



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
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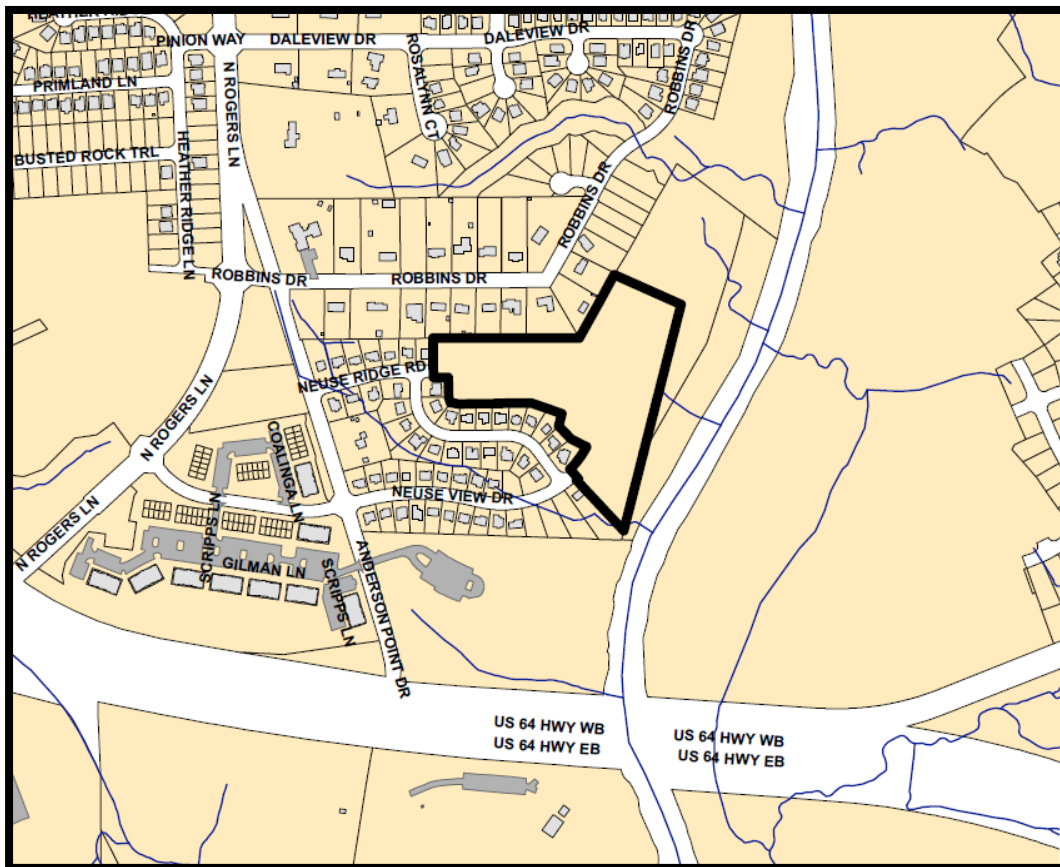
Case File / Name: S-31-13 / Neuse Ridge Phase IV

General Location: Anderson point Drive, between Robbins Drive and the US 64 Bypass.

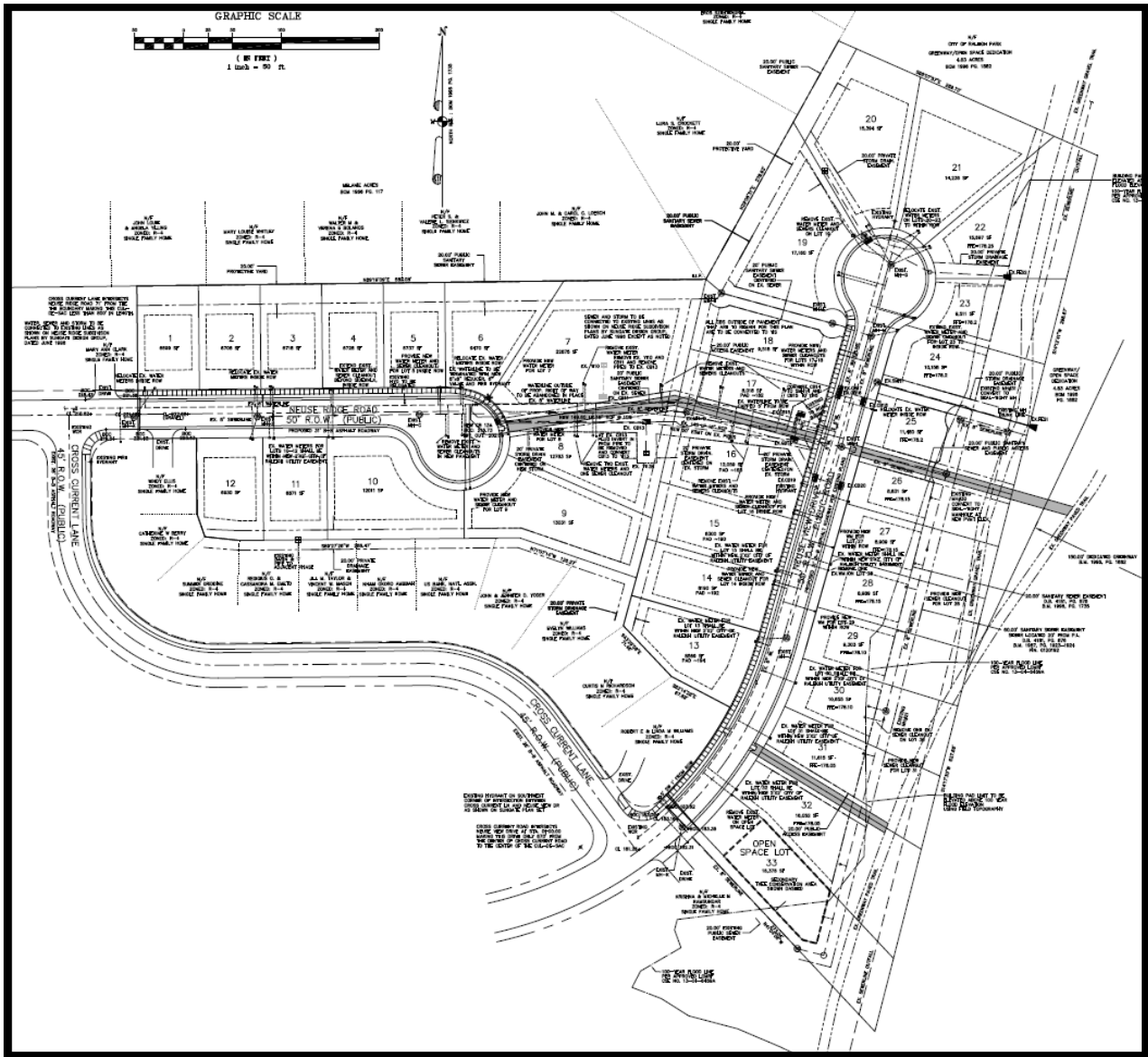
CAC: Southeast

Nature of Case: Approval of the subdivision of 9.54 acres into 32 single-family detached lots and one open space lot within Phase IV of the Neuse Ridge Cluster Unit Development (S-32-96). This phase of the development was previously approved with case S-92-03 which has sunset. This 9.54 acres is the last remaining undeveloped property in the Neuse Ridge Cluster Subdivision.

Contact: Russell Briggs, B&F Consulting, Inc.



S-31-13 – Location Map



S-31-13 – Subdivision Layout

SUBJECT: S-31-13 / Neuse Ridge Phase IV

CROSS-REFERENCE: S-32-96. S-92-03

LOCATION: This site is located on the east side of Anderson Point Drive, north of its intersection with US 64 Highway Bypass, inside the City Limits.

PIN: 1733674916

REQUEST: This request is to approve the subdivision of a 9.54 acre tract into 32 single-family lots and 1 open space lot, zoned Residential-4. This site is Phase IV of the Neuse Ridge Cluster Unit Development (S-32-96). This phase of the development was previously approved with case S-92-03 which has sunset. This 9.54 acres is the last remaining undeveloped property in the Neuse Ridge Cluster Subdivision. This phase of the development was previously annexed into the overall cluster unit development (DB 7280 pages 78 and 86).

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: *Prior to issuance of a grading permit, site review permit, and infrastructure drawings for the site:*

- (1) That a map of the tree conservation areas with metes and bounds descriptions must be submitted to the City Forestry Specialist. Except for construction drawings, tree protection fence must be set up along the boundaries of all tree conservation areas and an appointment must be made with the City Forestry Specialist to inspect the fence (prior to issuance of a grading permit);
- (2) That a fee-in-lieu payment for tree conservation of \$26,841.04 must be made to the City of Raleigh;
- (3) That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to Planning Department authorization to record lots:

- (4) That construction plans for public improvements be approved by the Public Works Department;
- (5) That all approved tree conservation areas must be shown on all plats for recording in conformance with the approved tree conservation plan;
- (6) That a 10' public access easement be dedicated on lots 7, 8, 16, 17, 25, 26, 31 & 32 as shown on the preliminary plan;
- (7) That a 20' sanitary sewer easement be dedicated to the City of Raleigh as shown on the preliminary plan;

- (8) 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; The approved LOMR-F case #13-04-6459A identifies the 100-year flood line;
- (9) That the following note be shown on all maps for recording: "A minimum finished floor elevation will be required for all lots along the floodplain boundary";
- (10) 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;
- (11) That a note be shown on all plats for recording that states "All paved pathways within public pedestrian access easements are to be maintained by the Neuse Ridge Homeowners Association".

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Silver (J. Basden)

Date: 11/7/13

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 Chapter 2, Part 10, Sections 10-2017, 10-2101, Chapter 3, Part 10, Sections 10-3001-3071-3074. This approval is based on a preliminary plan dated 8/22/13, owned by Glenwood Properties, Inc., submitted by B&F Consulting, Inc.

CLUSTER STANDARDS:

ZONING DISTRICTS: Residential-4

DEVELOPMENT DENSITY: The total cluster unit development (S-32-96) was approved for 93 single family lots at a density of 2.9 units per acre. To date 56 lots have been recorded. The additional 32 lots proposed (total of 88) conform to density limitations in the Residential-4 zoning district.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. Transitional protective yards are not required.

TREE CONSERVATION: This project is larger than two acres and compliance with Code Section 10-2082.14-Tree Conservation is required. The project provides 0.147 acres of tree conservation area which is 1.5% of gross site acreage. The project further provides a fee-in-lieu payment in the amount of \$26,841.04 for 16,988 square feet of secondary tree conservation area. The fee-in-lieu was permitted because this parcel had been partially graded as part of the original 32.09 acre Neuse Ridge subdivision (S-32-96) which provided 10.46 acres (33%) of greenway plus a 60'-wide sewer easement. Preservation of all of the remaining trees on the subject parcel would have rendered the site undevelopable.

Tree conservation acreage is as follows:
Primary: 0.00 acres
Secondary: 0.147 acres

UNITY OF DEVELOPMENT: N/A

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: A greenway easement was recorded in BM 1996 PG1882. Two asphalt trails within public access easements will be constructed to create connections to the greenway easement.

THOROUGHFARE / COLLECTOR PLAN: This site is not located on a thoroughfare or collector street.

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

URBAN FORM: This site is located in the Southeast Citizen Advisory Council, in an area designated as low residential development on the future land use map.

**SUBDIVISION
STANDARDS:**

- LOTS / SETBACK:** The minimum lot size in this zoning district (for a cluster unit development) is 6,534 square feet. Lots in this development conform to this minimum standard. The aggregate side yard setback is 15'. There shall be no less than 5' of side yard setback on any lot in this development. A perimeter protective yard of 20' width is required and shown along the perimeter of this phase of the development.
- 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. No dead end street in this development exceeds 800 feet in length.
- OPEN SPACE:** Open space conforms to minimum requirements in Raleigh City Code Section 10-2103(d). 10% overall required for the cluster; 4.8 acres recorded to date (14.8%) with an additional 0.37 acres provided in this phase. Open space quotient requirements were met with S-32-96. The subdivision is not divided by a thoroughfare.
- 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.
- CIRCULATION:** Proposed street improvements shall conform to normal City construction standards.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along one side of Neuse View Drive and one side of Neuse Ridge Road. Two pedestrian pathways will connect public right-of-ways with the greenway trail. A 10' asphalt trail will be constructed in a 10' public access easement across lots 7, 8, 16, 17, 25, 26. Another 10' asphalt trail will be constructed between lots 31 & 32.
- FLOOD HAZARD:** There are flood hazard areas on this site. A LOMR-F was provided to locate the floodplain for this subdivision.
- STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. This subdivision is exempt from stormwater quantity regulations by Sec 10-9023 (b)4 in that compliance with the 10 and 25 year storm runoff limitations results in no benefit to current and future downstream development. Stormwater quality regulations will be met by a TN offset buydown only (no BMP is utilized). A LOMR-F (case # 13-04-6459A) was provided as an adjustment to the FEMA floodplain.
- WETLANDS
/ RIPARIAN
BUFFERS:** Neuse River riparian buffers were located on this site. The buffer areas were piped prior to the buffer regulations.

STREET NAMES: Both street names have been approved by 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 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: 11/7/16

Record at least ½ of the land area approved.

5-Year Sunset Date: 11/7/18

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.