



## Administrative Action Preliminary Subdivision

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

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**Case File / Name:** S-61-13 / Blueberry Drive Subdivision

**General Location:** The site is located on the south side of Blueberry Drive, east of its intersection with Edwards Mill Road.

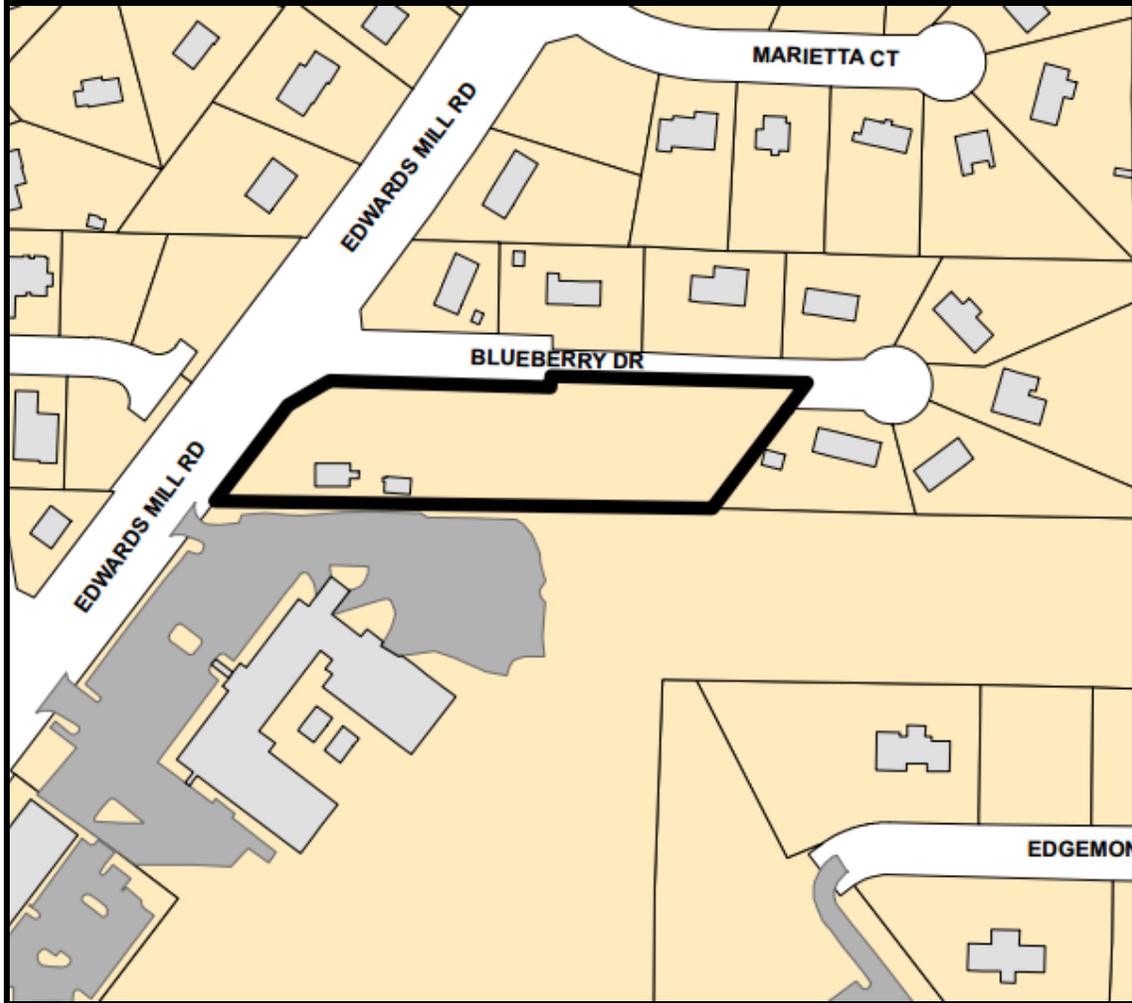
**CAC:** Northwest

**Nature of Case:** Subdivision of 1.83 acres into six single family lots and one open space lot, currently zoned Residential-4. All proposed lots will have public road frontage on Blueberry Drive. This project was submitted after the effective date of the Unified Development Ordinance

**Contact:** Jarrod Edens, P.E.

**Design Adjustment:** NA

**Administrative  
Alternate:** NA





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**SUBJECT:** S-61-13

**CROSS-REFERENCE:** NA

**LOCATION:** The site is located on the south side of Blueberry Drive, inside the city limits.

**PIN:** 0785864578

**REQUEST:** This request is to approve the subdivision of a 1.83 acre tract into six single family lots and one open space lot, zoned Residential-4.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

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

- (1) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (2) 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 and the stormwater device, shall be paid to the City;
- (3) 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, 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:***

- (4) 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.";
- (5) 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
- (6) That a fee-in-lieu for construction for 1' of sidewalk along Edwards Mill Road will be required;
- (7) That if the proposed public improvements are not installed and inspected by the city to accept for maintenance, a surety in the amount of 125% of the cost of construction for the 6' sidewalk and streetscape trees installed on Blueberry and Edwards Mill

Road is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;

- (8) That demolition permits for the existing structures be issued and the permit numbers shown on all maps for recording;
- (9) 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;
- (10) 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;

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

- (11) That ½ of the required right of way for Edwards Mill Road and Blueberry 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. The right-of-way dedication along Edwards Mill Road is eligible for reimbursement.
- (12) That an as built survey of the stormwater device is provided prior to final inspection on the final site permit;
- (13) That a planting detail for the streetscape trees is approved in accordance with the standards set forth in the Raleigh Street Design Manual;

***Prior to issuance of a certificate of occupancy for either lot:***

- (14) That the required streetscape is installed and accepted by the City for maintenance on a per lot basis;

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I hereby certify this administrative decision.

Signed:(Planning Dir.) Ken Bowes (C. Ryan) Date: 5-21-14

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 City Administration finds that this request, with the above conditions being met, conforms to Part 10A of the Unified Development Ordinance. This approval is based on a preliminary plan dated 3/21/14 owned by George and Risa Poniros, submitted by Edens Land Corp.

**ZONING:**

**ZONING DISTRICTS:** Residential-4

**TREE CONSERVATION:** The parcel to be subdivided is smaller than two acres in size. Tree conservation is not required for this subdivision.

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

**COMPREHENSIVE PLAN:**

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

**STREET TYPOLOGY MAP:** Edwards Mill Road is classified as an Avenue Six-Lane Divided, requiring 126' of right-of-way and a 98' bb cross section. Dedication of ½ of the required 126' right-of-way is required along Edwards Mill to meet the Avenue Six-Lane Divided requirements. Blueberry Drive is classified as a Neighborhood Yield, requiring 55' of right-of-way and a 27' b/b section. Dedication of ½ of the required 55' right-of-way is required to meet the Neighborhood Yield requirements.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Edwards Mill Road	Avenue Six-Lane Divided	103'±	126'	68'±	98'
Blueberry Drive	Neighborhood Yield	Variable (30'-60')	55'	17'± edge to edge	27'

The right-of-way to be dedicated along Edwards Mill Road is reimbursable under the facility fees program.

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

**COMPREHENSIVE PLAN:** This site is located in the Northwest CAC in an area designated as low density residential.

**SUBDIVISION  
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in the 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. The minimum lot width of a corner lot is 80 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 not required as the streets are existing.
- STREETSCAPE  
TYPE:** The applicable streetscape is residential. Construction of a 6' wide planting strip and planting of street trees with a 6' wide sidewalk is proposed along Blueberry Drive. A fee-in-lieu for 1' of sidewalk and planting of street trees is required along Edwards Mill Road.
- PEDESTRIAN:** Proposed sidewalk location on Blueberry Drive conforms to City regulations. A 6' sidewalk along the south side Blueberry Drive and a fee-in-lieu for 1' of sidewalk along Edwards Mill Road is required.
- 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 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. A proposed dry pond will address runoff control compliance by detaining runoff for the 2 and 10 year storm to pre-development rates. A buy down will be required to offset nitrogen loads.
- WETLANDS  
/ RIPARIAN  
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new streets are being proposed with this development. No fee for street signs is required as all streets are existing.
- 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:** 5/21/2017

Record at least ½ of the land area approved.

**5-Year Sunset Date:** 5/21/2019

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.