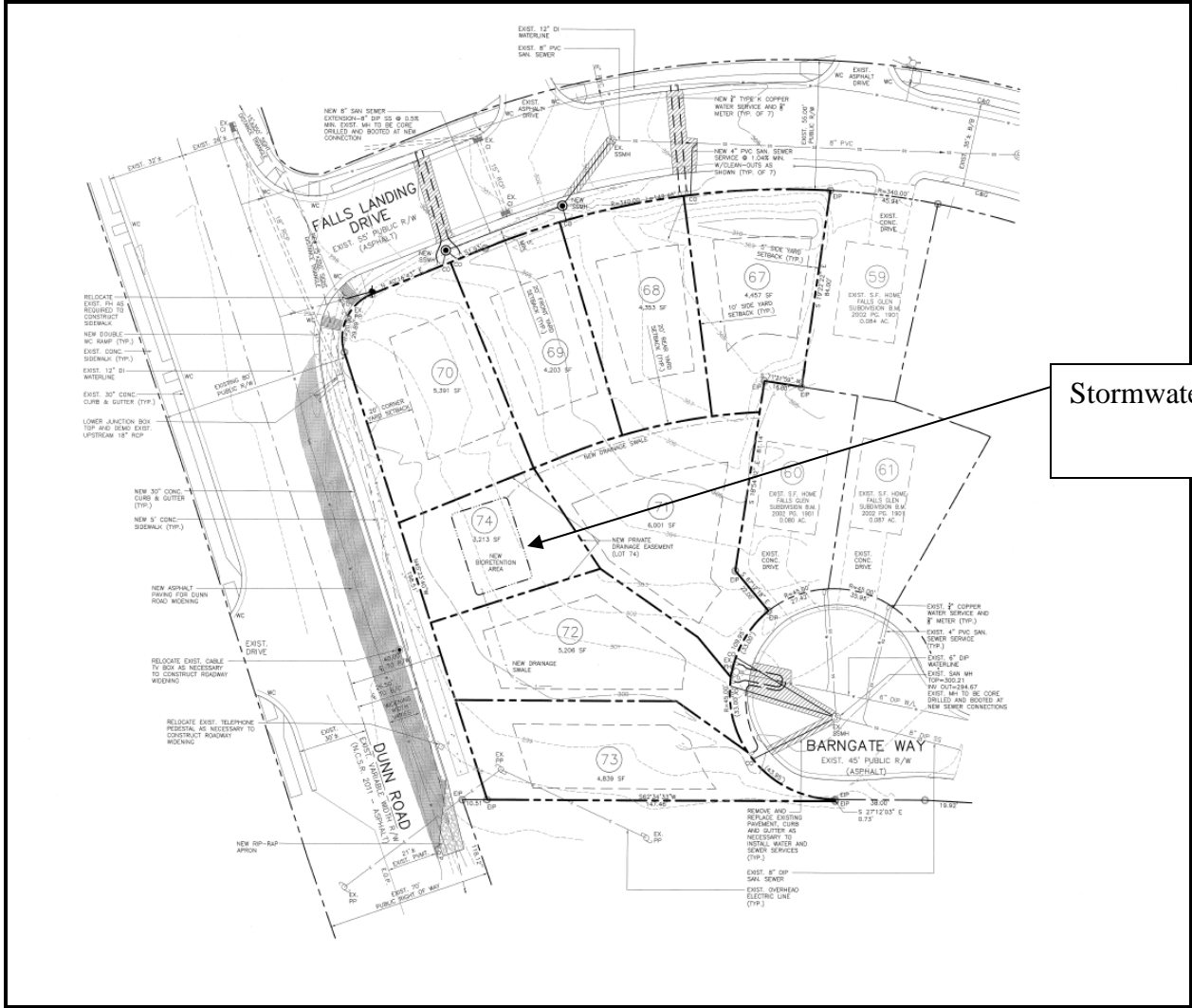
CAC: North

Nature of Case: This request is to approve Phase 4 of the original Falls Glenn cluster unit development. Falls Glenn was approved in 2 phases on 10.03 acres. This final phase is 0.865 acres zoned R-10 within the urban water supply watershed. The intent is to subdivide into 8 lots one lot being utilized for storm water purposes. The minimum lot size for phase 4 is .074 acres, or 3,223 square feet. This track was included within the home owners association and it has been annexed with the original subdivision per Book 8678 Page 2204. All open space has been dedicated per Book 2001 Page 748.

Contact: Ron Hendricks



Location Map



Proposed Subdivision

SUBJECT: S-11-12/ Falls Glen Phase IV -Cluster Unit Development

CROSS-REFERENCE: S-90-1999, S-155-01

LOCATION: This site is located on the east side of Dunn Road and south site of Falls Landing Drive, inside the City Limits.

REQUEST: This request is to approve Phase 4 of the original Falls Glenn cluster unit development. Falls Glenn was approved in 2 phases on 10.03 acres. This final phase is 0.865 acres zoned R-10 within the urban water supply watershed. The intent is to subdivide into 8 lots one lot being utilized for storm water purposes. The minimum lot size for phase 4 is .074 acres, or 3,223 square feet. This track was included within the home owners association and it has been annexed with the original subdivision per Book 8678 Page 2204. All open space has been dedicated per Book 2001 Page 748.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a site review permit or construction drawings, whichever occurs first:

- (1) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (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 construction plans for public and private improvements be approved by the Public Utilities Department and the Public Works Department ;

Prior to Planning Department authorization to record lots:

- (4) That a drainage easement is shown on the lots for recordation for the proposed stormwater device across lot 70 to the street right of way;
- (5) That a note is placed on the plat that prohibits direct drive access onto Dunn Road for any parcel approved for a residential dwelling;
- (6) That a demolition permit be issued by the Inspections Department and this building permit number be shown on all maps for recording;
- (7) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities are submitted to the Planning Department for review and upon approval 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;

- (8) 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 submitted to the Planning Department for review and upon approval 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;
- (9) 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;
- (10) 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 property owner / owners association."

Prior to issuance of an occupancy permit:

- (11) That the applicant submit as built drawings for approval by the Public Works Department for all stormwater facilities;
- (12) For any lots or units developed as residential, a letter of credit shall be provided when 75% of the permits have been issued and the existing and proposed infrastructure does not meet city standards;
- (13) That all improvements are accepted by the Public Works Department for acceptance for maintenance of public streets.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Liles (C. Wayne) Date: 6-18-12

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 2021, 2064, Chapter 3, Part 10, Sections 10-3001-3071-3074. This approval is based on a preliminary plan dated 24 May 2012, owned by Hughes Development, submitted by Piedmont Land Design.

CLUSTER STANDARDS:

ZONING DISTRICTS: This site is zoned R-10 and urban water supply watershed

DEVELOPMENT

DENSITY: The number of units allowed in this zoning district is 8 units based on 0.856 acres where this plan is proposing 7 units.

PHASING: There is one phase in this development.

LOTS - SETBACK: The minimum lot size allowed this cluster is 3,000 square feet. The minimum lot size is 3,223 square feet. There shall be no less than 5' feet of side yard setback on any lot in this development. Perimeter yards are not required.

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.

OPEN SPACE: Open space conforms to minimum requirements which were provided based on the original S-90-99 subdivision Per Code Section 10-2103(d). 10% or 1.003 acres required, 12.7% or 1.28 acres provided with Book 2001 page 748 and Book 2001 Page 2071.

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

Adequate rights of way exist along Dunn Road and Falls Landing Drive, this site is widening approximately 14' wide section along the frontage of Dunn Rd.

URBAN FORM: The site is located within the North CAC, and is designated as Moderate Density Residential on the future land use map. The category envisions residential development of 6 to 14 dwelling units per acre. Staff has reviewed the following Comprehensive Plan policies:

- LU 2.5 Healthy Communities
- LU 5.1 Reinforcing the Urban Pattern
- LU 8.7 Flag Lots
- LU 8.10 Infill Development
- LU 8.12 Infill Compatibility
- EP 3.8 Low Impact Development

**SUBDIVISION
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: Refuse collection is to be provided based on the standards in the Solid Waste Manual.

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

PEDESTRIAN: Proposed sidewalk locations conform to City regulations.

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

STORMWATER

MANAGEMENT: This subdivision is in the secondary urban water supply watershed and requires stormwater control in order to exceed 24% impervious surface area. This project will set a maximum impervious surface area of 2300 sf per lot. The subdivision will meet stormwater quality by utilizing a bioretention pond and a one-time offset payment paid to the North Carolina Riparian Buffer Restoration Fund to bring the nitrogen export load down to 3.6 pounds per acre per year. Stormwater quantity is also controlled by the bioretention pond.

**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: 6/18/2015
Record at least ½ of the land area approved.

5-Year Sunset Date: 6/18/2017
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.

