



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-18-16 / Washington Terrace Subdivision

General Location: The site is located on the south side of Milburnie Road, west side of North Raleigh Boulevard, east side of Hill Street, and north side of Oakwood Avenue.

CAC: North Central

Nature of Case: Subdivision of three parcels totaling 22.66 acres into eight lots, zoned RX-3.

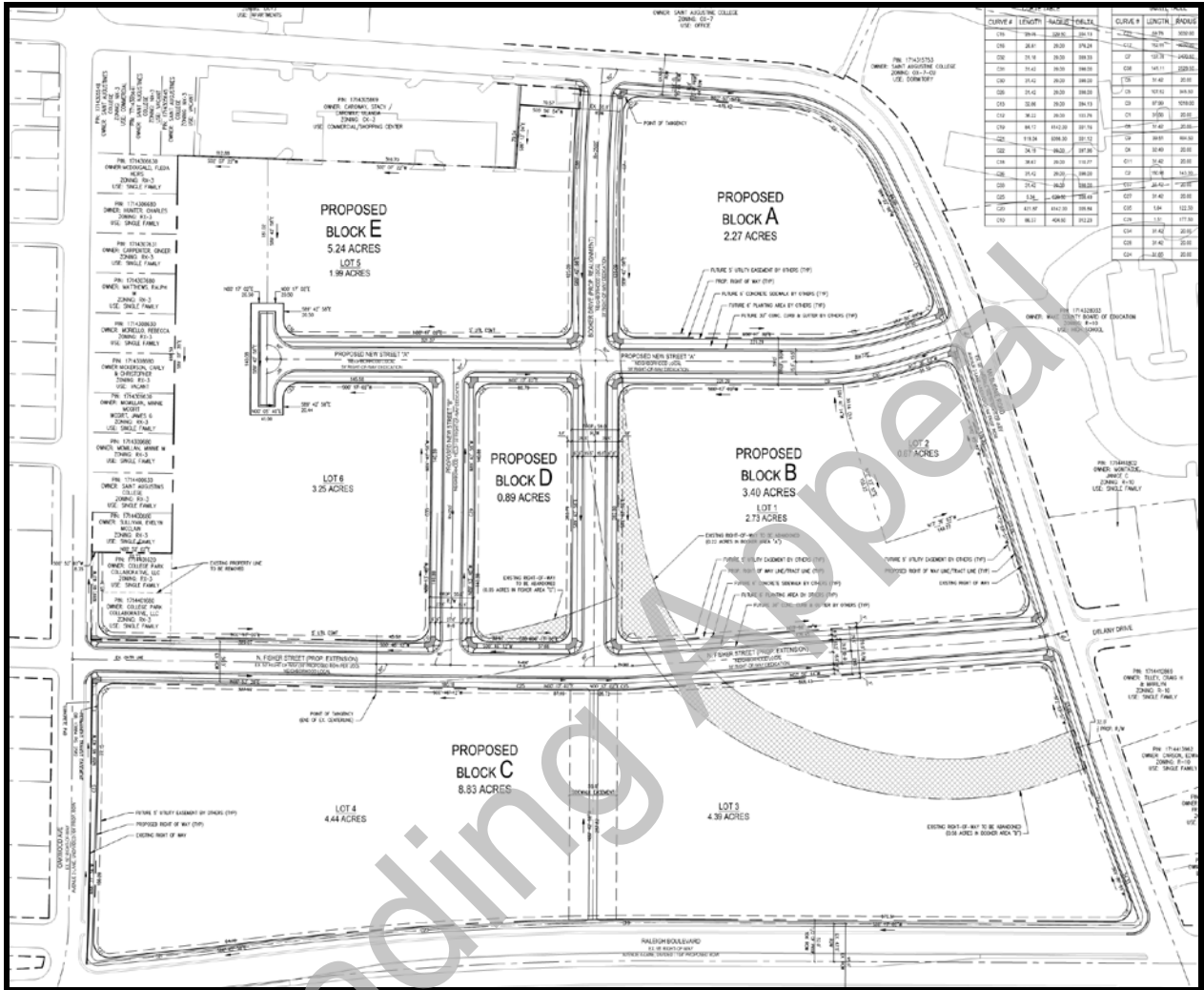
Contact: Ken Thompson

Design Adjustment: NA

Administrative Alternate: NA



S-18-16 Location Map



S-18-16 Preliminary Subdivision Plan

SUBJECT: S-18-16

CROSS-REFERENCE: SR-37-16, transaction # 467281

LOCATION: The site is located on the south side of Milburnie Road, west side of North Raleigh Boulevard, east side of Hill Street, and north side of Oakwood Avenue, inside the city limits.

PIN: 1714319454, 1714309902, 1714414026

REQUEST: This request is to approve the subdivision of three parcels totaling 22.66 acres into eight lots, zoned RX-3.

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;

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

- (2) That if post-development impervious is greater than pre-development, nutrient loading will be addressed through an underground BMP. The project is attempting to match/decrease impervious from existing such that no BMP is required. The proposed underground BMP will be implemented if this cannot be achieved;
- (3) That a revised landscape plan will be submitted for approval showing at least 194 street trees.

Prior to Planning Department authorization to record lots:

- (4) Prior to lot recordation or the issuance of any building permit, whichever shall first occur, the owner of the property shall deed to the City transit easements measuring twenty feet (20') long by fifteen feet (15') wide adjacent to the public right-of-way on Hill/Milburnie on Proposed Block A and on Raleigh Boulevard to support bus stops for current and future transit services in the area. Metes and bounds of the transit easement must be shown. The location of the transit easements shall be reviewed and approved by the Transit Program of the City, NC DOT and the City Attorney or his designee shall approve the transit easement deed prior to recordation in the Wake County Registry. In lieu of deeding an easement, with the consent of the Public Works Department, a transit shelter may be constructed in the public right-of-way at the sole expense of the owner in satisfaction of this condition;

- (5) That a fee-in-lieu for 1,547.9 square feet of tree conservation area is to be paid;
- (6) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (7) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees, is paid to the Public Works Department;
- (8) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permits and a street lighting plan;
- (9) That demolition permits be issued and these building permit numbers be shown on all maps for recording;
- (10) That the 59' public access easement is approved by the City of Raleigh and recorded in the Wake County Register of Deeds;
- (11) That as the proposed plan shows closure of existing portions street right-of-way, re-alignment, and dedication of new street right-of-way for Booker Drive and Fisher Street, a petition for exchange of right of way shall be submitted to the City of Raleigh and be approved by separate action of the City Council. All conditions of the right-of-way exchange shall be met prior to the closure of the existing right-of-way and recordation of new lots in phase 1 of the subdivision;

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

- (12) That in accordance with Part 10A Section 9.2.2, an as-built impervious survey 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.) Kenneth Bowen (S. Bowen) Date: 7-20-16

Staff Coordinator: Justin Rametta

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 3, Article 3.2. This approval is based on a preliminary plan dated 5/31/16 owned by College Park Collaborative, LLC, submitted by JDavis.

ZONING:

ZONING DISTRICTS: RX-3

TREE CONSERVATION: This project is required 1,547.9 square feet of tree conservation area. This project is proposing a fee-in-lieu for 1,547.9 square feet in accordance with UDO Section 9.1.5 E.

PHASING: There are four phases 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. Existing and proposed streets are classified as shown below. This project proposes right-of-way abandonment/exchange for portions of Booker Drive and N Fisher Street that will need to be approved by City Council prior to map recordation. In lieu of right-of-way dedication or road construction, a 59' pedestrian passage with public access easement is to be dedicated from the intersection of Booker Drive and North Fisher Street to Raleigh Boulevard to accommodate a potential future connection. A 10' paved pedestrian travel way is to be constructed in the easement.

Pending Appeal

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Street 'A'	Neighborhood Local	NA	59'	NA	31'	NA
Street 'B'	Neighborhood Yield	NA	55'	NA	27'	NA
Booker Drive (portions to be abandoned and realigned)	Neighborhood Local	50'	59'	NA	31'	NA
North Fisher Street (portions to be abandoned and extended)	Neighborhood Local	50'	59'	NA	31'	NA
Raleigh Boulevard	Avenue, 4-lane, divided	95'	½ 104'	+ 68'	+68'	NA
Milburnie Road/Hill Street	Avenue, 2-lane, undivided	50'	½ 64'	Variable	Variable	NA
Oakwood Avenue	Avenue, 2-lane, undivided	50'	½ 64'	+ 34'	+ 34'	NA

TRANSIT: This site is presently not served by the existing transit system. The developer has voluntarily offered to dedicate two transit easements on site and install cement pads for future transit stops.

COMPREHENSIVE PLAN: This site is located in the North Central CAC in an area designated for medium density residential development.

SUBDIVISION STANDARDS:

LOT LAYOUT: This project involves the creation of eight lots, to be developed at a later date. The applicant has indicated the lots will be developed with Apartment building types. The minimum lot size for Apartment building types in the RX-3 zoning district is 10,000 square feet. There are no minimum lot width or depth requirements. All eight proposed lots are greater than 10,000 square feet.

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: Service to be approved with Site Plan approval.

BLOCKS / LOTS /

ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE

TYPE: The applicable streetscape is residential. Street trees will be planted in a six foot planting strip in the right-of-way. Construction of six foot sidewalks is proposed. A surety in the amount of 125% of these improvements will be required prior to map recordation.

PEDESTRIAN:

Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of all internal streets and the development side of the perimeter streets. Access to the public right of way in addition to internal connection requirements is provided 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 or Article 9 chapter 2 of the Unified Development Ordinance. The development is shown to be in compliance with stormwater regulations by indicating an overall decrease in impervious area. Proposed impervious allocations are shown per tract for the overall development.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

Two new streets are 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: 7-20-2019
Record at least ½ of the land area approved.

5-Year Sunset Date: 7-20-2021
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.