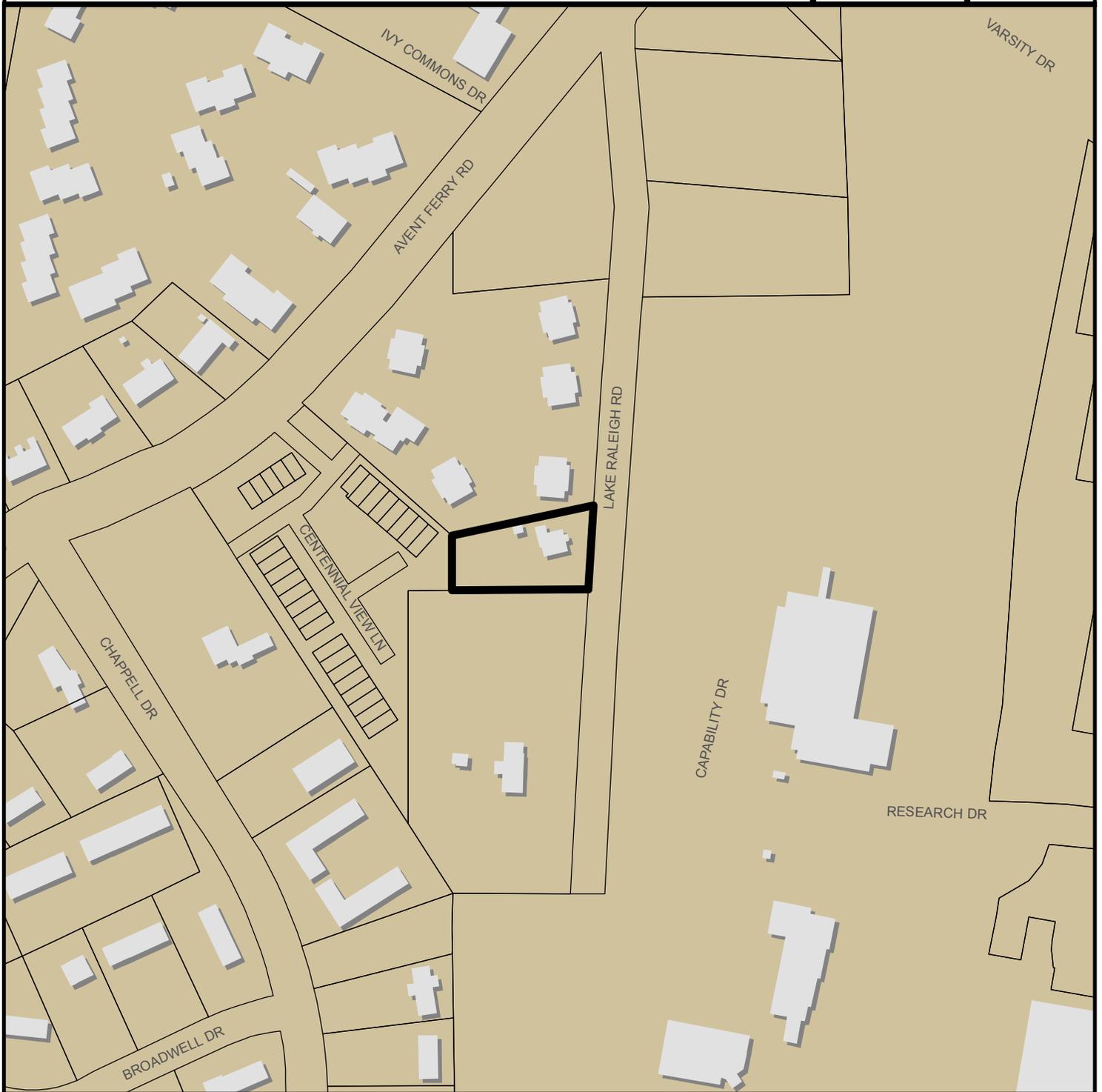


CENTENNIAL PARK PHASE II

S-39-2016



0 300 600 Feet

Zoning: **R-10 w/SRPOD**

CAC: **Southwest**

Drainage Basin: **Walnut Creek**

Acreage: **0.47**

Number of Lots: **5**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Sammy Stephens**

Phone: **919-418-4454**





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-39-16 / Centennial Park Phase II

General Location: The site is located on the west side of Lake Raleigh Road, south of its intersection with Avent Ferry Road, inside the city limits.

CAC: Southwest

Nature of Case: Subdivision of a .47 acre parcel into four townhome lots and one open lot zoned Residential-10 with Special Residential Parking Overlay District.

Contact: Mac McIntyre, McIntyre & Associates

Design Adjustment: N/A

Administrative Alternate: NA



S-39-16 Location Map

SUBJECT: S-39-16 / Centennial Park Phase II

CROSS-REFERENCE: A-119-16 (Board of Adjustment Variance).

LOCATION: The site is located on the west side of Lake Raleigh Road, south of its intersection with Avent Ferry Road, inside the city limits.

PIN: 0793463218

REQUEST: This request is to approve the subdivision of a .47 acre parcel into four townhome lots and one open lot zoned Residential-10 with Special Residential Parking Overlay District.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) 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 Planning Department authorization to record lots:

- (2) That a street name for this development be approved by the Raleigh GIS Division and by Wake County;
- (3) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (4) That a land disturbing permit is issued;
- (5) 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 approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
- (6) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Lake Raleigh Road is paid to the Engineering Services Department;
- (7) That a fee-in-lieu of construction is paid for ½ of a neighborhood yield street section including curb and gutter, sidewalk, and one street tree;

(8) That a tree impact permit is obtained;

Prior to a certificate of occupancy;

(9) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowen (Signature) Date: 12-13-16

Staff Coordinator: Justin Rametta

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. This approval is based on a preliminary plan dated 11/16/16 owned by Centennial Land Company, LLC, submitted by McIntyre & Associates, PLLC.

ZONING:

ZONING DISTRICTS: Residential-10 (R-10) with Special Residential Parking Overlay District (SRPOD).

TREE CONSERVATION: This site is less than two acres in size and therefore not subject to Article 9.1, Tree Conservation.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way is required by the Street Plan Map of the Comprehensive Plan as shown below. Road improvement requirements for Lake Raleigh Road shall be met with a fee-in-lieu of construction.

Street Name	Designation	Exist R/W	Required R/W	Existing street (eop to eop)	Proposed street (eop to eop)	Slope Easement
Lake Raleigh Road	Neighborhood Yield	+/- 48'	½ 55'	13.7'	13.7'	15'

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

COMPREHENSIVE PLAN: This site is located in the Southwest CAC in an area designated for low density residential development.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum site area for a townhome development in the R-10 zoning district is 3,300 square feet. Individual lots must be at least 16' wide. A 10' minimum/30' maximum build-to is required, with 70% building width required in the build-to. The Board of Adjustment has granted a variance for this development to reduce the minimum build-to percentage to 54.7% (BOA case A-119-16). A 10% outdoor amenity area is also required. This development conforms to these standards of Section 2.2.3. Four three-bedroom townhomes are proposed with this development, requiring twelve vehicular parking spaces and four short term bicycle parking spaces. Thirteen vehicular and four bicycle spaces are provided in accordance with Section 7.1.2.C.

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 residential. A fee in lieu for a 6' sidewalk and one street tree is required prior to lot recordation. Two street trees are being planted.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A fee in lieu for a 6' sidewalk is required along the property's Lake Dam Road frontage. 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: Per TC-6-16 and Section 9.2, This development can claim an exemption as a subdivision of less than ½ acre with square feet and impervious surface less than 12,000 square feet. This plan is proposing 8,945 square feet of impervious surface.

**WETLANDS
/ RIPARIAN
BUFFERS:**

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

STREET NAMES:

No new public streets are being proposed with this development; however the internal access drive will require a street name. 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: 12-13-2019

Record at least ½ of the land area approved.

5-Year Sunset Date: 12-13-2021

Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE 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 Public Works Department for street construction; by the first working day in November and May each year.

A-119-16, WHEREAS, Centennial Land Company, LLC, property owner, requests a variance to reduce the building width in primary build-to requirements set forth in Section 2.2.3. of the Unified Development Ordinance from a 70% requirement down to a 57.4% requirement to allow for the construction of a four-unit townhouse development on a .47 acre site zoned Residential-10 and located at 848 Lake Raleigh Road.

Decision: Approved as requested.