



## Administrative Action Preliminary Subdivision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

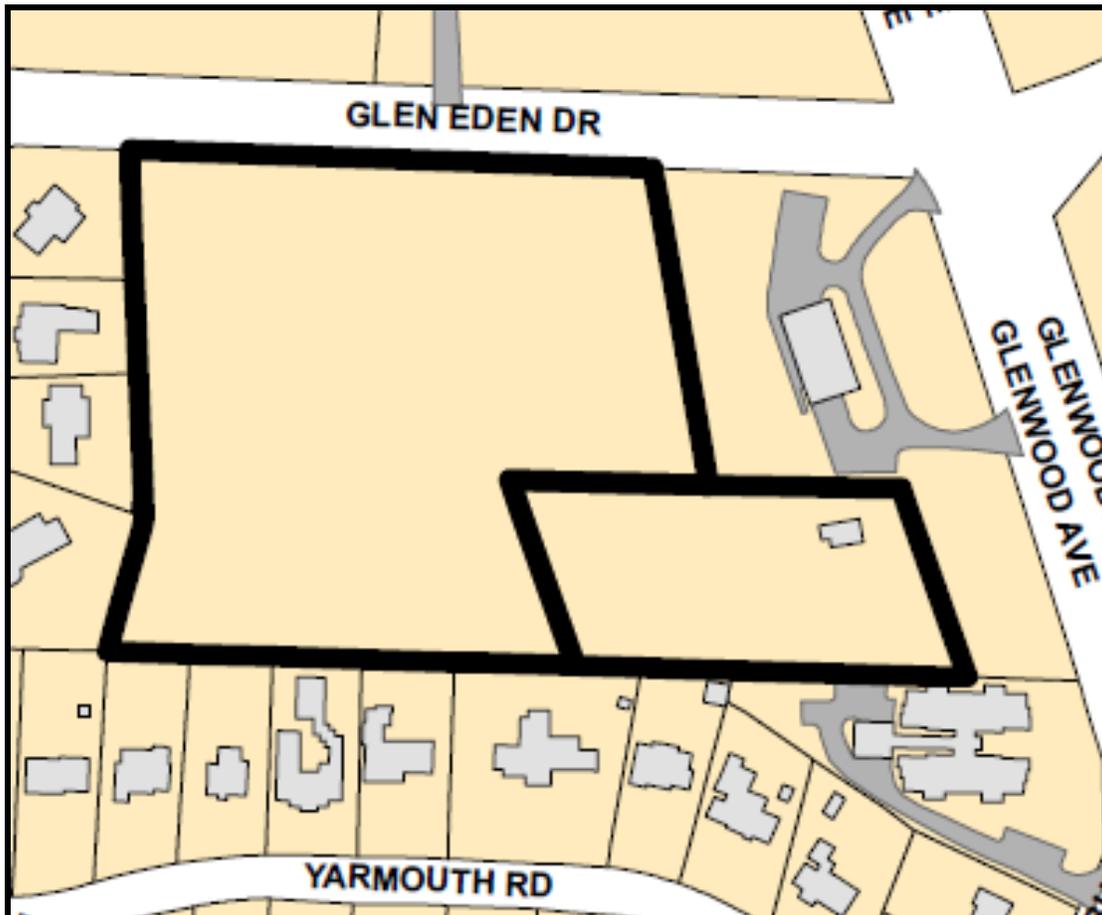
**Case File / Name:** S-46-13 / Bellewood Forest Subdivision

**General Location:** This site is located on the south side of Glen Eden Drive, between Felton Place and Glenwood Avenue

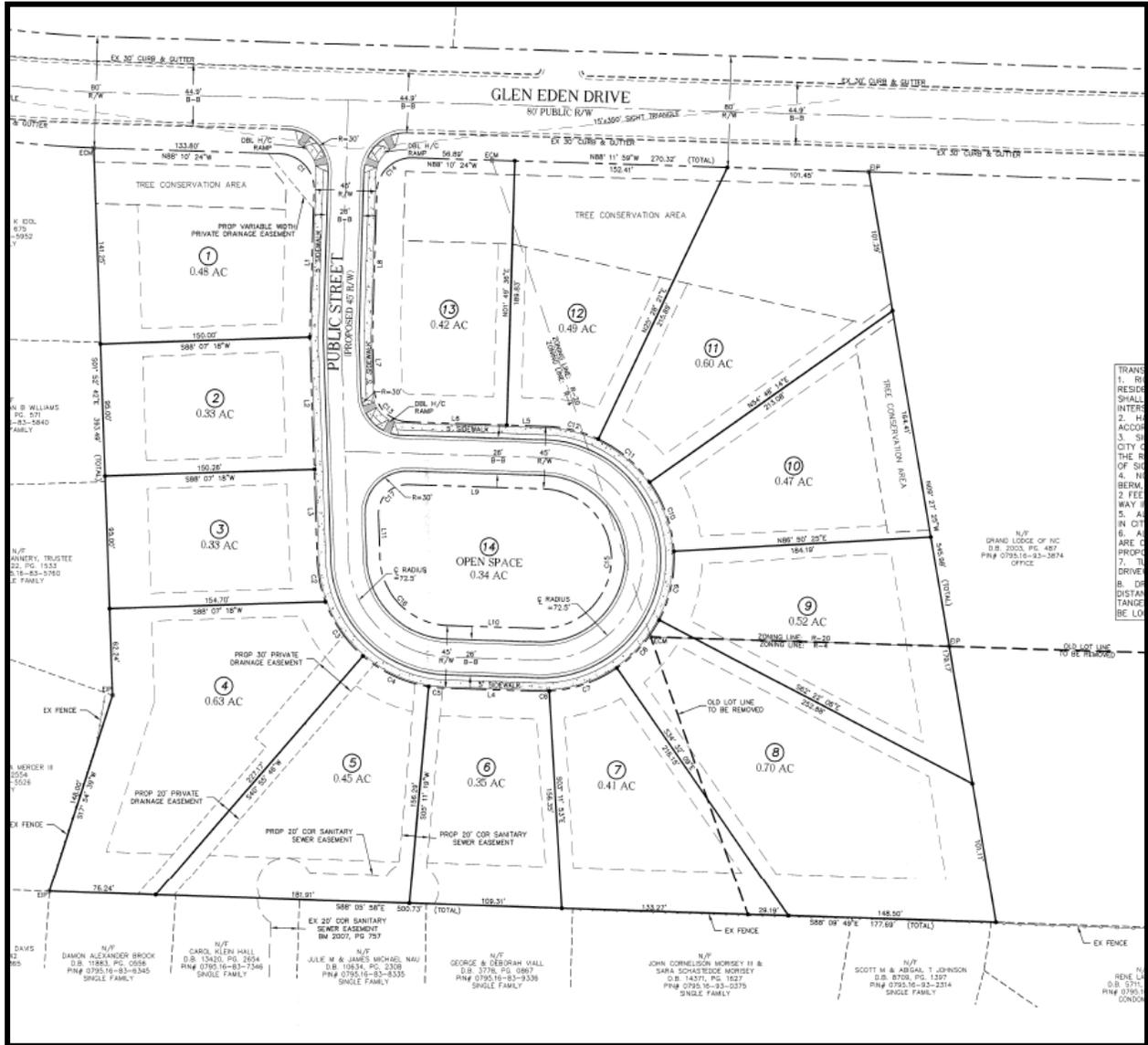
**CAC:** Glenwood

**Nature of Case:** Subdivision of 7.36 acres into 13 single family lots and an open space lot, zoned Residential-4 and Residential-20, located inside city limits.

**Contact:** Lewis Hardee, John A. Edwards & Company



**S-46-13 Bellewood Forest Location Map**



**S-46-13 Bellewood Forest Subdivision Layout**

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**SUBJECT:** S-46-13 / Bellewood Forest Subdivision

**CROSS-  
REFERENCE:** N/A

**LOCATION:** This site is located on the south side of Glen Eden Drive, between Felton Place and Glenwood Avenue, inside City Limits.

**PIN:** 0795838777, 0795932555

**REQUEST:** This request is to approve a subdivision of 7.36 acres into 13 single family lots and one open space lot, zoned Residential-4 and Residential-20, located inside city limits. Four single family lots are proposed on 1.88 acres zoned Residential-20 and nine single family lots and an open space lot are proposed on 5.48 acres zoned Residential-4. Overall residential density for the subdivision equals 1.76 units per acre. No density is being transferred between zoning districts. Proposed lot sizes range from 0.33 acres to 0.70 acres in size.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:** *Prior to issuance of a 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 issuance of a final site review permit, infrastructure construction plans, or concurrent review, whichever occurs first;*

- (2) 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 10 Chapter 9, 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;
- (3) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (4) That final design and analysis, as well as property owner agreements, for all offsite improvements must be provided and approved by the Stormwater Engineer;

*Prior to Planning Department authorization to record lots:*

- (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 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;

- (6) 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;
- (7) 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;
- (8) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code Section 10-2082.14;

***Prior to issuance of building permits:***

- (9) That when 75% of the permits have been issued for residential subdivisions, that the proposed private or public improvements are required to be accepted by the City for maintenance. If this does not occur, then a financial security equal to 1.5 time the cost of public or private improvements will be provided to the Public Works Department for the uncompleted portions and roadway extensions.

***Prior to issuance of occupancy permits:***

- (10) For residential subdivisions, where a security has been posted for public or private improvements equal to 1.5 times the cost, then the last certificate of occupancy shall be withheld until such time the improvements are accepted by the City of Raleigh;

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)



Date:

3-4-14

**Staff Coordinator:**

Justin Rametta

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 Chapter 2, Part 10, Sections 10-2103, 10-2017, 10-2023 and Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/19/13, owned by Williams Realty and Building and Spring Garden Coapman Properties, LLC, submitted by John A. Edwards & Company.

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**ADDITIONAL NOTES:** This plan was submitted prior to September 1, 2013 and is not subject to the Unified Development Ordinance.

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**ZONING:**

**ZONING DISTRICTS:** Residential-4 and Residential-20.

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

**TREE CONSERVATION:** This project is larger than two acres and compliance with Code Section 10-2082.14- Tree Conservation is required. The project provides 0.737 acres of tree conservation area which is 10% of gross site acreage.

**UNITY OF DEVELOPMENT:** N/A

**PHASING:** This is a one phase development.

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**THOROUGHFARE / COLLECTOR PLAN:** While Glen Eden Drive is designated a minor thoroughfare, neither dedication of right-of-way nor street construction is required at this location.

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

**URBAN FORM:** This site is located in the Glenwood Citizen Advisory Council, in an area designated a residential/ office and residential mixed use.

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**SUBDIVISION STANDARDS:**

- LOT LAYOUT:** The minimum lot size is 10,890 square feet in the Residential-4 district and 5,000 square feet in the Residential-20 district. The minimum lot depth is 100 feet in the Residential-4 district and 70 feet in the Residential-20 district. The minimum lot width is 65 feet in the Residential-4 district and 45 feet in the Residential-20 district. Lots in this development conform to these minimum standards.
- BLOCK LAYOUT:** The proposed 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. The proposal shows a new sanitary sewer easement to be dedicated.
- SOLID WASTE:** Individual lot service by the City is to be provided.
- CIRCULATION:** Internal subdivision streets are being constructed to normal City construction standards. A design adjustment from the Public Works Director for the required street centerline radius on the proposed street has been approved.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. Sidewalk construction is shown along both sides of Bellewood Forest Circle and along the frontage of Glen Eden Drive.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** Site will comply with Part 10 Chapter 9 Stormwater regulations with regards to runoff control by utilizing shared underground pipe detention system to detain runoff to the Southern property boundary to less than pre-development runoff rates for the 2 and 10 year storm. Post-development runoff to the Eastern property boundary is proposed to be less than a 10% increase from pre-development rates for the 2 and 10 year storm events. The site is proposing additional detention of offsite drainage as well as offsite improvements, working with adjacent property owner, to resolve/improve existing downstream drainage issues to the South.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** One new street name is required for this development. A street name application has not yet been approved. All proposed names must be approved by the City and by Wake County prior to recording.
- 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 construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval by City Council 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:** 2/28/2017  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 2/28//2019  
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.