



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

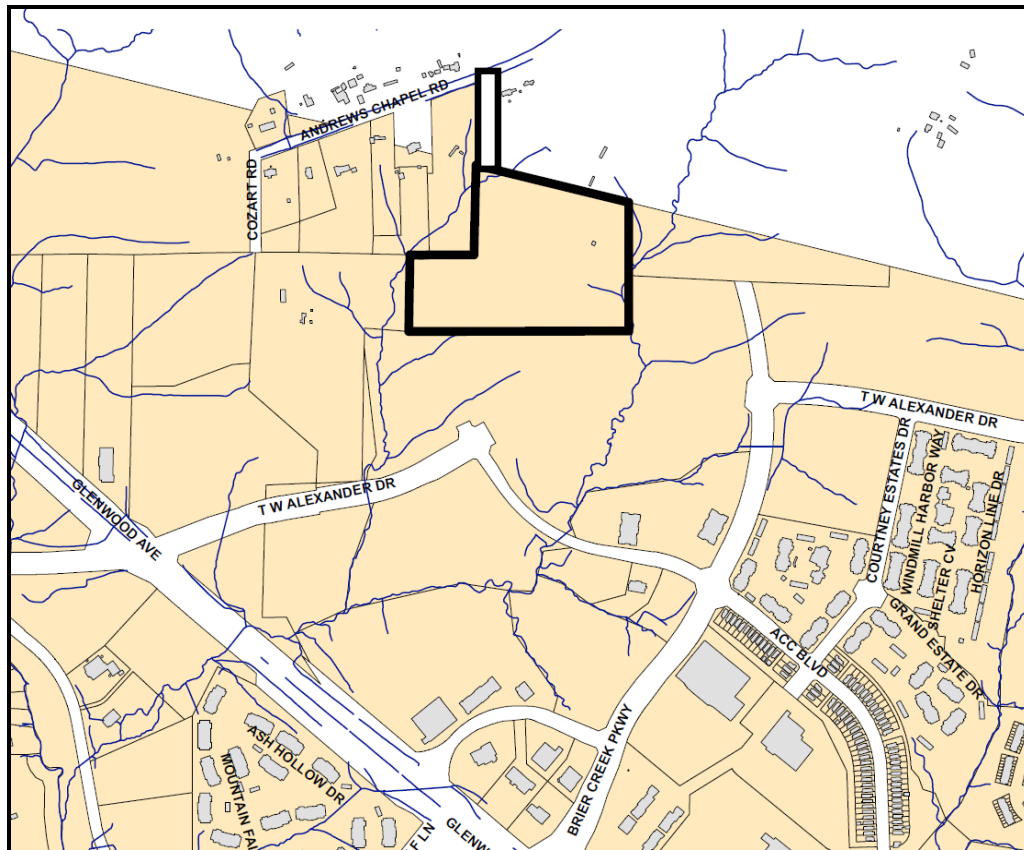
Case File / Name: S-20-11 / Dell Webb Infrastructure Improvements

General Location: North of the intersection of T.W. Alexander and ACC Boulevard.

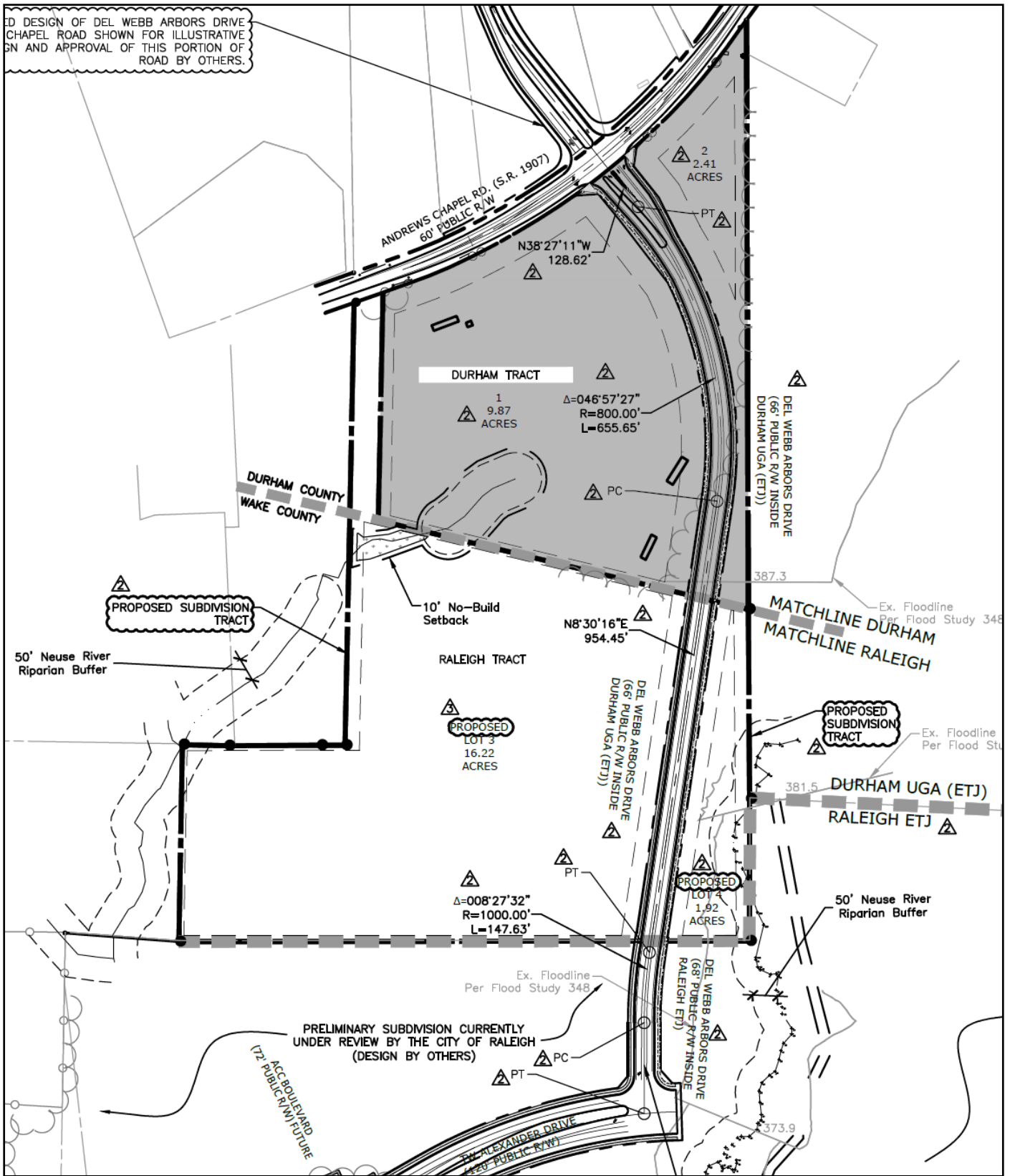
CAC: Northwest

Nature of Case: Subdivision of a 19.24 acre tract into two parcels of 16.22 acres and 1.94 acres size divided by public street right-of-way. A portion of this parcel is within Durham County. All of the site is within the future Durham urban service area and will ultimately be annexed by Durham through the inter-local service agreement. Approval of the proposed road section (Del Webb Arbors Drive) is being made in conjunction with an approval from Durham for the tract to the north and the subdivision of land to the south (in Raleigh's ETJ) which is currently under review (S-12-2012). All road and utility infrastructure complies with NC DOT and Durham regulations. Note all utility services will be provided by Durham.

Contact: Edens Land Corporation



Vicinity Map



Proposed Subdivision Layout – shaded area is adjacent tract

**SUBJECT:
CROSS-
REFERENCE:** Not applicable.

LOCATION: North of the intersection of T.W. Alexander Drive and ACC Boulevard, outside the City Limits. A portion of the site is in Durham County. Although this site is within Raleigh's ETJ none of the tract is to be annexed into Raleigh per the Raleigh-Durham inter-local service agreement.

REQUEST: Subdivision of a 19.24 acre tract into two parcels of 16.22 acres and 1.94 acres size divided by public street right-of-way. A portion of this parcel is within Durham County. All of the site is within the future Durham urban service area and will ultimately be annexed by Durham through the inter-local service agreement. Approval of the proposed road section (Del Webb Arbors Drive) is being made in conjunction with an approval from Durham for the tract to the north and the subdivision of land to the south (in Raleigh's ETJ) which is currently under review (S-12-2012). All road and utility infrastructure complies with NC DOT and Durham regulations. Note all utility services will be provided by Durham.

OFFICIAL ACTION: **Approval with conditions**

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a mass grading permit for the site:

- (1) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Planning Department. 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. A copy of the approved plan is to be placed on file in the Planning Department;

Prior to Planning Department authorization to record lots:

- (2) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in perpetuity in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)." This covenant is to run with the land, and shall be binding on the Owner, and all parties claiming under it;
- (3) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;

- (4) That infrastructure construction plans for public improvements be approved by the City of Raleigh;
- (5) That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas in compliance with Code section 10-2082.14;
- (6) That the proposed subdivision plat be recorded with both the Wake and Durham County Registers of Deeds.

I hereby certify this administrative decision.

Signed: (Planning Dir.) *Mitchell L. L. (C. Webb)* Date: 7-6-12

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 2017, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated April 26, 2012, owned by Teague Hankins Development Group submitted by Edens Land Corp.

ZONING:

ZONING DISTRICTS: R-4.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 as shown.

TREE CONSERVATION: The tract area within Wake County is 18.60 acres. 10% or 1.896 acres of tree conservation is required. This subdivision is establishing 0.31 acres in primary tree conservation and 1.56 acres in secondary tree conservation areas for a total of 1.87 acres.

UNITY OF DEVELOPMENT: Not applicable

PHASING: No phasing is proposed.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>
Del Web Arbors Drive	68'	46' b/b w/ 5' sidewalk both sides

Del Web Arbors Drive will ultimately run from Andrews Chapel Road in Durham south to T.W. Alexander Drive. There is a multi-jurisdictional agreement between Durham and Raleigh transportation departments for the ultimate road design section and right-of-way widths as shown on the preliminary plans.

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

URBAN FORM: The site is located within the Northwest CAC District and falls along the edge of the Durham/Wake County line. Part of the site falls within the Raleigh ETJ and part within City of Durham limits. However, per the inter-local agreement adopted between City of Raleigh and City of Durham, the entire site is designated as Durham's service area. Utilities will be provided by the City of Durham. Hence any infrastructure improvements in this area will need to be coordinated with City of Durham staff review and approval.
The following Comp Plan policies have been evaluated:
Policy LU 4.5 Connectivity

Policy T 2.4 Road Connectivity
Policy T 2.6 Preserving the Grid

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in this zoning district is 10,890 square feet. The minimum lot depth in this zoning district is 100'. The minimum lot width in this zoning district is 65'. Lots in this development conform to these minimum standards.
- BLOCK LAYOUT:** The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual.
- PUBLIC UTILITIES:** Durham water and sewer services are available for this development. The subdivider is responsible for installation of all lines necessary to provide service to proposed lots.
- SOLID WASTE:** Individual lot service by private contractor to be provided.
- CIRCULATION:** Proposed street improvements shall conform to normal Durham and City of Raleigh construction standards.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is shown along both sides of proposed Del Webb Arbors Drive.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** The subdivision creates lots over 1 acre in size. Each lot will be responsible for addressing stormwater requirements under Part 10, Chapter 9, including ROW improvements, independently. Sites may claim an exemption to runoff requirements under 10-9023(b)(3) as they drain into City delineated floodplain. Nitrogen loading associated with ROW construction only meets City of Raleigh Water Quality Regulations under 10-9022(a). Additional Nitrogen loading will be addressed upon further subdivision, site plan, or further development of the lots. City of Raleigh floodplain and Neuse River Buffers exist on site, however, no impacts to either are proposed.
- WETLANDS
/ RIPARIAN
BUFFERS:** Neuse River riparian buffers are required on this site.
- STREET NAMES:** One new street is required for this project. The name (Del Webb Arbors Drive) has been approved by Wake County and the City of Raleigh.
- 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 lot recording 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: 7/6/15

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.