



## Administrative Action Preliminary Subdivision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

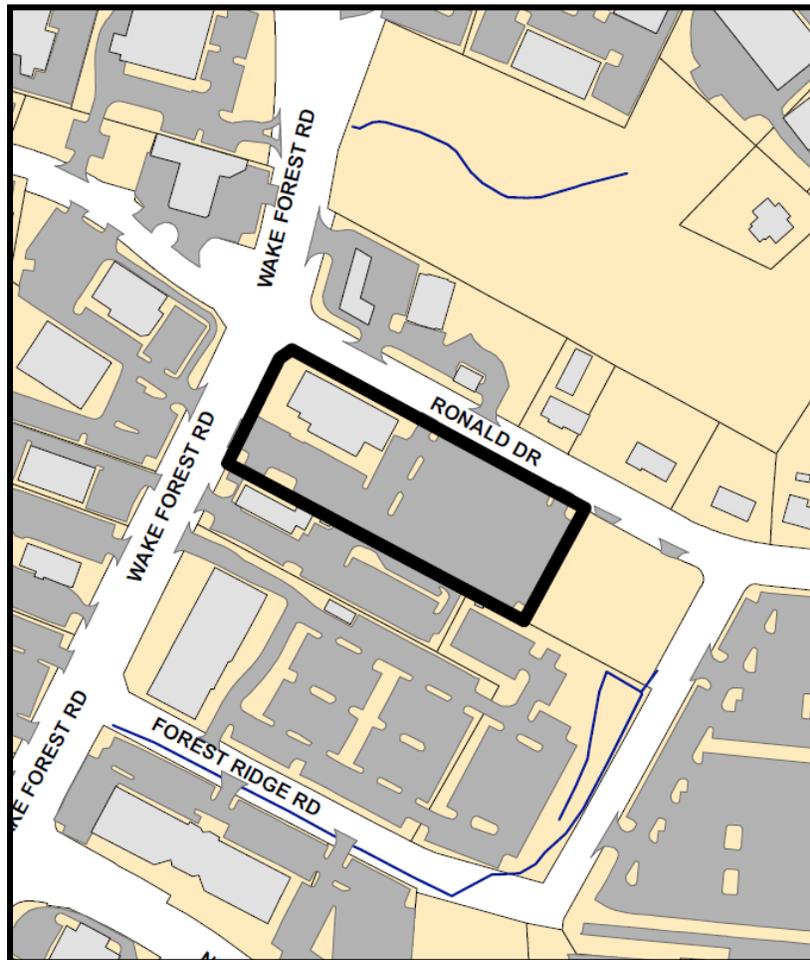
**Case File / Name:** S-30-13 / McDonalds-Wake Forest Road Subdivision

**General Location:** This site is located on the east side of Wake Forest Road; southeast of its intersection with Ronald Drive.

**CAC:** Atlantic

**Nature of Case:** Subdivision of one commercial lot into two commercial lots currently zoned Neighborhood Business.

**Contact:** Garrett Otten (919)848-6121





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**SUBJECT:** S-30-13 / McDonalds- Wake Forest Road Subdivision

**CROSS-REFERENCE:** N/A

**LOCATION:** This site is located on the east side of Wake Forest Road; southeast of its intersection with Ronald Drive.

**REQUEST:** This request is to approve the subdivision of a 2.10 acre tract into two lots, zoned Neighborhood Business. Proposed Lot 1 will be 1.12 acres in size, with Lot 2 being 0.98 acre in size. Proposed Lot 2 does not provide required parking for the current McDonalds restaurant located on Lot 1.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

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

- (1) That the impervious surface allocation for lots 1 and 2 be identified on the plat for recordation and that this serve as an as-built survey to show the impervious areas approved under SP-55-12;
- (2) That a private drainage easement for the stormwater conveyance system through proposed lot 2 be shown on the plat;
- (3) That a cross access agreement among lots 1 and 2 , owned by McDonalds Corporation is approved by the Planning Department for recording in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department within 1 day of recording at the Wake County Register of Deeds. In addition, this note for cross access shall be place on the plat for recordation.

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

*Mitchell Silver (C. Wingo)*

Date:

*9-27-13*

**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 Chapter 2, Part 10, Section 10-2042, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 8/29/13, owned by McDonalds, submitted by Garrett Otten – Commercial Site Design.

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**ZONING:**

**ZONING DISTRICTS:** Neighborhood Business

**LANDSCAPING:** Existing landscaping in conformity with Section 10-2082 is shown.

**TREE CONSERVATION:** Tree conservation is not required because the site does not have Primary Tree Conservation Areas, does not have wooded areas on the lot, or individual trees 10-inches in diameter or greater.

**PARKING:** Parking located on lot 2 is not required parking for the McDonald's site; however, is accessory and ancillary to McDonald's until such time there is a change of use or redevelopment of the site;

**UNITY OF DEVELOPMENT:** N/A

**PHASING:** This is a one phase development.

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**COMPREHENSIVE PLAN:**

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

**THOROUGHFARE / COLLECTOR PLAN:** Dedication of right-of-way is not required in this location.

**TRANSIT:** This site is presently served by the existing transit system.

**URBAN FORM:** This site is located in the Atlantic Citizen Advisory Council, in an area designated as a Business and Commercial Services area.

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**SUBDIVISION STANDARDS:**

- LOT LAYOUT:** There are no minimum lot sizes or dimensional requirements in this zoning district as currently developed with commercial uses.
- BLOCK LAYOUT:** No new streets are required or proposed with this subdivision.
- 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:** Solid waste service will be provided by private contractor.
- CIRCULATION:** Lots will gain access from Wake Forest Road and Ronald Drive.
- PEDESTRIAN:** Existing sidewalk locations conform to City regulations. Sidewalks exist along Wake Forest Road and Ronald Drive. Existing McDonalds provides pedestrian connection from both Wake Forest Road and Ronald Drive to the building on lot 1.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 Part 10 of the Raleigh City Code. The site to be subdivided is an approved site plan SP-55-12, which is still under construction. The impervious area for the approved site plan was shown to be a reduction of impervious surface. Under the proposed subdivision the impervious surface areas are allocated between lots 1 and 2.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new street names are being proposed with 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:** 9/27/2016  
Record 100% of the land area approved.

**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.