



# 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-41-14 / Harris Crossing Subdivision

**General Location:** The site is located on the north side of Landover Lane, west of the intersection of Forestville Road, outside the city limits.

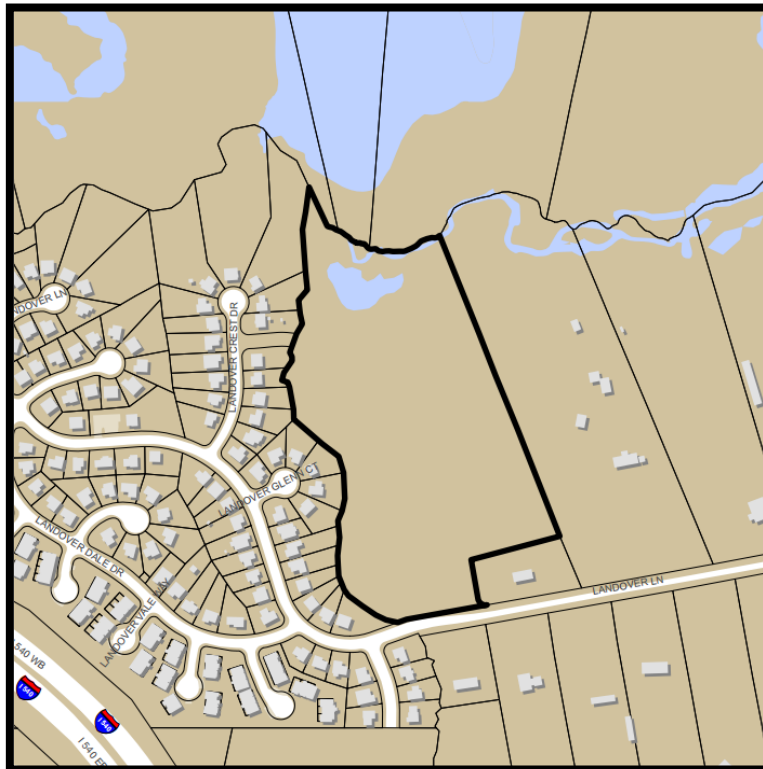
**CAC:** Forestville

**Nature of Case:** Subdivision of 34 single-family lots and 2 open space lots on 15.61 acres, zoned residential-4, SHOD-1 and Conservation Management.

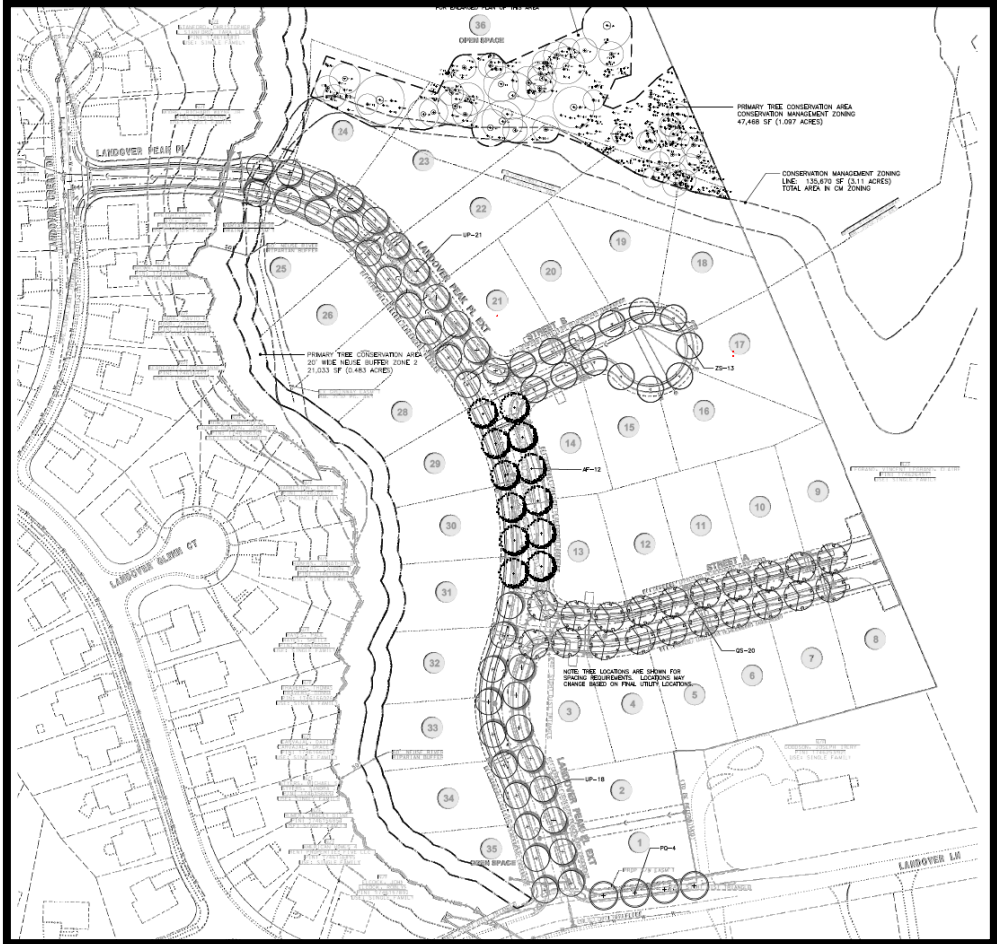
**Contact:** Marty Bizzell

**Design Adjustment:** N/A

**Administrative Alternate:** N/A



Location Map



Subdivision Layout

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**SUBJECT:** S-41-14

**CROSS-  
REFERENCE:** N/A

**LOCATION:** The site is located on the north side of Landover Lane, west of the intersection of Forestville Road, outside the city limits.

**PIN:** 1746169427

**REQUEST:** Subdivision of 34 single-family lots and 2 open space lots on 15.61 acres, zoned residential-4, SHOD-1, and Conservation Management.

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**OFFICIAL ACTION:** **Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

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

- (1) That as the developer purposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work;
- (2) 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;
- (3) 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;

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

- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (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 driveway permit and /or encroachment agreement will be required from NCDOT for access from Landover Lane prior to infrastructure construction plan approval;

***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 flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (9) That a recombination map be submitted adjusting the eastern property line of the subject parcel (DB0074429 PG00561) and the western property line of the Goodson Property (DB014875 PG 02277);
- (10) 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;
- (11) That the greenway easement as shown on the preliminary plan be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway;
- (12) 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);"
- (13) 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;"
- (14) 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;
- (15) That street names for this development be approved by the Raleigh City Planning Department and by Wake County;
- (16) A surety at the rate of 125% will be required for all public improvements;
- (17) That Infrastructure Construction Plans be approved by the Public Works Department and Public Utilities Department;
- (18) That a fee-in-lieu for street trees and 6' sidewalk for two lots at the terminus of Street A, to be paid prior to map recordation;

- (19) That 55' of right-of-way for Landover Place, Street A, and Street B with 5' utility easements along all streets be dedicated to the City of Raleigh and shown on all maps for recording;
- (20) That ½-62' of right-of-way for Landover Lane with a 5' utility easement be dedicated to the City of Raleigh and shown on all maps for recording; and
- (21) That 30' wide sanitary sewer easement be extended from Landover Peak Place to the Goodson property (DB014875 PG 02277) as shown on the preliminary plan.

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I hereby certify this administrative decision.

Signed: (Planning Dir.) *Keanth Powers (S. Barton)* Date: 1-7-15

Staff Coordinator: Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2, Chapter 8, Chapter 9, & Chapter 10. This approval is based on a preliminary plan dated 11/10/14 owned by MHB Development, LLC, submitted by Bass, Nixon, & Kennedy.

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**ZONING:**

**ZONING DISTRICTS:** Residential-4, Conservation Management, & SHOD-1  
Z-41-12 - Ordinance: 102ZC318 Effective: 11/17/92

**TREE CONSERVATION:** This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 0.1.909 acres of tree conservation area which is 12.23% of gross site acreage. Tree conservation acreage is as follows:

Primary: 1.909 acres  
Secondary: 0.00 acres

**PHASING:** There is one phase in this development.

**COMPREHENSIVE  
PLAN:**

**GREENWAY:** There is 50' greenway easement dedicated 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. Proposed street(s) are classified as neighborhood yield streets, while the existing Landover Lane is a neighborhood collector street. Dedication of right-of-way required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Landover Lane	Neighborhood Collector		½- 62'		36'
Landover Peak Place	Neighborhood Yield	N/A	55'	N/A	27'
Street A	Neighborhood Yield	N/A	55'	N/A	27'
Street B	Neighborhood Yield	N/A	55'	N/A	27'

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

**COMPREHENSIVE  
PLAN:**

This site is located in the Forestville Citizen Advisory Council located in an designated as low density residential.

**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Residential-4 zoning district is 10,000 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.

**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. Access to this site will be from Landover Lane and an existing stub street to the northwest, Landover Peak Place. A street stub will be provided to the parcel to the west, DB009510 PG 02639, for future connectivity.

- STREETSCAPE TYPE:** The applicable streetscape is a residential. Construction of a 6' tree lawn with a 6' wide sidewalk is proposed.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 6' wide sidewalk is required along both sides of all proposed public streets, except Landover lane which sidewalk will only be constructed on the north side.
- FLOOD HAZARD:** There are FEMA flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Part 10A Chapter 9 of the Unified Development Ordinance. Stormwater quality will be addressed with a TN offset buy down only. Stormwater quantity or run-off controls are exempt by Sec. 9.2.2 E 2 (e) no benefit in detention.
- WETLANDS / RIPARIAN BUFFERS:** Neuse River riparian buffers exist on this site. The only disturbance is a proposed stream crossing for Landover Peak Place which will require approval from The North Carolina Division of Water Quality.
- 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.