



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
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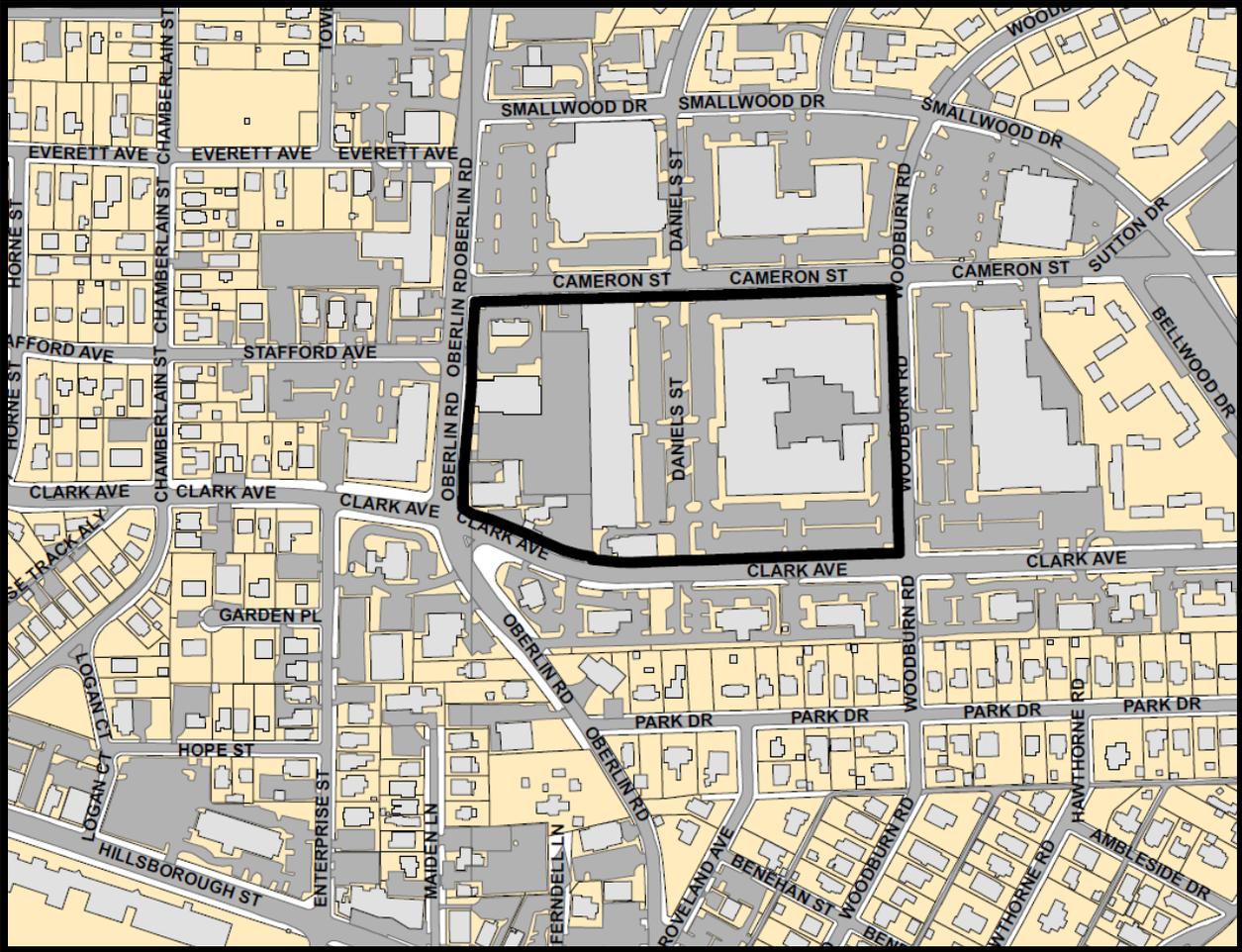
Case File / Name: S-36-10 / Cameron Village Block 1 & 2 Subdivision

General Location: The northeast corner of the intersection of Oberlin Road and Clark Avenue

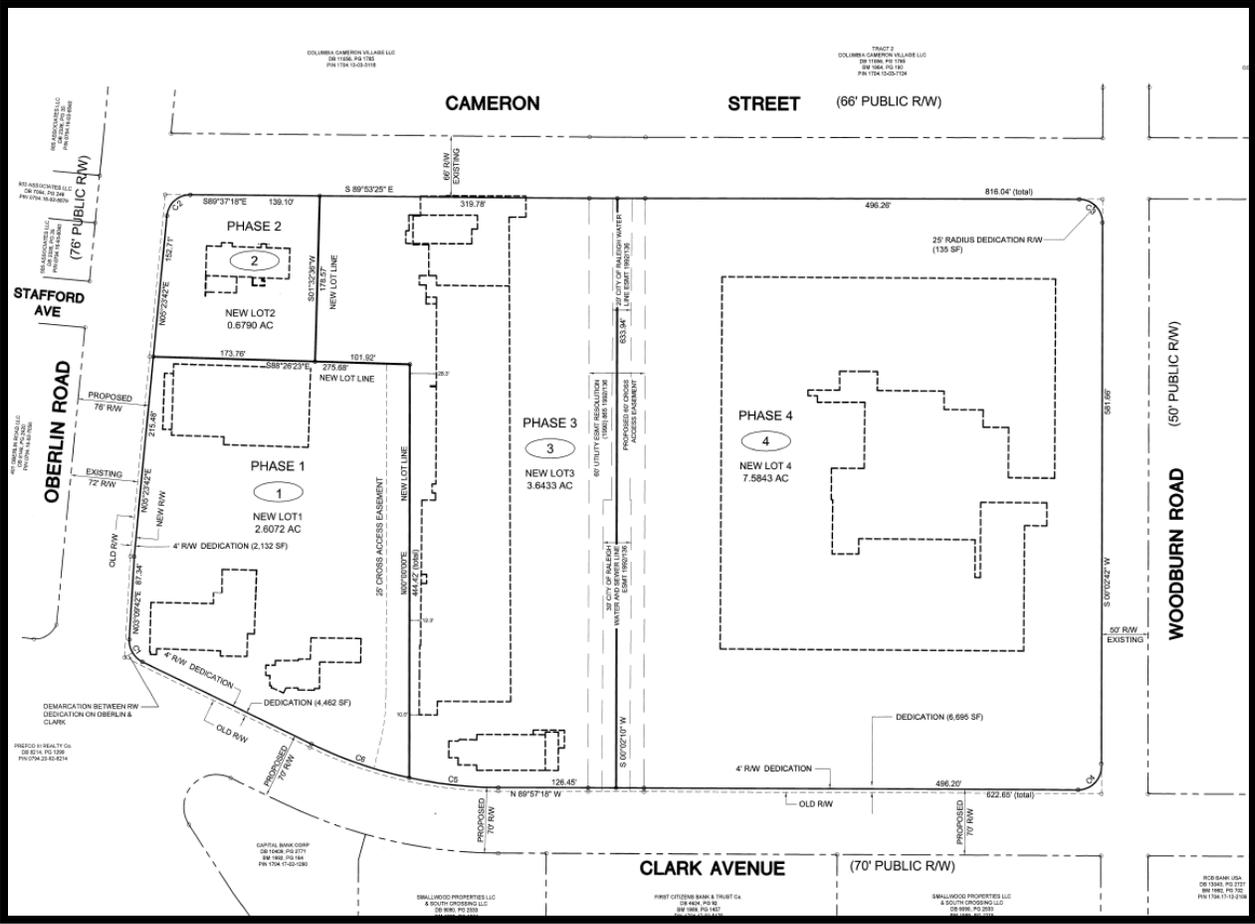
CAC: Hillsborough

Nature of Case: The subdivision of a 14.668 acre tract zoned Shopping Center with Pedestrian Business Overlay District into 4 lots.

Contact: Johnny Edwards, John A. Edwards & Co.



S-36-10 / Cameron Village Block 1 & 2 Subdivision – Site Location Map



S-36-10 / Cameron Village Block 1 & 2 Subdivision – Preliminary Subdivision Plan

SUBJECT:
CROSS-REFERENCE: SP-47-10/The Residences at Cameron Village, Cameron Village Streetscape and Parking Plan, Unity of Development Guidelines for Cameron Village, Amendment and Supplement to the Cameron Village Streetscape and Parking Plan

LOCATION: This site is located on the northeast corner of the intersection of Oberlin Road and Clark Avenue inside the City Limits.

REQUEST: The subdivision of a 14.668 acre tract zoned Shopping Center with Pedestrian Business Overlay District into 4 lots.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a land disturbing permit for the site:

- (1) That prior to the issuance of a grading permit or the recording of the plat whichever first occurs, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. 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 Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

Prior to Planning Department authorization to record lots:

- (2) That the previously approved recombination map (BM 1992 PG 136) be mapped by Wake County prior to the approval of a subdivision plat by the Planning Department;
- (3) That the following note be placed on all plats for recording: As the proposed subdivision creates a lot less than 1 acre in size, Lot 2 is proposed to be 0.679 acres, a shared Stormwater device would be required upon an expansion of impervious on lot 2;
- (4) That a demolition permits are obtained through the City of Raleigh Development Services Customer Service Center for all structures shown on Lot 1 and all demolition permits shown on the plat for recording;
- (5) That a "no build easement" be recorded over the proposed 25' cross access easement shown on lot 1 and a copy provided to the Planning Department;
- (6) That the proposed cross access easement shown on lot 1 be recorded and a copy provided to the Planning Department;

I hereby certify this administrative decision.

Signed: (Planning Dir.) *Mitchell Slin (C. Hays)* Date: 3-25-11

Staff Coordinator: Eric Hodge, AICP

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 10-2041, 10-2055 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12-20-10, owned by Crescent Resources, submitted by John A. Edwards & Co.

ZONING:

ZONING DISTRICTS: Shopping Center with Pedestrian Business Overlay District

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: A total of 490 square feet of Secondary Tree Conservation Area is being provided as there is less than 10% of the site that qualifies for tree conservation under the ordinance.

UNITY OF DEVELOPMENT: Unity of development criteria is required in this subdivision. A unity of development plan is on file with the Planning Department. A note must be placed on any plat for recording noting that unity of development criteria will apply to these lots, and that a unity of development plan is on file in the Planning Department.

PHASING: The subdivision of the tract into 4 lots is a one phased project.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN:

Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Oberlin	76'	N/A	N/A
Clark	70'	N/A	N/A

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: a 15' x 20' transit easement on Oberlin Road. This site is currently served by the Capital Area Transit system.

URBAN FORM: This site is located in the Hillsborough Citizen Advisory Council, in an area designated a "Community Mixed-Use" area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size proposed in this development is .679 acres. Lots in this development conform to the minimum code standards.

BLOCK LAYOUT: The existing 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.

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 to be provided by private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of the public streets bordering the property. In the event that a site plan is filed for any of these lots, there is a requirement in the Pedestrian Business Overlay District that calls for sidewalks to be installed at a minimum of 14' in width.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: Site is showing compliance with the stormwater regulations of part 10, chapter 9 through a reduction in impervious surfaces. As the proposed subdivision creates a lot less than 1 acre in size, Lot 2 is proposed to be 0.679 acres, a shared Stormwater device would be required upon an expansion of impervious on lot 2. All other remaining lots are greater than 1 acre and, therefore can stand alone.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: No new street names are required for 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 lot recording 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: 3/25/2014
Record at least ½ of the land area approved.

5-Year Sunset Date: 3/25/2016
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.