



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-61-16 / North Hills East Subdivision

General Location: The site is located on a tract of land bound by Six Forks Road, Front at North Hills Street, and Park at North Hills Street, inside the city limits.

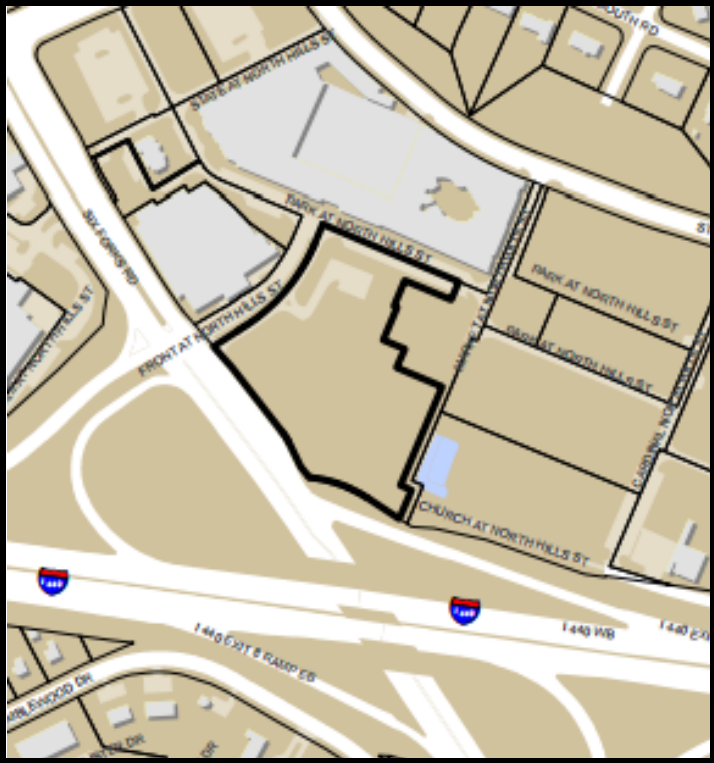
CAC: Midtown

Nature of Case: Subdivision of a 4.18 acre parcel into two lots zoned Planned Development (North Hills East PD)

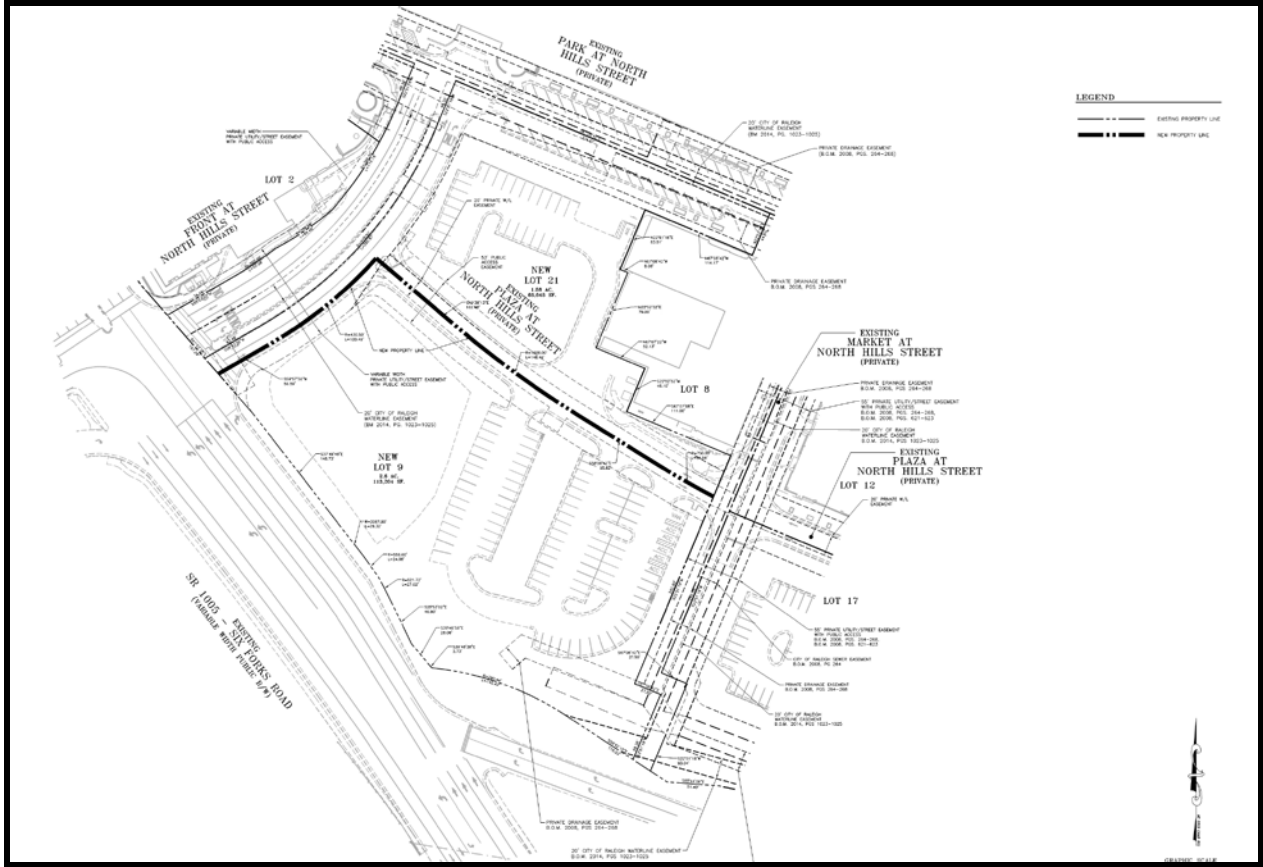
Contact: Andy Padiak, McAdams.

Design Adjustment: A design adjustment has been approved by the Engineering Services Director for relief from the block perimeter requirements of Article 8.3.

Administrative Alternate: NA



S-61-16 Location Map



S-61-16 Preliminary Subdivision Plan

SUBJECT: S-61-16 / North Hills East Subdivision

CROSS-REFERENCE: MP-4-08, Z-22-09

LOCATION: The site is located on a tract of land bound by Six Forks Road, Front at North Hills Street, and Park at North Hills Street, inside the city limits.

PIN: 0794762350

REQUEST: Subdivision of a 4.18 acre parcel (Lot 9 of North Hills East) into two lots zoned Planned Development (North Hills East PD).

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That existing legal documents for the shared stormwater device are updated to reflect the new lot configuration;
- (2) That all requirements of Z-22-09 are adhered to.

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kenneth Bowers (S. Bower) Date: 12-5-16

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 the Unified Development Ordinance. This approval is based on a preliminary plan dated 10/10/16 owned by North Hills East Master Developer, LLC, submitted by the McAdams Company.

ZONING:

ZONING DISTRICTS: Planned Development.

TREE CONSERVATION: Tree conservation areas have been previously recorded as part of the Master Plan (See BM 2010 PG 503-504)

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: No dedication of right-of-way or street construction is proposed or required with this development.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Six Forks Road	Avenue 6-Lane, divided	Variable	½ 126'	Variable	Variable	N/A

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

COMPREHENSIVE PLAN: This site is located in the Midtown CAC in an area designated for regional mixed use development.

SUBDIVISION STANDARDS:

LOT LAYOUT: This proposal creates new lot 9 (2.6 acres) and new lot 21 (1.58 acres) from the existing lot 9 of the North Hills East Master Plan. The master plan does not specify minimum lot sizes or dimensional requirements. Future development of these parcels will be governed by the regulations specified in the master plan.

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: Service to be determined with site plan submittal.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. design adjustment has been approved by the Engineering Services Director for relief from the block perimeter requirements of Article 8.3.

STREETSCAPE

TYPE: Streetscape previously approved and installed.

PEDESTRIAN: Sidewalks exist along Six Forks Road and Front at North Hills Street.

FLOOD HAZARD: There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

Stormwater management for this site has been previously approved with the master plan.

**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.

**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: 12-5-2019
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.