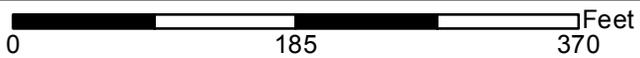
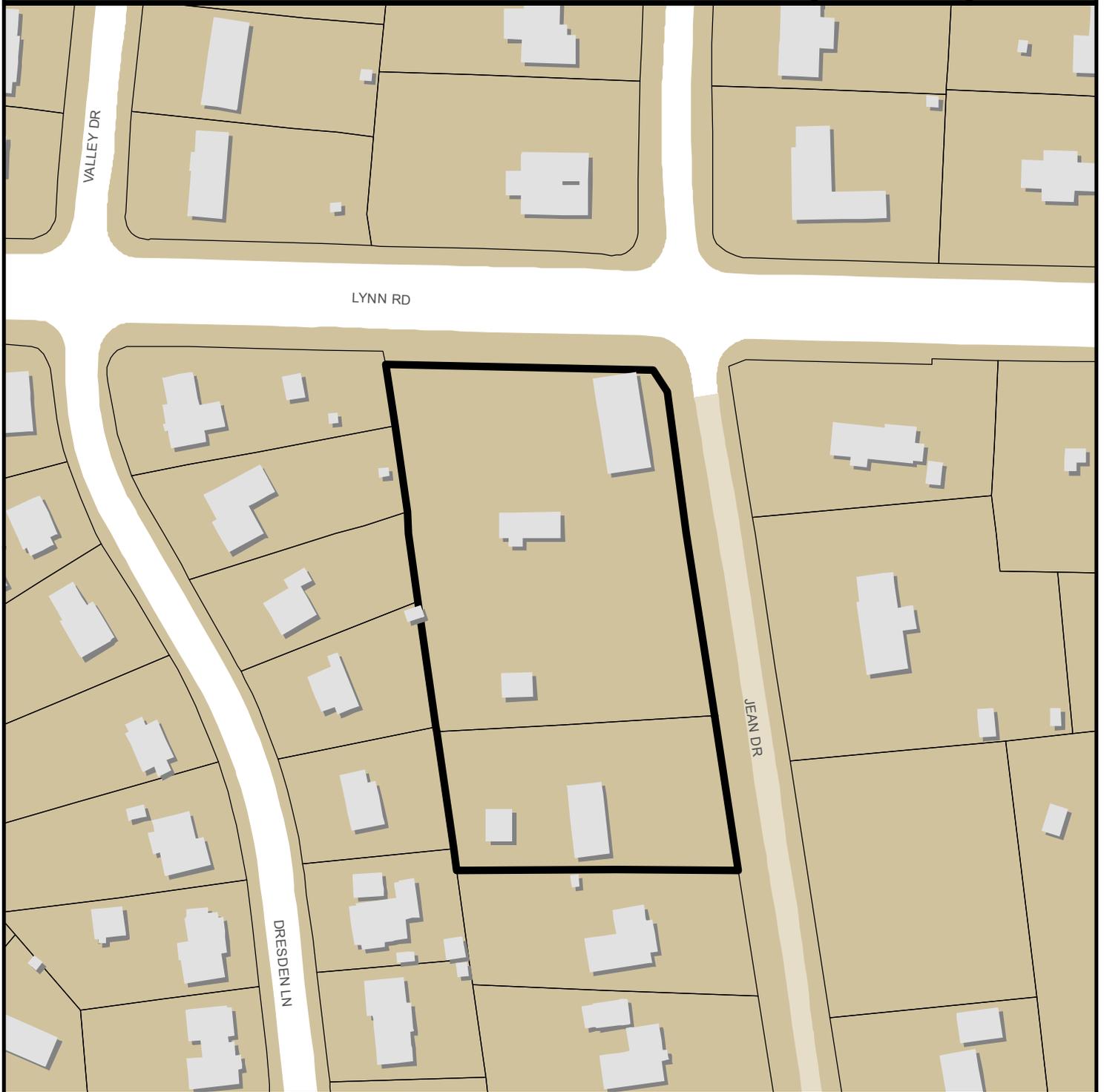


JEAN DRIVE SUBDIVISION S-70-2015



Zoning: **R-4**
CAC: **North**

Drainage Basin: **Mine**
Acreage: **3.3**
Number of Lots: **6**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**

Applicant: **Grayson are Homes**
Phone: **(919) 489-5880**





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-70-15 / Jean Drive

General Location: The site is located on the southwest quadrant of Jean Drive and Lynn Road, inside the city limits.

CAC: North

Nature of Case: Recombination and subdivision of 2 lots of 0.73 acres & 1.90 acres size totaling 2.61 acres, into 6 lots zoned Residential-4.

Contact: Keith Gettle, Civil Consultants, Inc.

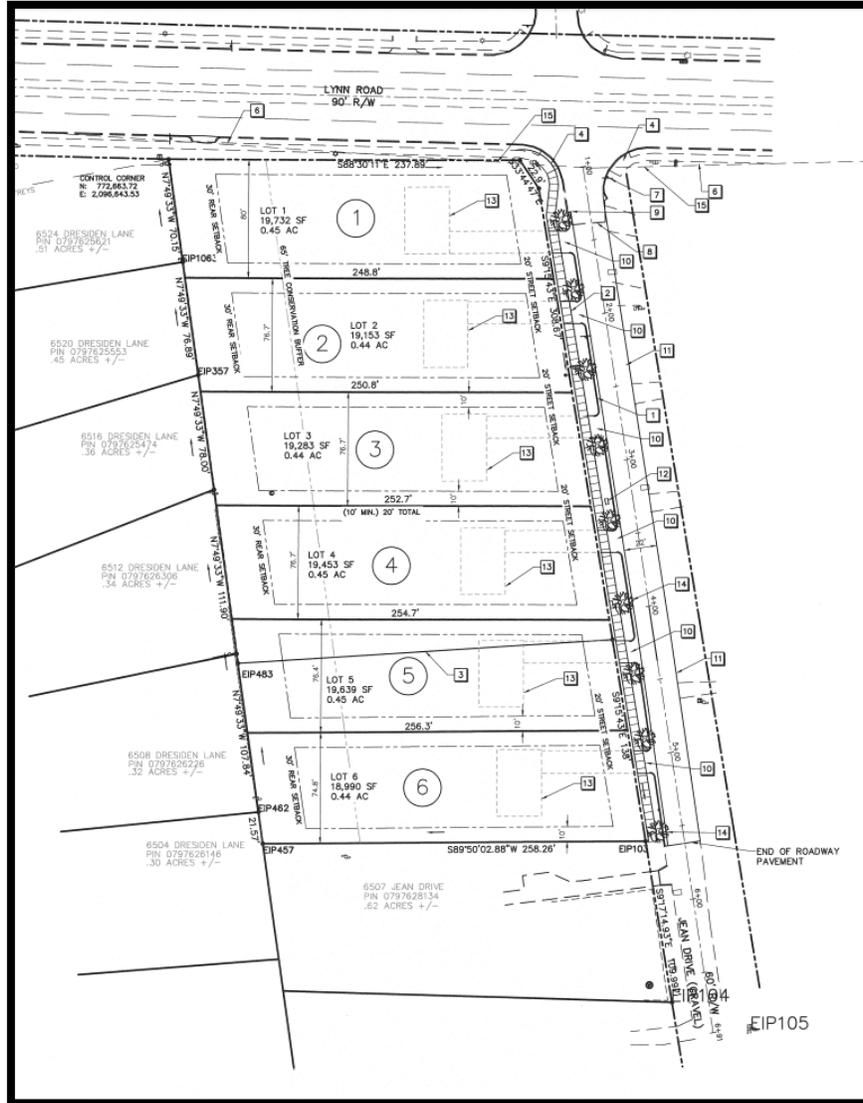
Design Adjustment: Two Design Adjustments have been approved by the Public Works Director for this project, noted below.

1. Existing Streets – UDO Section 8.5
2. Block Perimeter – UDO Section 8.3

Administrative Alternate: NA



Location Map



Subdivision layout

SUBJECT: S-70-15

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the southwest quadrant of Jean Drive and Lynn Road, inside the city limits.

PIN: 0797628227 & 0797627499

REQUEST: This request is to approve the recombination and subdivision of 2 lots totaling 2.61 acres, into 6 lots zoned Residential-4.

OFFICIAL ACTION: **Approval 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 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 a map of the tree conservation areas with metes and bounds descriptions must be submitted to the Conservation Forester along with a tree cover report. Tree protection fence must be set up along the boundaries of tree conservation areas within 75 ft. of grading and an appointment must be made with the Conservation Forester to inspect the fence. UDO 9.1.4.E;
- (3) That a stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) That the construction standards for the required fire apparatus turn-around on proposed lot 6 meet City design specifications;

Prior to Planning Department authorization to record lots:

- (6) That a homeowner's association declaration prepared in conformity with N.C. Gen. Stat., Chapter 47F for the maintenance and protection of the trees within recorded tree conservation areas; and one or more deeds conveying all tree conservation areas in fee or in easement to the homeowner's association be recorded and a copy returned to the City in accordance with UDO Sections 9.1.5.A.2.c. & d;
- (7) That prior to or in conjunction with lot recordation a plat of tree conservation areas must be recorded at the Wake County Register of Deeds office;

- (8) That a fee-in-lieu for 1' of sidewalk along Lynn Road be paid to the Public Works Department;
- (9) That a surety for public improvements will be required for any public improvements on Lynn Road at 100% of construction costs (NCDOT-maintained and on Jean Drive at 125% (City-maintained);
- (10) That ½-104' of the required right-of-way and a 5' General Utility Placement Easement on Lynn Road be dedicated to the City of Raleigh and be shown on the final subdivision map;
- (11) That a 5' General Utility Placement Easement on Jean Drive be dedicated to the City of Raleigh and be shown on the final subdivision map;
- (12) That a City of Raleigh Fire Access Easement be shown on the final subdivision map around the required fire apparatus turn-around on proposed lot 6 and that this easement be dedicated to the City of Raleigh;
- (13) That Infrastructure Construction Plans, Tree Impact Permits, and Stub Permits are approved/issued by the City of Raleigh; and
- (14) That a demolition permit be issued and this building permit number be shown on all maps for recording.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (A. Barton) Date: 3-11-16

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, Chapter 7, Article 7.2. This approval is based on a preliminary plan dated 2/8/16 owned by Grayson Dare Homes, submitted by Civil Consultants.

ZONING:

ZONING DISTRICTS: Residential-4

TREE CONSERVATION: This project is required 10% or .27 acres for tree conservation. This project has dedicated .29 acres which is broken into:
Primary: .19 acres
Secondary: .10 acres

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. Dedication of right-of-way is / not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Jean Drive	Neighborhood Yield Street	60'	55'	gravel	27'	N/A
Lynn Road	Avenue 4-lane divided	90'	104'	60'	60'	N/A

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 north citizen advisory council in an area designated as low density residential.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the Residentail-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. 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: All lots will have access from Jean Drive. A Design Adjustment from Block Perimeter was approved by the Interim Public Works Director.

STREETSCAPE

TYPE: The applicable streetscape is a residential. Construction of a 6' planting strip with a 6' wide sidewalk is proposed along Jean drive. Lynn Road is a NCDOT maintained road with existing sidewalk; therefore, a Type C2 Yard will be planted.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 6' sidewalk is required along Jean Drive. A 5' sidewalk exists on Lynn Road. A fee-in-lieu for 1' of sidewalk will be paid.

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. The site will claim an exemption to stormwater runoff control requirements under 9.2.2.E.2.b because the increase in peak stormwater runoff between pre-development and post-development conditions will be 10% or less for the 2, 10, & 25 yr storms. Water quality regulations will be met with a nitrogen mitigation buydown payment.

**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. 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: 3-11-2019
Record at least ½ of the land area approved.

5-Year Sunset Date: 3-11-2021
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.



Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may 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	Jean Drive Subdivision	Date Completed Application Received	2/12/2016
	Case Number	S-70-2015	Transaction Number	453076

Staff Response/Recommendation	<p>1) Lynn Road is classified as an Avenue, 4-lane divided section and requires a 14' shoulder to meet the UDO requirements. The existing shoulder on Lynn Road exists with a 5' sidewalk and grass strip between the back of curb which is consistent with the adjacent and opposing Lynn Road frontage. Staff supports the request to allow the existing streetscape to remain.</p> <p>2) Jean Drive is currently a dead-end street which will not provide a street connection with this subdivision of a section of Jean Drive. The block perimeter for an R-4 zoning is 5,000 linear feet maximum and the measured block perimeter for existing Jean Drive is 7,800 linear feet. The adjacent single family residential properties and cul-de-sac developments on all sides prohibit a connection based on the findings in the UDO Section 8.3.6. This request is supported by Staff.</p>		
	Staff Member	Kathryn Beard	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny

[Signature] _____ Date 2/9/16

Richard L. Kelly, Interim Public Works Director

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
-------------------------	--

Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov