



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-49-15 / Idlewood Village

General Location: The site is located on the east side of Idlewood Village Drive, south of the intersection of Sanderford Road, inside the city limits.

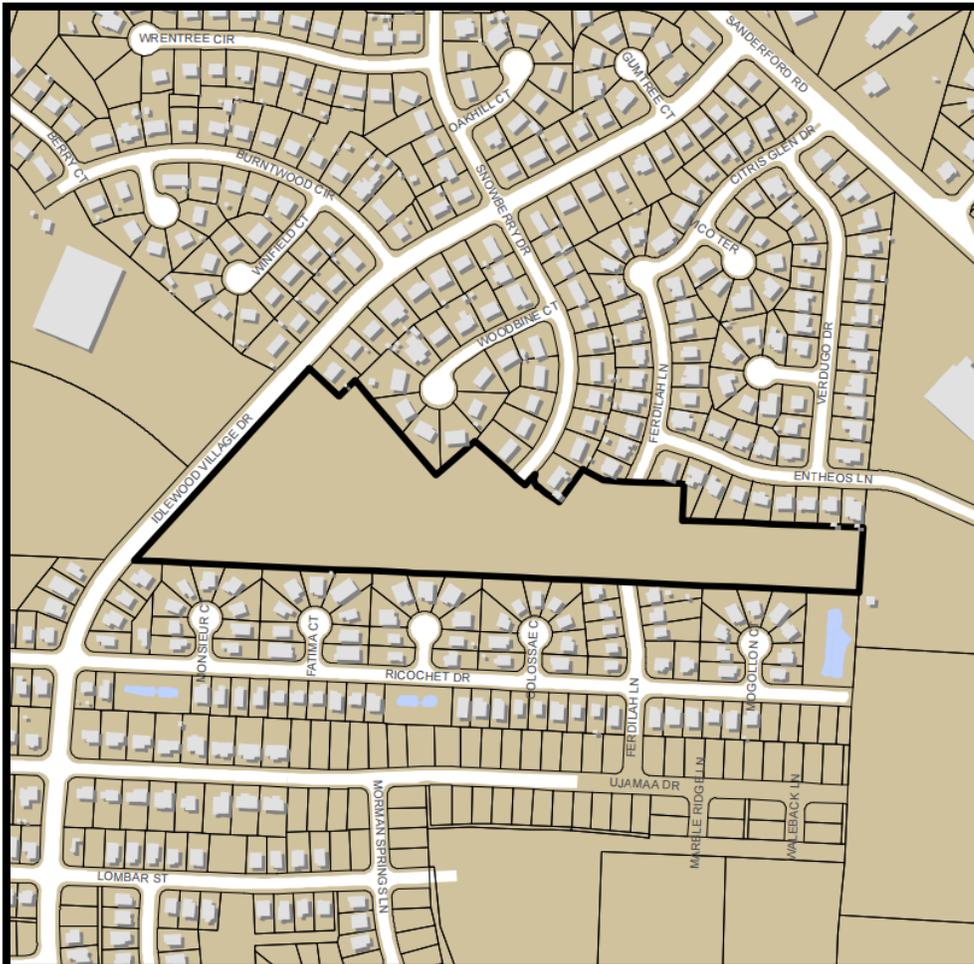
CAC: South

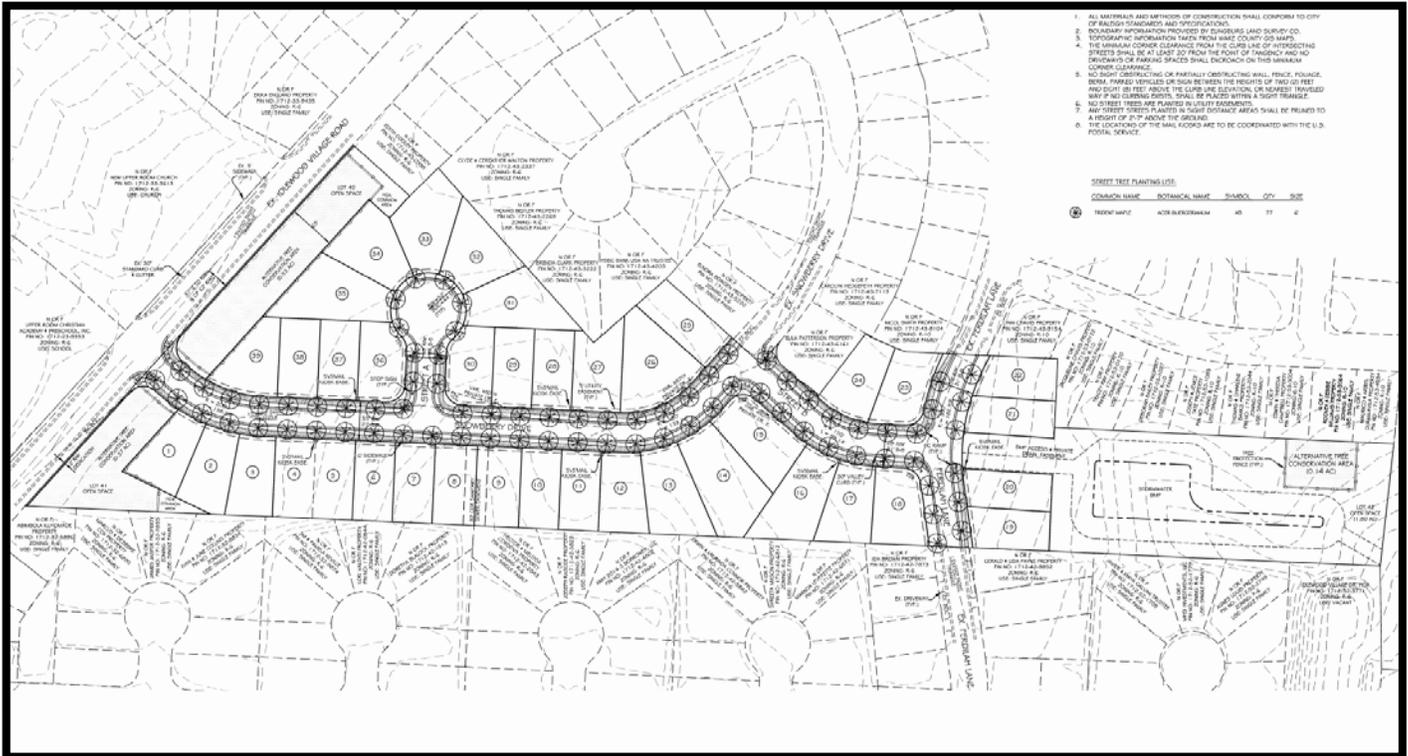
Nature of Case: Subdivision of 11.6 acres into 39 single-family detached lots and 3 open space lots zoned Residential-6.

Contact: Peter Crossen

Design Adjustment: N/A

Administrative Alternate: NA





Subdivision Layout

SUBJECT: S-49-15 / Idlewood Village

CROSS-REFERENCE: N/A

LOCATION: The site is located on east side of Idlewood Village Drive, south of the intersection with Sanderford, inside the city limits.

PIN: 1712432014

REQUEST: Subdivision of 11.6 acres into 39 single-family detached lots and 3 open space lots zoned Residential-6.

OFFICIAL ACTION: **Approval with conditions**

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;
- (2) 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 approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (3) 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;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) The NCDOT driveway permit and encroachment approvals for Idlewood Village Drive will be required prior to infrastructure construction drawing mylar signatures and prior to map recordation;
- (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 plat 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 Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan
- (9) That a fee-in-lieu for 1' sidewalk on Idlewood Village Drive will be required prior to map recordation;
- (10) That the surety for public improvements will be construction costs at 100% for Idlewood Village Drive and 125% for the 4 remaining streets (City) and will be required prior to map recordation;
- (11) That street names for this development be approved by the City and by Wake County;
- (12) 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;
- (13) 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;
- (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; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (15) 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".

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Balon) Date: 11-20-15

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, Chapters 8, 9, & 10. This approval is based on a preliminary plan dated 9/23/15 owned by 9/23/15, submitted by Jones & Crossen 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 1.0254 acres of tree conservation area which is 10.88% of the net site acreage. Tree conservation acreage is as follows:
Primary: 0.00 acres
Secondary: 1.0254 acres

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 and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Idlewood Village Drive	Avenue 2-Lane, Undivided	60'	1/2-64'	21'	1/2-36'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between the required 1/2-27' back-back curb and gutter street and the proposed construction of Idlewood Village Drive as a 1/2-36' street is reimbursable.

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

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

COMPREHENSIVE PLAN: This site is located in the South in an area designated as Low Density Residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the R-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. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is a residential streetscape. A 5' sidewalk exists along Idlewood Village Drive and the street trees are in a C-2 streetyard where tree conservation exists. A fee-in-lieu for 1' of sidewalk to meet the required 6' sidewalk will be paid at map recording. Snowberry Drive, Street A, Street B, and Ferdilah Lane will construct a 6' landscape strip with trees planted 40' on center with a 6' sidewalk.

- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of all public streets and the site's frontage of Idlewood Village Drive.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.
- That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- 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: 11/20/2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/20/2020
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.