



# 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-21-14 / Holden Ridge Subdivision

**General Location:** The site is located west of Blue Blossom Drive, west of its intersection with Lodgepole Lane outside the City Limits.

**CAC:** Forestville

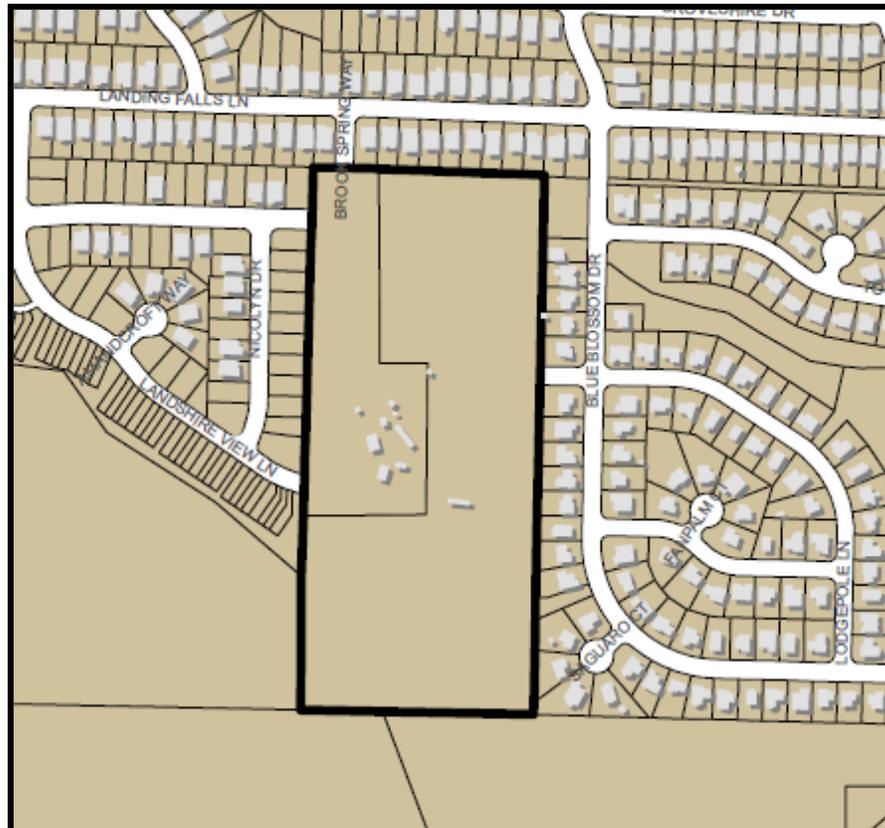
**Nature of Case:** Subdivision of a 20.1 acre parcel zoned Residential-6 into 81 single family lots and 3 open space lots under the Compact Development subdivision standards.

**Contact:** Mac McIntyre

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

1. A Design Adjustment to increase the allowable block perimeter from the required 5,000 linear feet to 5,409 linear feet.

**Administrative Alternate:** NA





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**SUBJECT:** S-21-14 / Holden Ridge Subdivision

**CROSS-REFERENCE:** N/A

**LOCATION:** The site is located west of Blue Blossom Drive, west of its intersection with Lodgepole Lane outside the City Limits.

**PINs:** 1737-92-9212, 1747-01-2975

**REQUEST:** This request is to approve a compact subdivision of a 20.1 acre tract into 81 single family lots and 3 open space lots. This site currently comprised of two parcels to be recombined and is zoned Residential-6. It is to be developed in three phases.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

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

- (1) 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, shall be paid to the City;
- (2) That a final tree conservation plan with permit 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 by the Forestry Specialist;

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

- (3) That a nitrogen offset payment must be paid to a qualifying mitigation bank;
- (4) That a final tree conservation plan with permit 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 by the Forestry Specialist;

***Prior to Planning Department authorization to record lots:***

- (5) That infrastructure construction plans be submitted and approved by the Public Utilities and Public Works Departments;
- (6) That prior to or in conjunction with lot recordation the existing tracts be recombined into a single parcel;
- (7) That prior to lot recordation demolition permits be issued for existing structures on site;

- (8) 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;
- (9) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (10) That variable width right-of-way dedications and a 5' utility placement easement are to be dedicated along all subdivision streets;
- (11) 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;
- (12) That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (13) That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Bowers (S. Barton) Date: 9/10/14

**Staff Coordinator:** Stan Wingo

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance, Part 10 A, including Chapter 2, Article 2.3 and Article 2.5. This approval is based on a preliminary plan dated 8/21/14 owned by Jennifer Bolden, submitted by Mac McIntyre.

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**ZONING:**

**ZONING DISTRICTS:** Residential-6

**TREE CONSERVATION:** This project is required 10% or 2.01 acres for tree conservation. This project has dedicated 2.25 acres which is broken into:  
**Secondary:** 2.25 acres

**OPEN SPACE:** Open space conforms to minimum requirements in Unified Development Ordinance Article 2.5. 20% or 4.02 acres are required, 4.46 acres are provided as open space. Open space is broken down into three lots. Proposed open space also meets the configuration requirements as referenced in UDO section 2.5.3. More than 60% of the open space area is contiguous.

**PHASING:** There are three phases in this development, phase lines are shown on plans.

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**COMPREHENSIVE  
PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET  
TYPOLOGY MAP:** No streets within this subdivision are identified on the Street Typology Map. Dedication of subdivision neighborhood streets will be provided with the subdivision recorded map. 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 Forestville CAC in an area designated as Low Density Residential on the Future Land Use Map.

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**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in the Residential-6 zoning district is 6,000 square feet. Under the Compact Development standards minimum lot sizes can be reduced to 5,000 square feet. The minimum lot depth in this zoning district is 80 feet. The minimum lot width of an interior lot in this zoning district is 50 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:**

The block perimeter measurement within this subdivision is based on R-6 zoning and the maximum block length should be between 4,500 – 5,000 linear feet. Due to rock encountered at the terminus of Landshire View Lane, a connection could not be made to meet this required maximum length. A design adjustment was approved by the Public Works Director eliminating the public street connection requirement to meet the maximum block perimeter.

- STREETSCAPE TYPE:** The applicable streetscape is residential. Sidewalks are proposed on both sides of all streets at a width of 6' with street trees.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of all 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 FEMA flood hazard areas on this site and they shall be shown on all maps for recording.
- STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Part 10, Chapter 9.2 of the Unified Development Ordinance. This site is exempt from detention requirements by Sec. 9.2 E 2e in that there is no benefit in providing runoff control. The site will meet stormwater quality regulations with a buydown only.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** Three 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:** 9/10/17  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 9/10/19  
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 Public Works Department for street construction; by the first working day in November and May each year.