



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-33-14 / Gresham Place

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

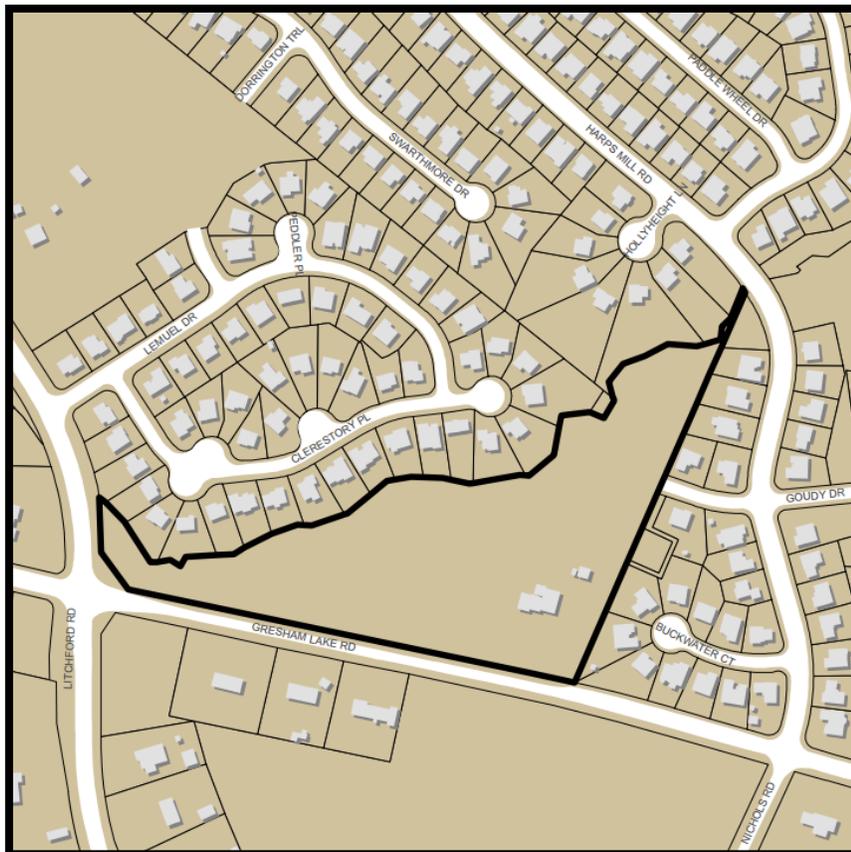
CAC: North

Nature of Case: Subdivision of a 9.1 acre parcel into 22 single-family lots and 2 open space lots located in the Residential-6 Zoning District, outside the city limits.

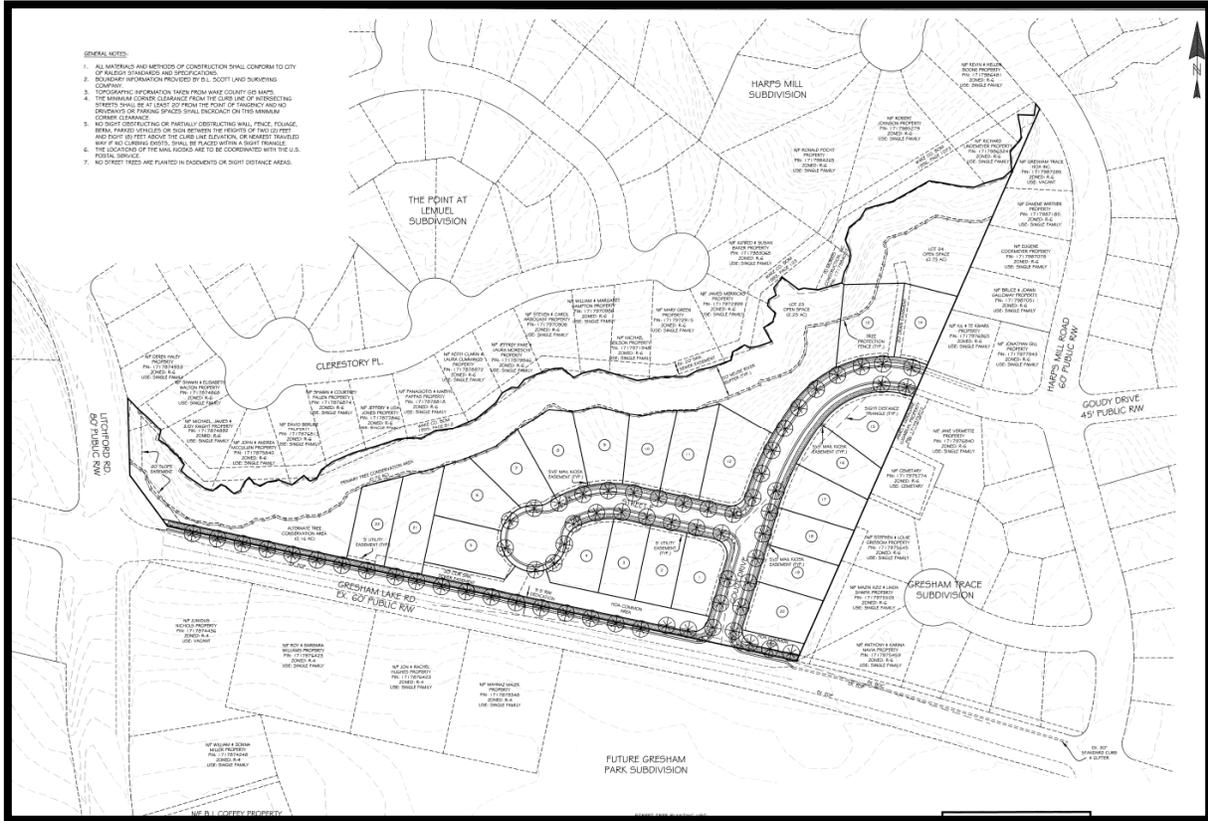
Contact: Stuart Jones, Jones & Crossen Engineering, PLLC.

Design Adjustment: N/A

Administrative Alternate: NA



Location Map



Subdivision Plan

SUBJECT: S-33-14

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the of north side of Gresham Lake Road, east of the intersection of Litchford Road.

PIN: 1717971766

REQUEST: Subdivision of a 9.1 acre parcel into 22 single-family lots and 2 open space lots located in the Residential-6 Zoning District, 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;

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

- (2) That a driveway and encroachment agreements must be approved by NCDOT prior to approval of Infrastructure Construction Plans;
- (3) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (4) That Infrastructure Construction Plans be approved by the Public Works and Public Utility Departments;
- (5) 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;
- (6) 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:

- (7) 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;
- (8) That ½-79' right-of-way with ½-52' b-b along Gresham Lake Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;;
- (9) That a 20' slope easement along Litchford Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;;
- (10) 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 is paid to the Public Works Department;
- (11) That a fee-in-lieu is paid for curb, gutter, sidewalk, and street trees along Litchford Road;
- (12) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (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;
- (14) 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;
- (15) 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;
- (16) 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;

- (17) 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 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);"
- (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 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;
- (20) That a 30' Sanitary Sewer Easement be dedicated to the City of Raleigh and shown on all maps for recording;
- (21) 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; and
- Prior to issuance of a certificate of occupancy for any lot:**
- (22) That the applicant submits as built drawings for approval by the Public Works Department for all stormwater facilities and then these as built are approved.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (S. Barber)

Date: 1/7/15

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 Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 10/15/14 owned by Green Olive Investments, LLC, submitted by Jones & Cossen Engineering PLLC.

ZONING:

ZONING DISTRICTS: Residential-6

TREE CONSERVATION: This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 0.9265 acres of tree conservation area which is 10.15% of gross site acreage.

Tree conservation acreage is as follows:
 Primary: 0.7592 acres
 Secondary: 0.1673 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'	½ 79'	26'	½ 52'
Litchford Road	Avenue 4-Lane, Divided	80'	N/A	Fee-in-lieu	20'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between the required ½ 27' b-b street with curb, gutter and sidewalk and the proposed construction of ½ 52' b-b is reimbursable.

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

COMPREHENSIVE PLAN: This site is located in the North CAC in an area designated as low Density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in Residential-6 zoning district is 6,000 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: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: The applicable streetscape is a residential. A fee in lieu for a 6' sidewalk and street trees along Litchford Road is required prior to lot recordation. Construction of a 6' tree lawn with a 6' wide sidewalk is proposed along the Neighborhood Yield Streets and the property's frontage along Gresham Lake Road.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of the Neighborhood Yield Streets and Gresham Lake Road. 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. A nitrogen offset payment only is required for the stormwater quality and a detention pipe will be utilized to meet stormwater quantity regulations.

WETLANDS / RIPARIAN BUFFERS: Neuse River riparian buffers are located on the site and show no disturbance.

STREET NAMES: 2 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: 1/7/2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 1/7/2020
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.