



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-32-14 / Gresham Park

General Location: The site is located on the south side of Gresham Lake Road, east of its intersection with Litchford Road.

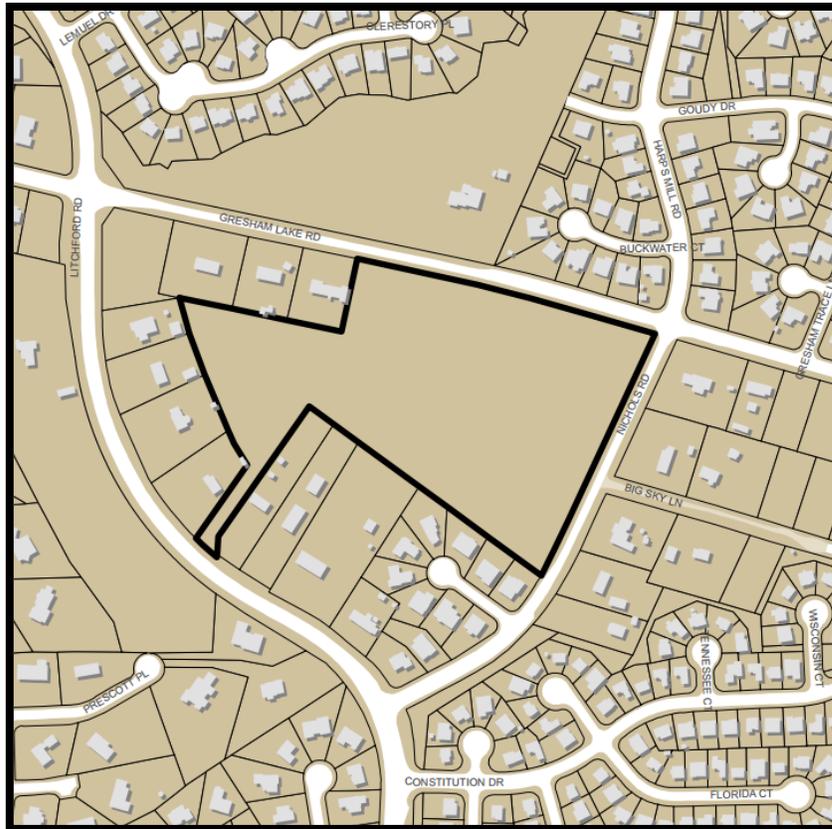
CAC: North

Nature of Case: Compact Subdivision of 32 single-family lots and 6 open space lots on 12.9 acres zoned Residential-4, located outside the city limits.

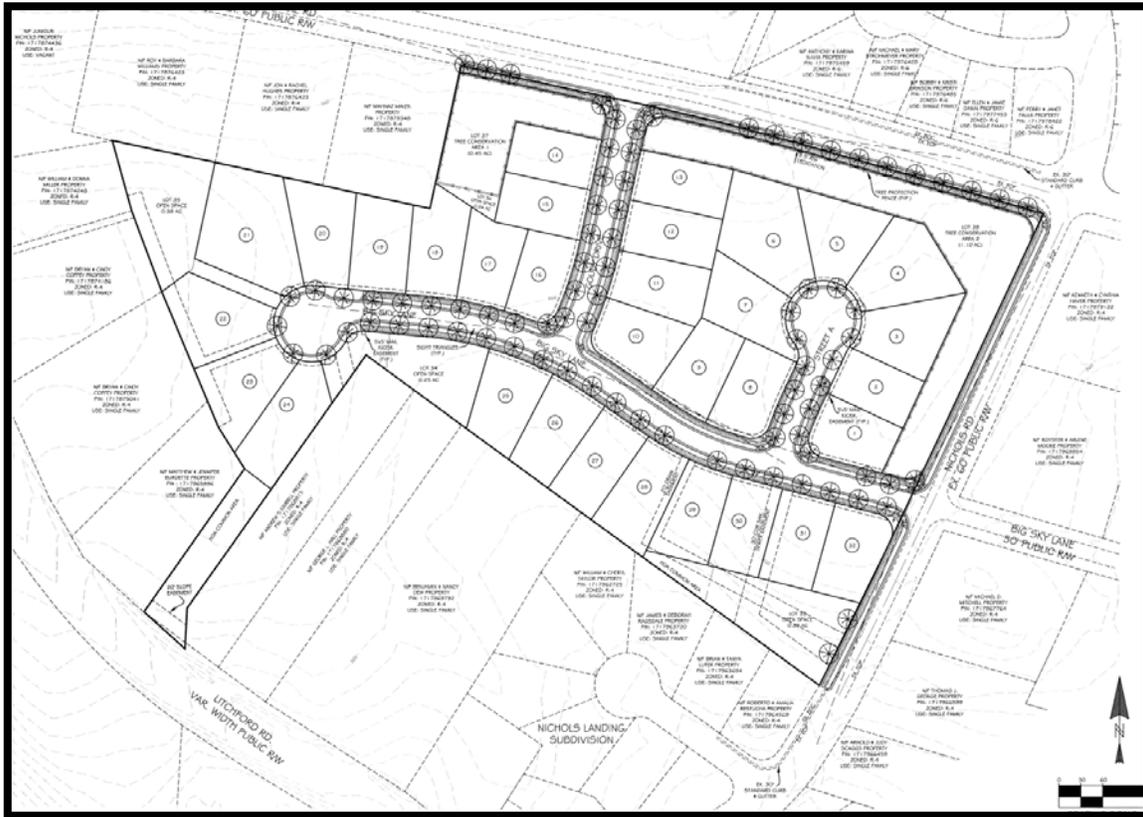
Contact: Stuart Jones, Jones & Crossen Engineering, PLLC

Design Adjustment: N/A

Administrative Alternate: NA



Location Map



Subdivision Map

SUBJECT: S-32-14

CROSS-REFERENCE: N/A

LOCATION: The site is located on Gresham Lake Road, outside the city limits.

PIN: 1717972039

REQUEST: Compact Subdivision of 32 single-family lots and 6 open space lots on 12.9 acres zoned Residential-4, located outside the city limits.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

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

- (1) 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;
- (2) 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:

- (3) That driveway and encroachment agreements must be approved by NCDOT prior to approval of Infrastructure Construction Plans;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) That Infrastructure Construction Plans be approved by the Public Works Department and Public Utilities Department;
- (6) 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;
- (7) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;

Prior to Planning Department authorization to record lots:

- (8) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department;
- (9) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (10) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the homeowner association;
- (11) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (12) 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;
- (13) That the fee-in-lieu for curb, gutter, sidewalk, and street trees for the section of Litchford Road that is not being constructed be paid to the Public Works Department;
- (14) That a 20' slope easement along Litchford Road be dedicated to the city of Raleigh;
- (15) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
- (16) That ½-79' of the required right-of-way and 5' utility easement along Gresham Lake Road is dedicated to the City of Raleigh and recorded at the Wake County Register of Deeds;

- (17) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements which remain incomplete;
- (18) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;
- (19) That a right of way permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;
- (20) 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

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

- (21) That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate
- (22) That street lights in accordance with the standards in the Raleigh Street Manual are installed and approved by the Public Works Department;
- (23) That the road improvements are completed and accepted for maintenance and that a warranty in the amount of 15% of the estimated value of the development related improvements is provided to the Public works department;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (S. Barlow) Date: 5-4-15

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 the Unified Development Ordinance including Article 2.3, Article 7, Article 8, Article 9 and Article 10. This approval is based on a preliminary plan dated 11/16/14 owned by Green Olive Investments, LLC., submitted by Jones & Cnossen Engineering LLC.

ZONING:

ZONING DISTRICTS: Residential-4

TREE CONSERVATION:

This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 1.31 acres of tree conservation area which is 10.2% of gross site acreage. Tree conservation acreage is as follows:
 Primary: N/A
 Secondary: 1.31 acres

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP:

Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan.

| Street Name | Designation | Exist R/W | Required R/W | Existing street (b to b) | Proposed street (b to b) |
|-------------------|------------------------|-----------|--------------|--------------------------|---------------------------|
| Gresham Lake Road | Avenue, 2-Lane Divided | 60' | 1/2-79' | 1/2-24' e-e | 1/2-52' b-b |
| Litchford Road | Avenue, 4-Lane Divided | 80' | 1/2-79' | | c&g, 6' s/w, street trees |
| Nichols Road | Neighborhood Local | 60' | 1/2-59' | 1/2'24' e-e | 1/2-31 b-b |

Additional right-of-way over 1/2 64' to be dedicated is reimbursable under the facility fees program. The difference between the required 1/2 27' b-b street with curb, gutter and sidewalk and the proposed construction of 1/2 52' b-b is reimbursable.

A surety for the required improvements shall be provided in accordance with article 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 North Citizens Advisory Council in an area designated Low Density Residential.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in Residential-4 Compact Subdivision is 7,500 square feet. The minimum lot depth in this zoning district is 100' feet. The minimum lot width of an interior lot in this zoning district is 65' feet. Lots in this development conform to these minimum standards.

**COMPACT
STANDARDS:**

Open space required is 20% or 2.55 acres. 2.6 acres (20.5%) is provided. Required minimum width of open space is 50'. The applicable building type is Detached. Minimum site acreage is 8 acres. This project site is 12.9 acres in the R-4 district. Open space meets the standards in Article 2.5 of the Unified Development Ordinance.

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:**

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 a residential. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation along Litchford Road. 6' planting strip and 6' sidewalks are proposed for all other public streets.

PEDESTRIAN:

Proposed sidewalk locations conform to City regulations. A fee in lieu for a 6' sidewalk is required prior to lot recordation along Litchford Road. 6' sidewalks are proposed for all other public 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 Article 9 of UDO. Stormwater quality will be addressed with a nitrogen offset payment only and detention pipes will be used to meet stormwater quantity regulations.

That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;

**WETLANDS
/ RIPARIAN
BUFFERS:**

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

STREET NAMES: 3 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: 5/4/18
Record at least ½ of the land area approved.

5-Year Sunset Date: 5/4/20
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.