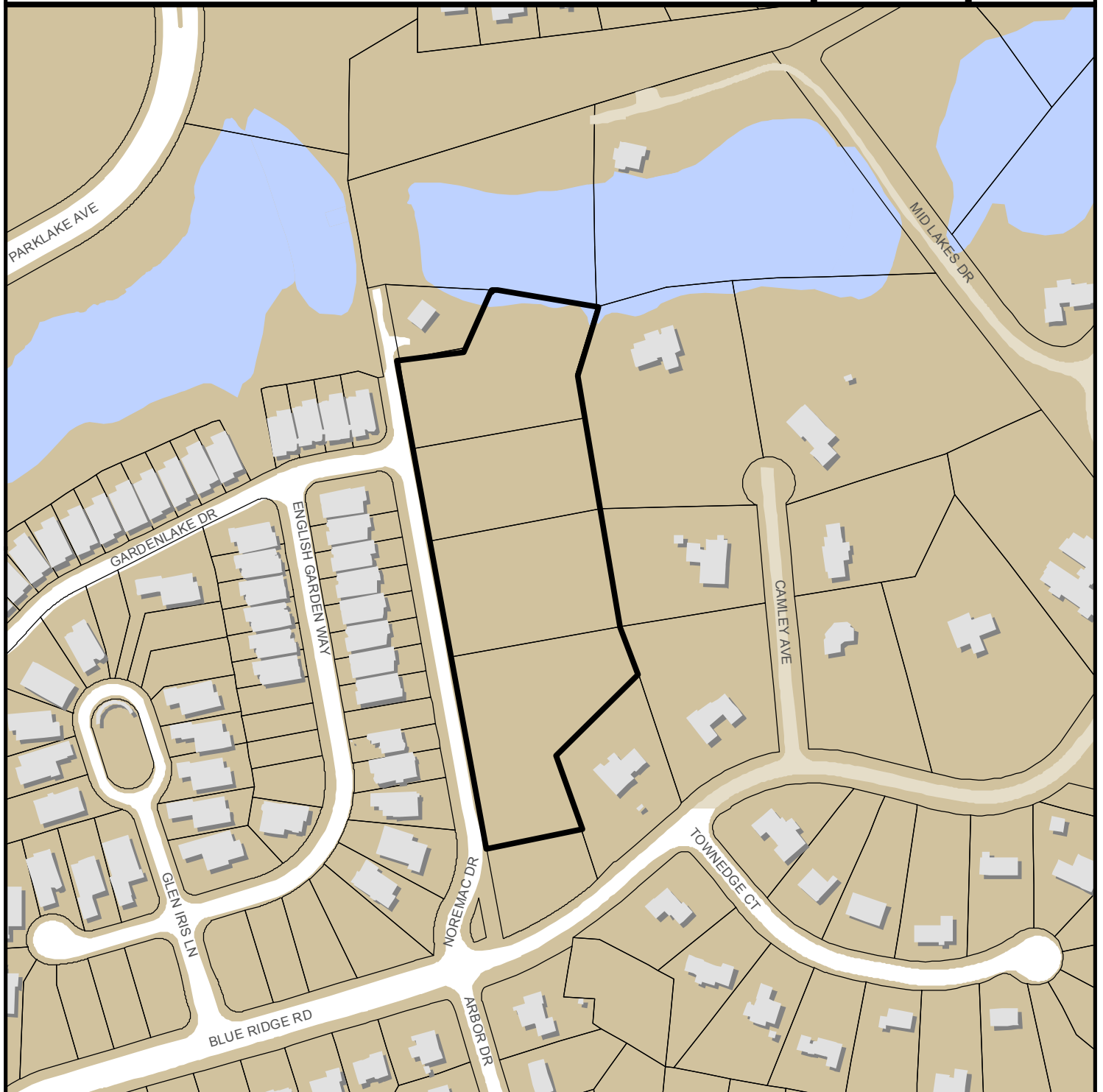


CAMLEY HILLS SUBDIVISION S-60-2015



0 300 600 Feet

Zoning: **R-4**
CAC: **Northwest**
Drainage Basin: **Crabtree Basin**
Acreage: **5.7**
Number of Lots: **13**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Beulah Cameron**
Phone: **(919) 848-7331**





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-60-15 / Camley Hills lots 1-11 Subdivision- Revision to previously approved plan

General Location: The site is located on the east side of Noremac Drive, north of the intersection with Blue Ridge Road, located outside the city limits.

CAC: Northwest

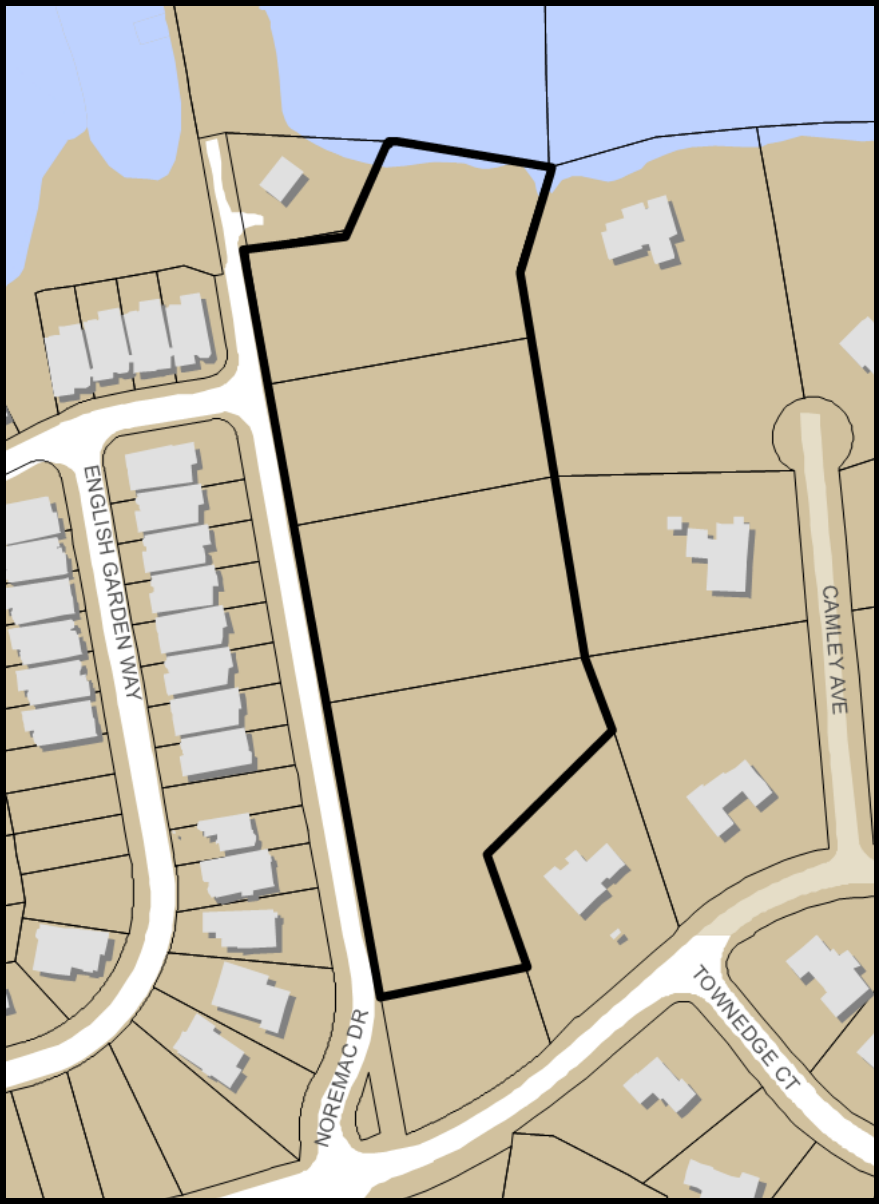
Nature of Case: Revision to a preliminary subdivision of 4 existing parcels totaling 5.7 acres into 11 single-family lots, zoned Residential-4. The revision consists of a reduction in the overall number of lots from 13 to 11, a revision in utility services to accommodate new lot configuration, and a new mail kiosk location. One condition of approval was removed (previous #2) as a result of the change in utility access.

Contact: John A. Edwards & Company

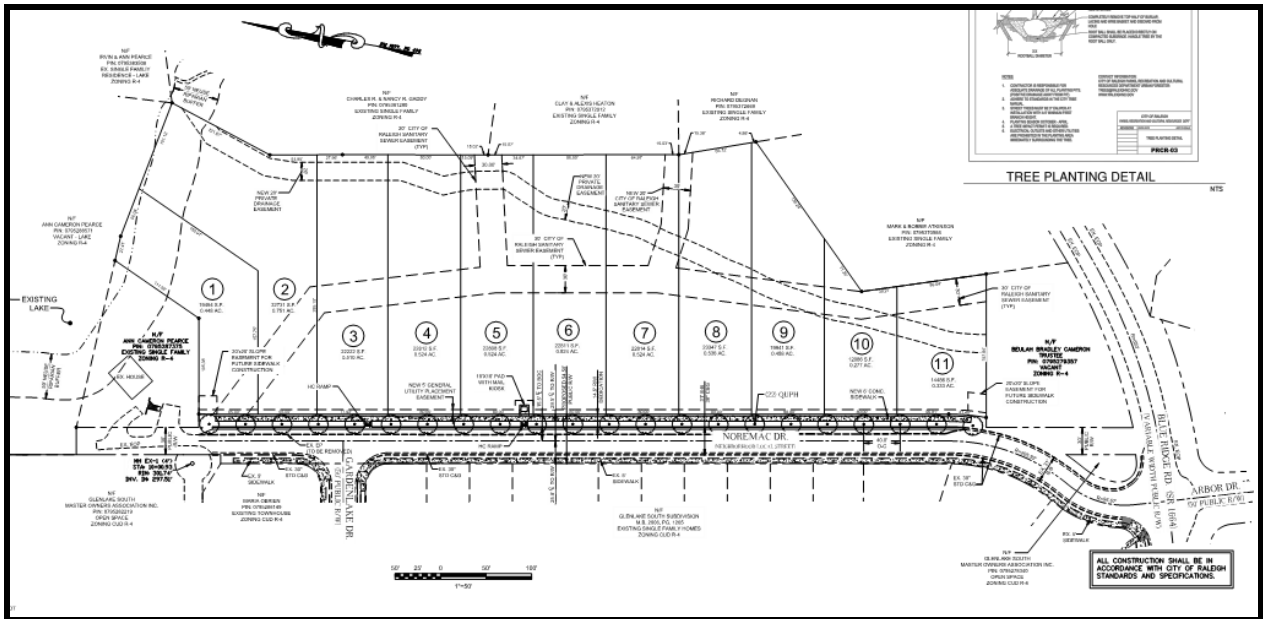
Design Adjustment: Design Adjustments have been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Public Works Director Designee due to extreme topography on all lots within this development and also with the existing cul-de-sac development at the back of development.

Administrative Alternate: NA



Location Map



Subdivision Layout

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**


Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name Camley Hills Subdivision	Date completed Application received August 7, 2017
	Case Number S-60-2015	Transaction Number 521297

DEPARTMENT RESPONSE/RECOMMENDATION	Staff <u>SUPPORTS</u> the Design Adjustment based upon the findings in these applicable code:			
	<input checked="" type="checkbox"/> <u>UDO Art. 8.3 Blocks, Lots, Access</u>		<input type="checkbox"/> <u>UDO Art. 8.4 New Streets</u>	
	<input checked="" type="checkbox"/> <u>UDO Art. 8.5 Existing Streets</u>		<input checked="" type="checkbox"/> <u>Raleigh Street Design Manual</u> <input type="checkbox"/> Other	
	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering	<i>Katherine Beard</i>	<input type="checkbox"/> Transportation		
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		
<input type="checkbox"/> Public Utilities				
<p>Findings: The street which fronts this subdivision is constructed to the property limits of this plan and is not required to provide improvements beyond the limits of construction. This subdivision will not be able to reduce the block perimeter with the extreme topography on all lots within this development and also with the existing cul-de-sac development at the back of these lots.</p> <p>Staff is in support of this design adjustment.</p>				

Development Services Director or Designee Action: Approve Approval with Conditions Deny


KATHERINE W. RITCHIE, PE
ENGINEERING MANAGER
8/23/2017
Date

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS	
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Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

Design Adjustment Approval

SUBJECT: S-60-15 / Camley Hills

CROSS-REFERENCE: Transaction # 521297, # 448408 / S-60-15 (AA # 3340)

LOCATION: The site is located on the east side of Noremac Drive, north of the intersection with Blue Ridge Road, located outside the city limits.

PIN: 0795288286, 0795289007, 0795279839, 0795279644

REQUEST: The subdivision of 4 lots consisting of 5.7 acres into 11 single-family lots, zoned Residential-4. This is a revision to a previously approved plan (AA # 3340) showing a reduction in the overall number of lots from 13 to 11, a revision in utility services to accommodate new lot configuration, and a new mail kiosk location. One condition of approval was removed (previous #2) as a result of the change in utility access. The sunset dates for this subdivision plan are unchanged.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

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

- (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;
- (3) That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to Planning Department authorization to record lots:

- (4) 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;
- (5) That a 30' sanitary sewer easement be dedicated to the City of Raleigh and is shown on all maps for recording;
- (6) That prior to or in conjunction with final subdivision map recordation, the existing lots be recombined;
- (7) That all means of transporting stormwater runoff across property lines 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 property owners association;"

- (8) 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);"
- (9) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related public improvements which remain incomplete; and
- (10) That ½-59' of the required right-of- way and 5' general utility placement easement along Noremac Drive is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance; and
- (11) That infrastructure construction plans, tree impact permits, and stub permits are issued and approved by the City of Raleigh.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers Date: 8/28/2017
Staff Coordinator: Daniel L. Stegall (DL)

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, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 08/03/17 owned by Beulah Cameron, submitted by John A. Edwards & Company.

ZONING:

ZONING DISTRICTS: Residential-4

TREE CONSERVATION: The plan was previously approved to not establish tree conservation areas.

PHASING: There is 1 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 and the Raleigh Street Design Manual.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to eop)	Proposed street (b to b)
Noremac Drive	Neighborhood local	40'	1/2-59'	22.7'	31'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between the required 1/2-31' street (excluding curb, gutter and sidewalk) and the proposed construction of 1/2-27' 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 Residential-4 zoning district in an area designated as Low Density Residential.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in Residential-4 zoning district 10,000 square 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 original subdivision layout included off-site sewer improvements)

SOLID WASTE: Individual lot service by the City is to be provided.

**BLOCKS / LOTS /
ACCESS:** The Development Services Director Designee has approved a design adjustment application because the subdivision will not be able to reduce the block perimeter with the extreme topography on all lots in this subdivision therefore; this development conforms to Chapter 8 of the UDO. The lot arrangement and access conform to Chapter 8 of the UDO. All lots will have individual access to Noremac Drive. Lot arrangement and access conform to Chapter 8 of the UDO.

- STREETSCAPE TYPE:** The applicable streetscape is residential. Construction of a 6' planting strip, a 6' wide sidewalk, and a 5' general utility placement easement is proposed.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 6' sidewalk will be constructed along Noremac 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 Article 9.2 of the UDO. Site will be exempt from runoff control requirements under 9.2.2.E.2.e as detention of stormwater runoff onsite will provide no benefit to downstream property owners. Nitrogen will be addressed with a buydown/offset fees.
- WETLANDS / RIPARIAN BUFFERS:** Neuse River riparian buffers are located on this site, showing minor disturbance for the 20' private drainage easement.
- STREET NAMES:** No new streets are being proposed with this development.
- 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:** **The sunset dates for the revision of this plan are unchanged.** 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:** 1-14-19 (original sunset date)
Record at least ½ of the land area approved.
- 5-Year Sunset Date:** 1-14-21 (original sunset date)
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.