



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-13-15 / Howard Place Subdivision

General Location: The site is located on the northeast intersection of Catalano Drive and Caminos Drive, west of the intersection of Catalano Drive and Ridge Road.

CAC: Glenwood

Nature of Case: Subdivision of 1.54 acres into three lots zoned Residential-4, located inside the city limits.

Contact: William Piver

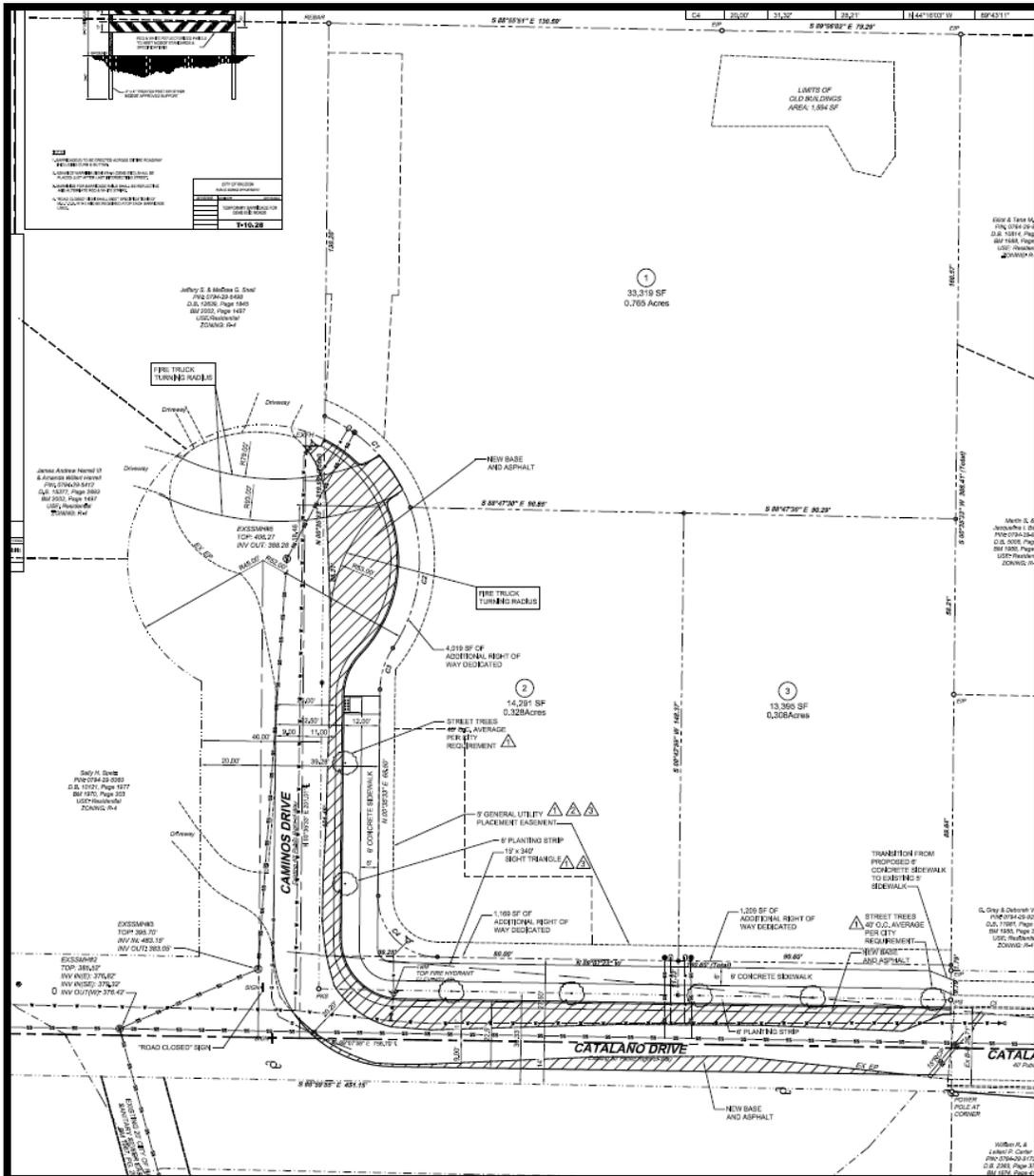
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment to UDO Article 8.3 - Block Perimeter

Administrative Alternate: NA



Location Map



SUBJECT: S-13-15 / Howard Place Subdivision

CROSS-REFERENCE: N/A

LOCATION: The site is located on the northeast intersection of Catalano Drive and Caminos Drive, inside the city limits.

PIN: 0794297379

REQUEST: Subdivision of 1.54 acres into three lots zoned Residential-4, located inside the city limits.

Lot 1 - 0.77 acres
Lot 2 – 0.33 acres
Lot 3 – 0.31 acres

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

(1) 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 of Raleigh;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

(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 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;

(3) That a nitrogen offset payment must be made to a qualifying mitigation bank;

(4) That construction plans for the shared stormwater devices be submitted and approved by the Public Works Department;

Prior to Planning Department authorization to record lots:

(5) That infrastructure construction drawings are approved by the City of Raleigh;

(6) That if the proposed public improvements are not installed and inspected by the City to accept for maintenance, a surety in the amount of 125% of the cost of construction for the streetscape trees, pavement, sidewalk and associated fees installed on Catalano Drive and Caminos Drive is to be paid

to the Public Works Department in accordance with code section 8.1.3 of the UDO;

- (7) That ½-55' right-of-way and 5' general utility placement easement along Caminos Drive is dedicated to the City of Raleigh and be shown on the subdivision map;
- (8) That ½-55' right-of-way and 5' general utility placement easement along Catalano Drive is dedicated to the City of Raleigh and be shown on the final subdivision map;
- (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 plans;
- (10) That the maximum allowable impervious surface allowed per lot be noted on the final subdivision map;
- (11) 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;
- (12) 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;
- (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 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;

Prior to issuance of a certificate of occupancy for either lot:

- (15) That all street construction is approved and the warranty period begins prior to City acceptance of the streets for maintenance;
- (16) That a tree impact permit is issued.

(17) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval; and

(18) 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.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Keneth Bowers (S. Barlow) Date: 7-23-15

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 the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2, Chapter 8, and Chapter 10. This approval is based on a preliminary plan dated 6/17/15, owned by Betty Howard, submitted by William Piver.

ZONING:

ZONING DISTRICTS: Residential-4

TREE CONSERVATION: The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore not required.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way and construction of the following streets are required by the Street Plan 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 (eop-eop)	Proposed street (eop - b)
Caminos Drive	Neighborhood Yield	40'	1/2- 55'	19'-24'	22.5'
Catalano Drive	Neighborhood Yield	30'	1/2-55'	10'	22.5'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

COMPREHENSIVE PLAN: This site is located in the Glenwood Citizen Advisory Council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-4 zoning district is 10,000 square feet (0.22 acres). 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. 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: A Design Adjustment to UDO Article 8.3 – Block Perimeter was approved by the Interim Public Works Director

STREETSCAPE TYPE: The applicable streetscape is a residential street. Construction of a 6' planting strip with a 6' wide sidewalk is proposed.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 6' sidewalk is required along both Caminos Drive and Catalano Drive.

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 9.2 of 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.



Public Works Design Adjustment – Staff Response

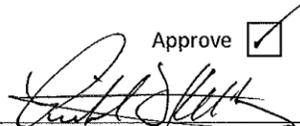
Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	Howard Place Subdivision	Date Completed Application Received	6/10/2015
	Case Number	S-13-2015	Transaction Number	424699

Staff Response/Recommendation	<p>This subdivision will improve the two streets, Catalano Drive and Caminos Drive, currently providing sole access to these properties. Catalano Drive will be extended in the future once the west adjacent property to this subdivision develops. The required block perimeter for these residential lots is 6,000 linear feet which cannot be met due to the I-40 and Meredith College boundaries and the large undeveloped tract which borders Catalano Drive.</p> <p>Staff is in support of this design adjustment.</p>		
	Staff Member	Kathryn Beard	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny


 Richard L. Kelly, Interim Public Works Director

 6/15/15
 Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov

STREET NAMES: No new streets are being proposed with this development.

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: 7/23/18
Record at least 1/2 of the land area approved.

5-Year Sunset Date: 7/23/20
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE 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 Public Works Department for street construction; by the first working day in November and May each year.