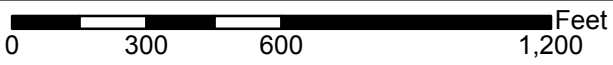
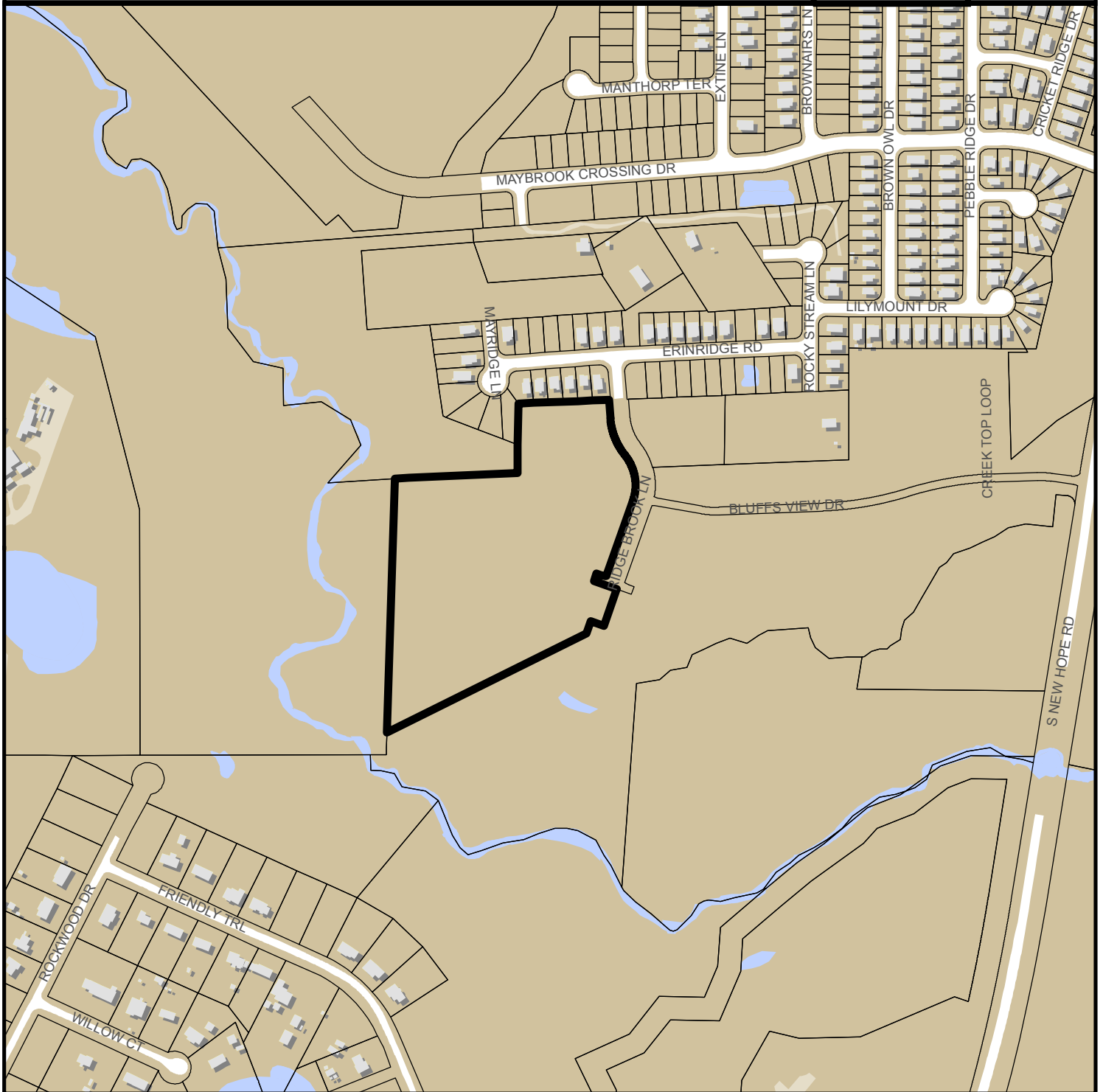


NORTH BLUFF - 2

S-66-2016



Zoning: **R-6, R-10 & CM**

CAC: **Souteast**

Drainage Basin: **Walnut Creek**

Acreage: **10.99**

Number of Lots: **2**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **One Pedcor Square**





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-66-16 / North Bluff 2 (Revision to previously approved plan)

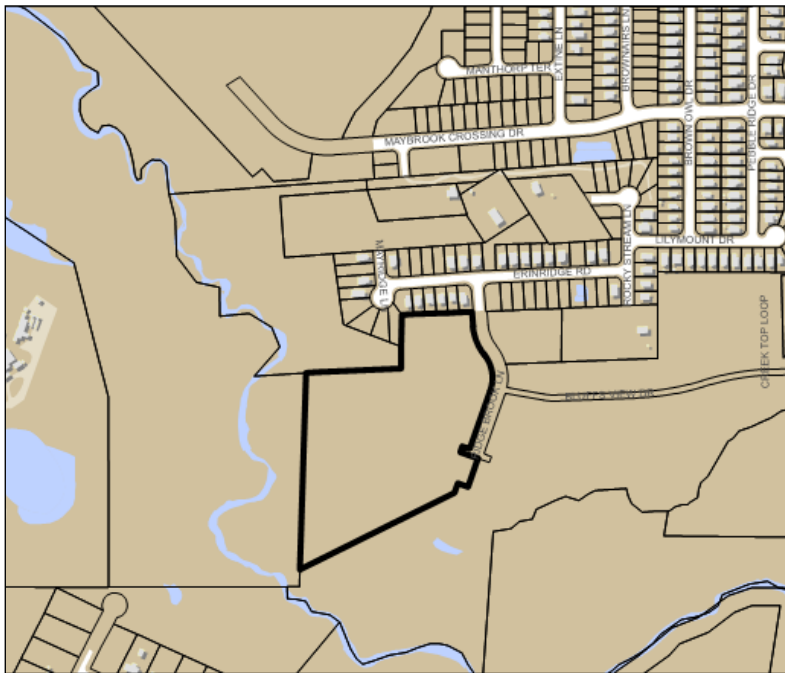
General Location: The site is located west side of Ridge Brook Lane, adjacent to Bluffs View Drive, inside the city limits.

CAC: Southeast

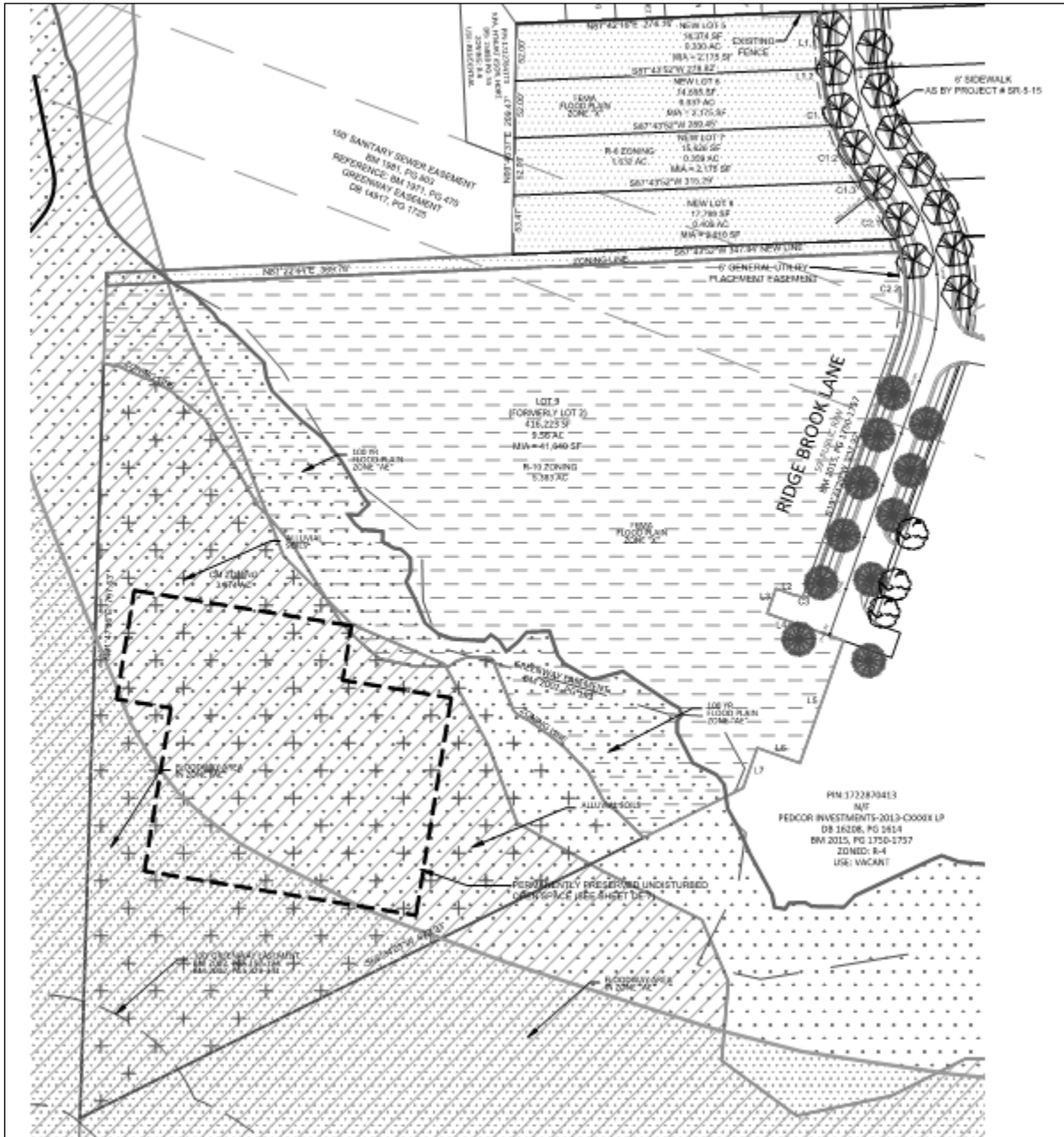
Nature of Case: This is a revision of previously approved preliminary subdivision case S-66-16 / North Bluff 2. This is the subdivision of a 10.99 acre parcel into 5 lots zoned Residential-6 (R-6). New Lots 5, Lot 6, Lot 7 and Lot 8 are located within R-6 Zoning District, a portion of new Lot 9 is located within a Residential-6, Residential-10 and Conservation Management Zoning District. The changes included with this revision pertain to stormwater control and impervious surface allowances for the proposed lots. With the previous approval there were 13 conditions of approval and with this approval there are 12. Previous condition # 3 was removed (no longer applicable) and previous condition #10 (now #9) has been revised. The sunset dates for the plan are unchanged.

Contact: Tom Speight, Bateman Civil Survey Company, PC

Design Adjustment: N/A



North Bluff 2 Location Map S-66-16



North Bluff 2 Subdivision Map S-66-16

SUBJECT: S-66-16 / North Bluff 2

CROSS-REFERENCE: SR-5-15/The Bluffs at Walnut Creek, S-66-16/AA 3605

LOCATION: The site is located west side of Ridge Brook Lane, adjacent to Bluffs View Drive, inside the city limits.

PIN(S): 1722774760

REQUEST: This is a revision of previously approved preliminary subdivision case S-66-16 / North Bluff 2. This is the subdivision of a 10.99 acre parcel into 5 lots zoned Residential-6 (R-6). New Lots 5, Lot 6, Lot 7 and Lot 8 are located within R-6 Zoning District, a portion of new Lot 9 is located within a Residential-6, Residential-10 and Conservation Management Zoning District. Overall density is 0.45 units per acre, based on a maximum 6 units per acre in the Residential-6 zoning district and 10 units per acre in the Residential-10 district.

The changes included with this revision pertain to stormwater control and impervious surface allowances for the proposed lots. With the previous approval there were 13 conditions of approval and with this approval there are 12. Previous condition # 3 was removed (no longer applicable) and previous condition #10 (now #9) has been revised. The sunset dates for the plan are unchanged.

OFFICIAL ACTION: **Approved with Conditions**

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4., a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (2) 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;

Prior to Planning Department authorization to record lots:

- (3) 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 approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;

- (4) That a tree conservation map 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;
- (5) That a stormwater control plan be approved by the Stormwater Engineer in compliance with Article 9.2 of the Unified Development Ordinance, including the designation of open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
- (6) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (7) That water quality calculations are submitted to the City and a nitrogen offset payment must be made to a qualifying mitigation bank;
- (8) That the following note be shown on all maps for recording: A minimum finished floor elevation will be required for all lots along the floodplain boundary;
- (9) That an impervious limitation shall be recorded on the plat to indicate a maximum impervious limit of 3,735 sf for Lots 5-8.

Prior to issuance of building permits:

- (10) That a tree impact permit is obtained from the Urban Forester in the Parks and Recreation Department for landscaping in the public right-of-way;

Prior to Issuance of a certificate of occupancy:

- (11) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;
- (12) That the water and sewer infrastructure on Ridge Brook Lane, being constructed with SR-5-15 "The Bluffs at Walnut Creek", is constructed and accepted for City maintenance;

I hereby certify this administrative decision.

Signed: (Planning Director) Kenneth Brewer Date: 8/31/2017
(RB)

Staff Coordinator: Martha Y. Lobo

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 Detached House (Sec 2.2.1.) This approval is based on a preliminary plan dated 9/12/2016 with last revisions dated 7/31/2017 owned by PEDCOR Investments, submitted by Bateman Civil Survey Company, PC.

ZONING:

ZONING DISTRICTS: New Lot(s) 5, Lot 6, Lot 7 and Lot 8 are located within a Residential-6 Zoning District. A portion of new Lot 9 is located within a Residential-6, Residential-10 and Conservation Management Zoning District.

TREE CONSERVATION: 1.43 acres of primary tree conservation area is provided, which is 14.95% of the net site area. No secondary or greenway tree conservation area is provided.

PHASING: N/A

COMPREHENSIVE PLAN:

GREENWAY: There are existing Greenway Easements on this site, recorded in Deed Book 14917 Page 1725, Book of Maps 2002, Page 193, and a 100 foot Greenway Easement recorded in Book of Maps 2002, Page 192-194 and Book of Maps 2002, Page 329-331.

STREET PLAN MAP: Dedication of right-of-way and construction of the following streets were approved with the adjacent development, SR-5-15/The Bluffs at Walnut Creek, and are required by the Street Plan Map of the Comprehensive Plan. Additional dedication of right-of-way is not required for this subdivision.

Street Name	Designation	Existing R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Ridge Brook Lane	Neighborhood Local	59'	N/A	31'	N/A	N/A

Existing streets on the site are classified as Neighborhood Local. A surety for the required improvements is not required, as a result of the surety already in place by the adjacent approved development, SR-5-15/The Bluffs at Walnut Creek.

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

**COMPREHENSIVE
PLAN:**

This site is located in the Southeast CAC in an area designated for Low Density Residential development.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: New Lots 5, Lot 6, Lot 7 and Lot 8 are located within a Residential-6 Zoning District. The minimum lot size for New Lots 5, Lot 6, Lot 7 and Lot 8 within the Residential-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 and the minimum lot width of a corner lot is 65' feet. Approximately .203 acres of new Lot 9 is located within Residential-6, 5.383 acres in Residential-10 and 3.974 acres in Conservation Management Zoning District. Lots in this development conform to these minimum standards.

PUBLIC UTILITIES: City water and sewer services are under construction. Certificates of occupancy cannot be issued until City acceptance of water and sewer mains in Ridge Brook Lane (SR-5-15: "The Bluffs at Walnut Creek"). If water and sewer mains are not installed (per SR-5-15: "The Bluffs at Walnut Creek"), the subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: N/A

**BLOCKS / LOTS /
ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

**STREETSCAPE
TYPE:** The applicable streetscape is a residential type-Neighborhood Local Street. Construction of a 6' planting area with a 6'-wide sidewalk is proposed. Construction and tree installation is being done with development on the adjacent tract, case SR-5-15 The Bluffs at Walnut Creek.

PEDESTRIAN: A sidewalk is required along both sides of Ridge Brook Lane, and is required to be installed by the approved adjacent development, case SR-5-15, The Bluffs at Walnut Creek. Access to the public right of way, in addition to internal connection requirements, is provided in accordance with 8.3.4 of the UDO.

FLOOD HAZARD: The proposed lots are located within FEMA mapped floodplain.

**STORMWATER
MANAGEMENT:** This subdivision is subject to Stormwater control regulations under Article 9.2 of the UDO. The subdivision is claiming an exemption to runoff control requirements under 9.2.2.E.2.e as detention of the 10 yr and 25 yr storm events would provide no benefit to downstream properties as the site discharges directly into Walnut Creek. Residential Lots 5-8 will address water quality by limiting the impervious on each lot and a buydown payment. Impervious surface limitations shall be shown on all maps for recording. Lot 9 will address water quality independently at time of further site plan or subdivision submittal.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Riparian buffers exist on 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:

The sunset dates for 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: 5/16/2020

Record ½ of the total land area

5-Year Sunset Date: 5/16/2022

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.