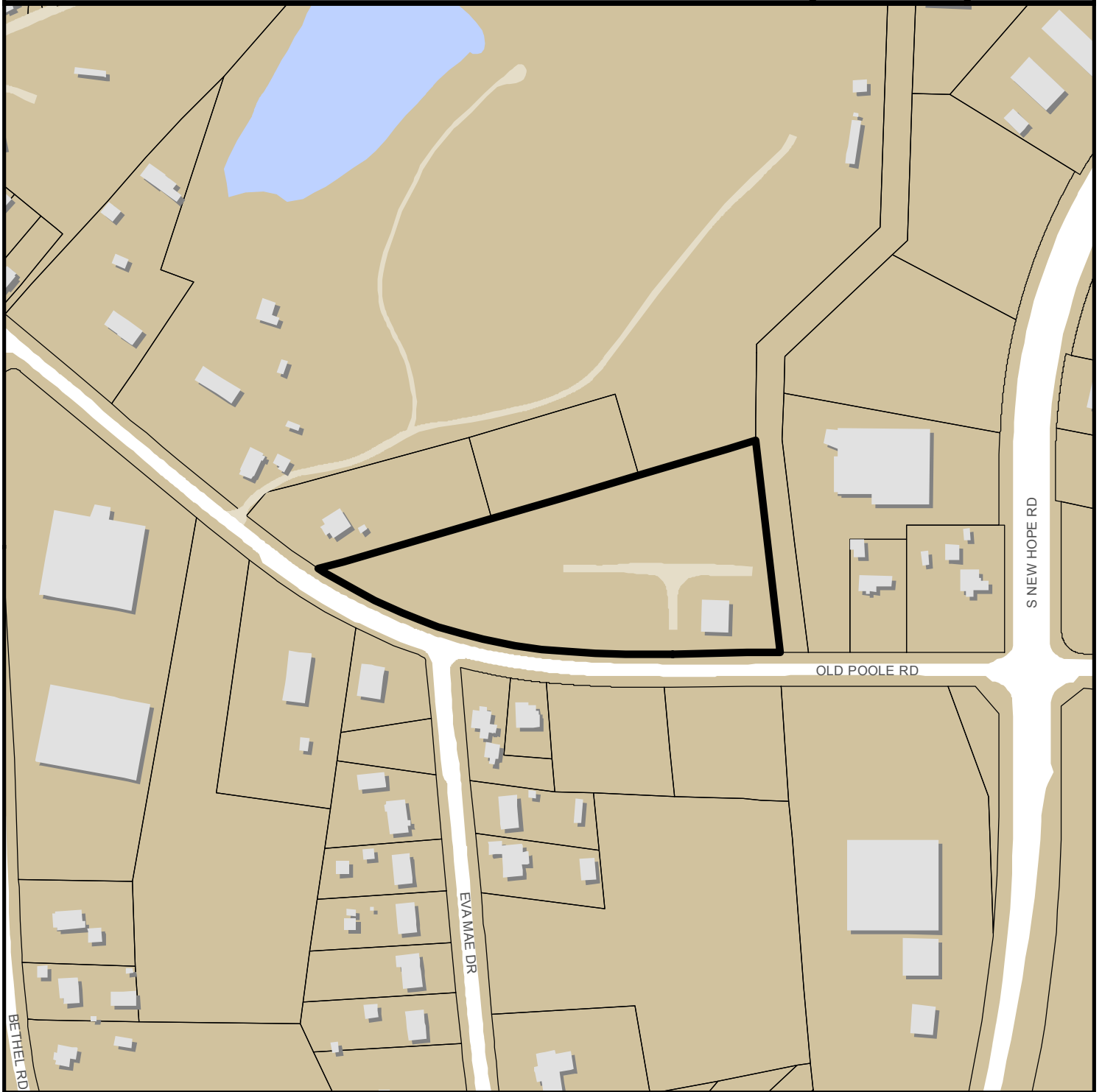


# SYCAMORE RUN APARTMENT SUBDIVISION S-72-2015



0 300 600 Feet

Zoning: **NB**

CAC: **Southeast**

Drainage Basin: **Crabtree Basin**

Acreage: **3.43**

Number of Lots: **2**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **SP & D Raleigh, LLC**

Phone: **(704) 998-1189**





# 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-72-15 / Sycamore Run Apartments Subdivision

**General Location:** The site is located on the north side of Old Poole Road, southeast of the intersection with Poole Road and west of the intersection of South New Hope Road, located outside the city limits.

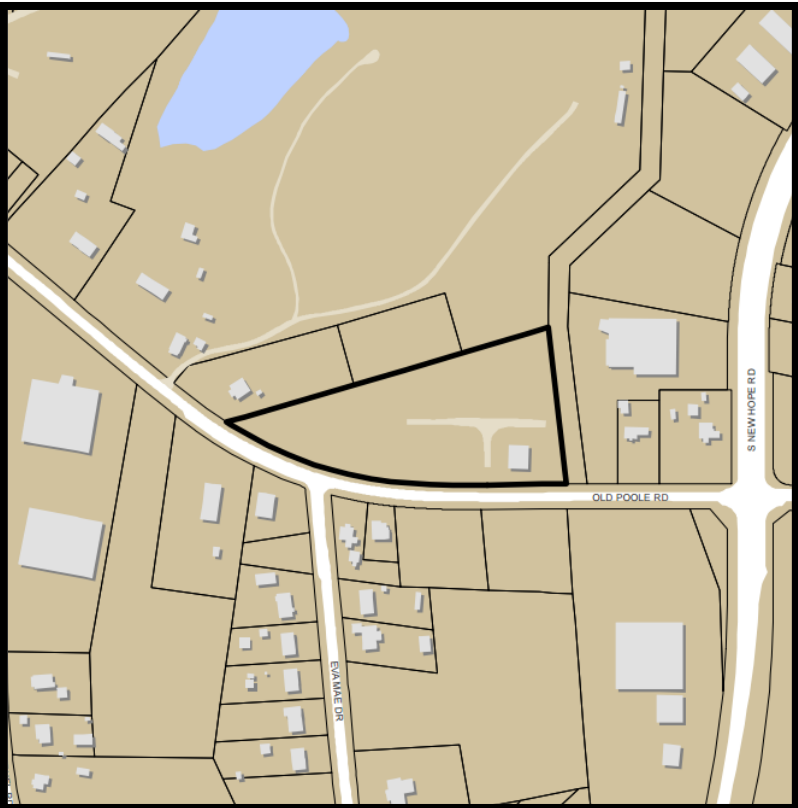
**CAC:** Southeast

**Nature of Case:** The subdivision of a 4.12 acre parcel due to the dedication of street right-of-way, creating two lots. The property is zoned Neighborhood Business and Residential-15.

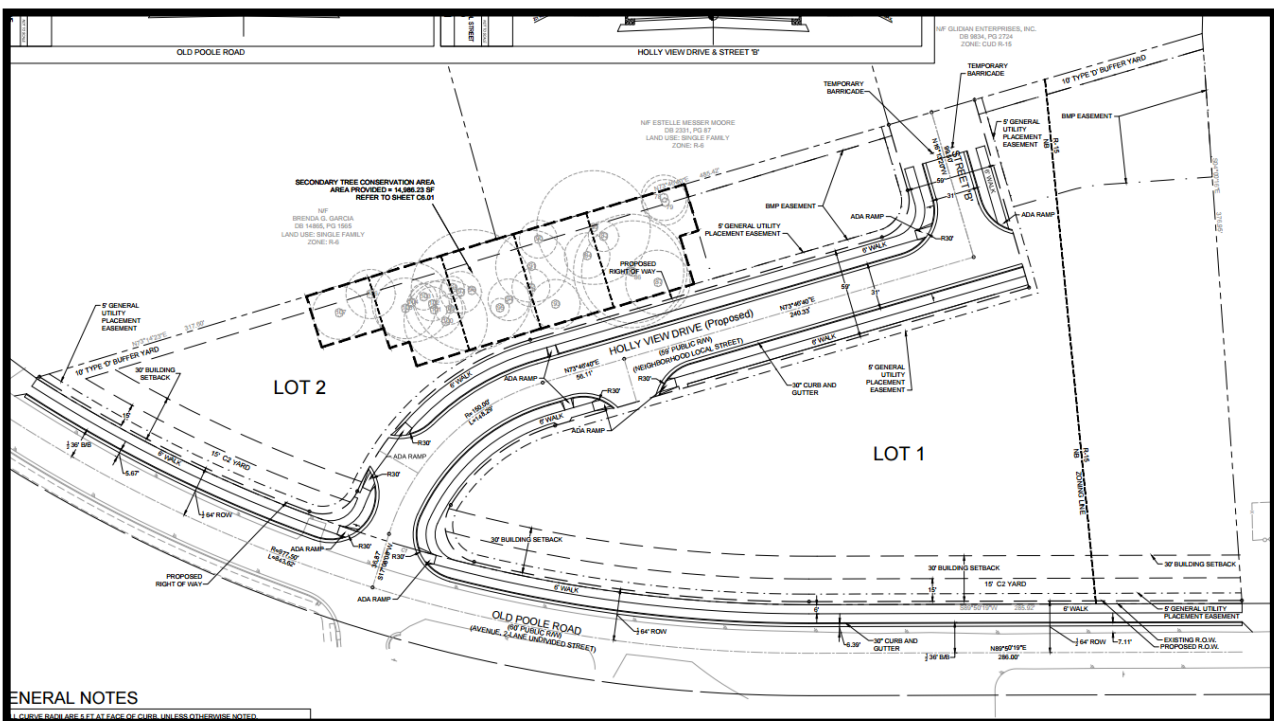
**Contact:** Jim Chandler, Timmons Group

**Design Adjustment:** N/A

**Administrative Alternate:** NA



Location Map



## Subdivision Layout

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**SUBJECT:** S-72-15 / Sycamore Run Apartment Subdivision

**CROSS-REFERENCE:** GH-2-15

**LOCATION:** The site is located outside the city limits, on the north side of Old Poole Road, southeast of the intersection with Poole Road and west of the intersection of South New Hope Road.

**PIN:** 1723927854

**REQUEST:** The subdivision of a 4.12 acre parcel due to the dedication of right-of-way, creating two lots. The property is zoned Neighborhood Business and Residential-15.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

***Prior to issuance of a mass grading or demolition permit for the site:***

- (1) That a final tree conservation plan in compliance with UDO Article 9.1. must be approved by the Conservation Forester. The plan must include a map of the tree conservation areas with metes and bounds descriptions of all tree conservation area boundaries. Tree protection fence must located in the field along the boundaries of all tree conservation areas and inspected by the Conservation Forester;
- (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;

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

- (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 of the Unified Development Ordinance, 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;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) That construction plans for the shared stormwater devices be submitted and approved by the Public Works Department;
- (6) That all NCDOT encroachments and driveway permits have been issued;
- (7) That a final tree conservation plan in compliance with UDO Article 9.1. must be approved by the Conservation Forester. The plan must include a map of the tree conservation areas with metes and bounds descriptions of all tree

conservation area boundaries. Tree protection fence must be located in the field along the boundaries of all tree conservation areas and inspected by the Conservation Forester;

- (8) 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;

***Prior to Planning Department authorization to record lots:***

- (9) That street names for this development be approved by the Raleigh City Planning Department and by Wake County;
- (10) That infrastructure construction plans and tree impact permits are approved/issued by the City of Raleigh;
- (11) That a surety for public improvements for Old Poole Road will be based on 100% construction costs for NCDOT maintained facility. The city will require a surety of 125% for construction costs of public improvements on Holly View Drive and Ridge Rock Road. These sureties shall be paid prior to lot recordation;
- (12) That ½-64' of the required right-of-way and 5' general utility placement easement along Old Poole Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (13) That 59' of the required right-of-way and 5' general utility placement easement along proposed Neighborhood Local Street (Holly View 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;
- (14) That 59' of the required right-of-way and 5' general utility placement easement along proposed Neighborhood Local Street (Ridge Rock Road) is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (15) That a plat of all tree conservation areas with metes and bounds descriptions of the boundaries must be recorded at the Wake County Register of Deeds office. A Tree Impact Permit must be obtained to plant street trees on the public right-of-way;
- (16) 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;
- (17) 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;
- (18) 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);"

- (19) That the maximum impervious surface allowed for each lot shown on the preliminary plan, as approved by the City Stormwater Engineer, shall be shown on the recorded map;
- (20) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;
- (21) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (22) 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;
- (23) 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;
- (24) 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.

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

Kenneth Bowen (S. Bowen)

Date: 2-17-16

**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. This approval is based on a preliminary plan dated 1/11/16, owned by SP&D, submitted by Timmons Group.

**ZONING:**

**ZONING DISTRICTS:**

Z-89-96 Old Poole Road, north side, between Poole Road Extension and New Hope Road, being Map 1723.16 93 4497, approximately 26 acres rezoned to Residential-15 Conditional Use District.

Conditions: (7/19/96)

1. Development(s) upon this property shall comply with provisions of CR 7107 or its successor relating to stormwater management.
2. Any additional right-of-way needed for the widening of Old Poole Road shall be reimbursed at the Residential-6 value.

**TREE CONSERVATION:**

This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 0.344 acres of tree conservation area which is 10.0% of the net site acreage.

Tree conservation acreage is as follows:  
Primary: 0.0 acres  
Secondary: 0.344 acres

**PHASING:** There is one 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
Old Poole Road	Avenue 2-lane, undivided	60'	½-64'	22'	½-36'	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 southeast Citizen Advisory Council in an area designated as moderate density residential.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Residential-15 and Neighborhood Business zoning districts are 5,000 square feet. The minimum lot depth in these zoning district are 70 feet. The minimum lot width of an interior lot in these zoning district 45 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 a private contractor is to be provided.

**BLOCKS / LOTS / ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. UDO Section 8.3.2.A Block Perimeters is being met by the dedication of right-of-way and street construction to the northern property line.

**STREETSCAPE TYPE:** The applicable streetscape is residential. Construction of a 6' tree lawn with a 6' wide sidewalk is proposed along both neighborhood local streets. A 6' wide sidewalk and Type C2 Yard is proposed along Old Poole Road.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of the neighborhood local streets and Old Poole Road.

**FLOOD HAZARD:** There are flood hazard soils on this site. Location determined by Scott Mitchell, PE LSS. See City of Raleigh flood study file no. FS-688.

**STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Stormwater quantity is being met through the use of 2 detention ponds and underground piping. Stormwater Quality is being met with a mitigation payment. A nitrogen offset payment and the construction of two detention ponds are required to meet stormwater quality and underground piping to the two detention ponds will be utilized to meet stormwater quantity regulations.

That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate.



**WETLANDS  
/ RIPARIAN  
BUFFERS:**

Neuse River Riparian buffers are located on site but no disturbance is proposed.

**STREET NAMES:**

Two 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:** 2-17-2019

Record at least ½ of the land area approved.

**5-Year Sunset Date:** 2-17-2021

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.