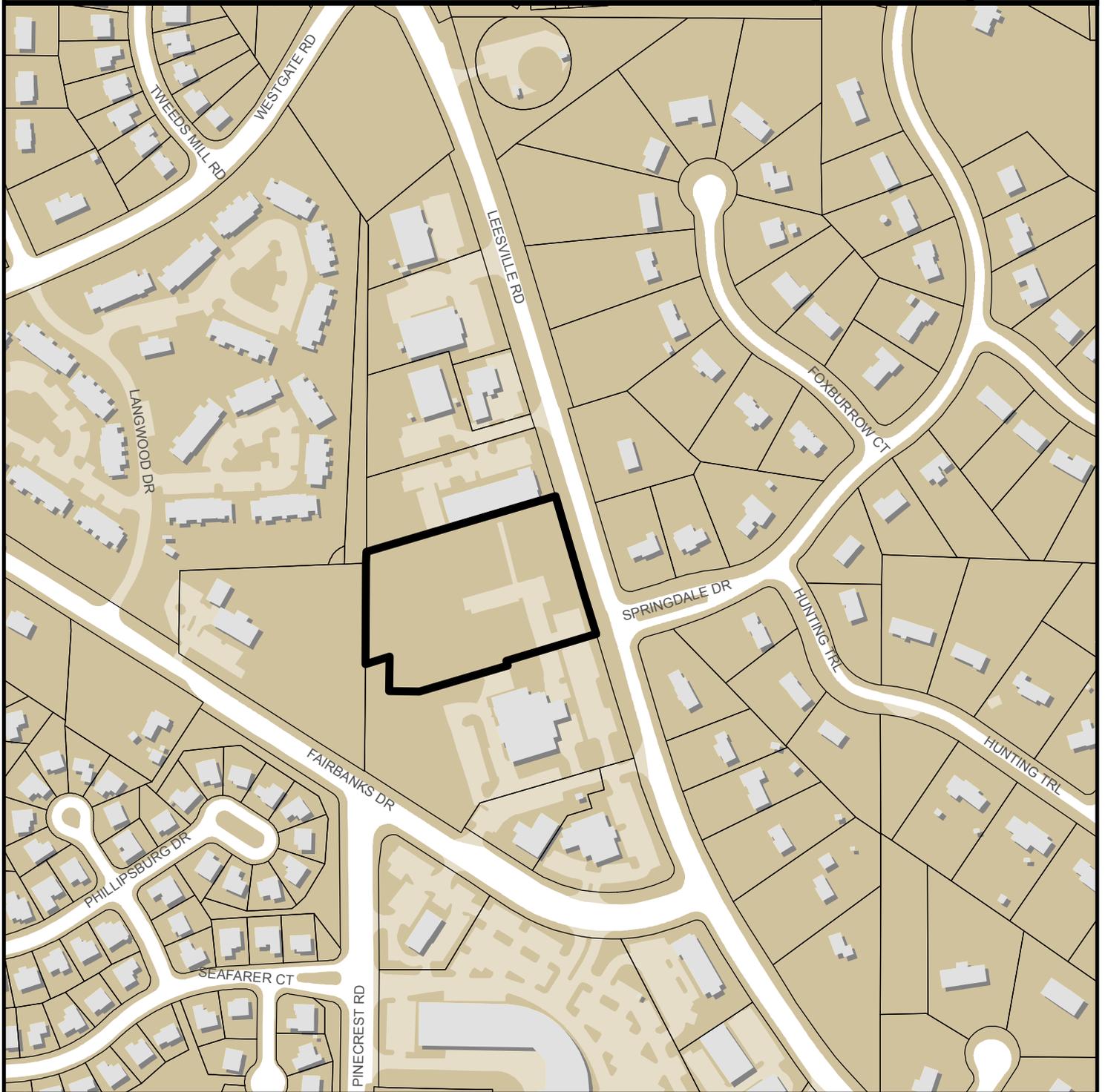


9301 LEESVILLE ROAD SUBDIVISION S-76-2016



0 300 600 Feet

Zoning: **OX-3**
CAC: **Northwest**
Drainage Basin: **Hare Snipe Creek**
Acreage: **3.12**
Number of Lots: **2**

Planner: **Martha Lobo**
Phone: **(919) 996-2664**
Applicant: **Leesville
Investments, LLC**
Phone: **(919) 522-8005**





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-76-16 / 9301 Leesville Road Subdivision

General Location: This site is located on the west side of Leesville Road, between Fairbanks Drive and Westgate Road, inside the city limits.

CAC: Northwest

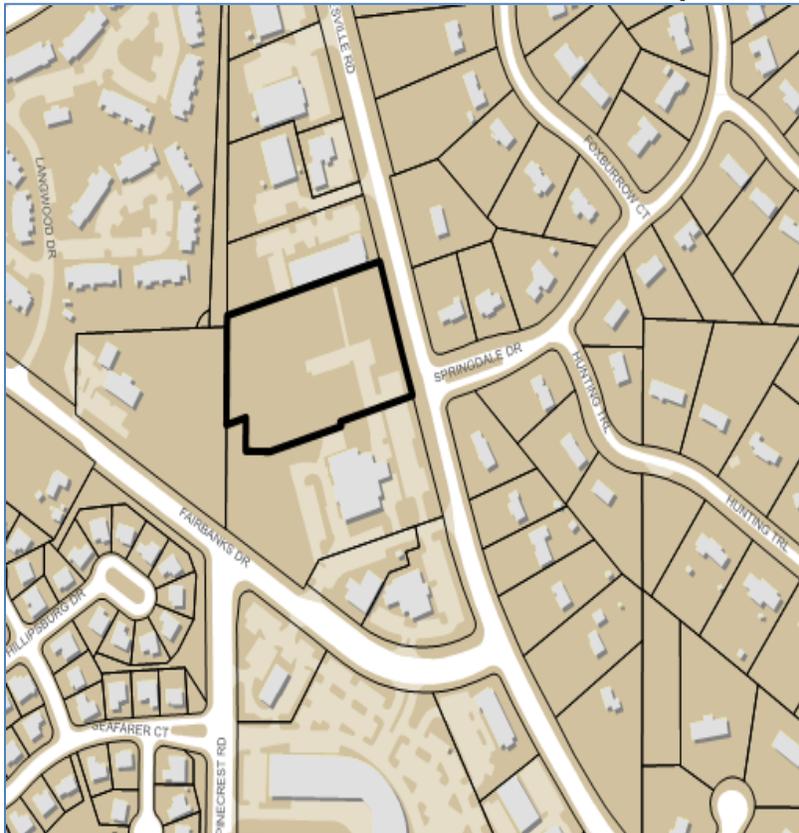
Nature of Case: Subdivision of a 3.12 acre parcel into 2 lots zoned Office Mixed Use, limited to 3 stories

Contact: David Blevins, Development Engineering Inc.

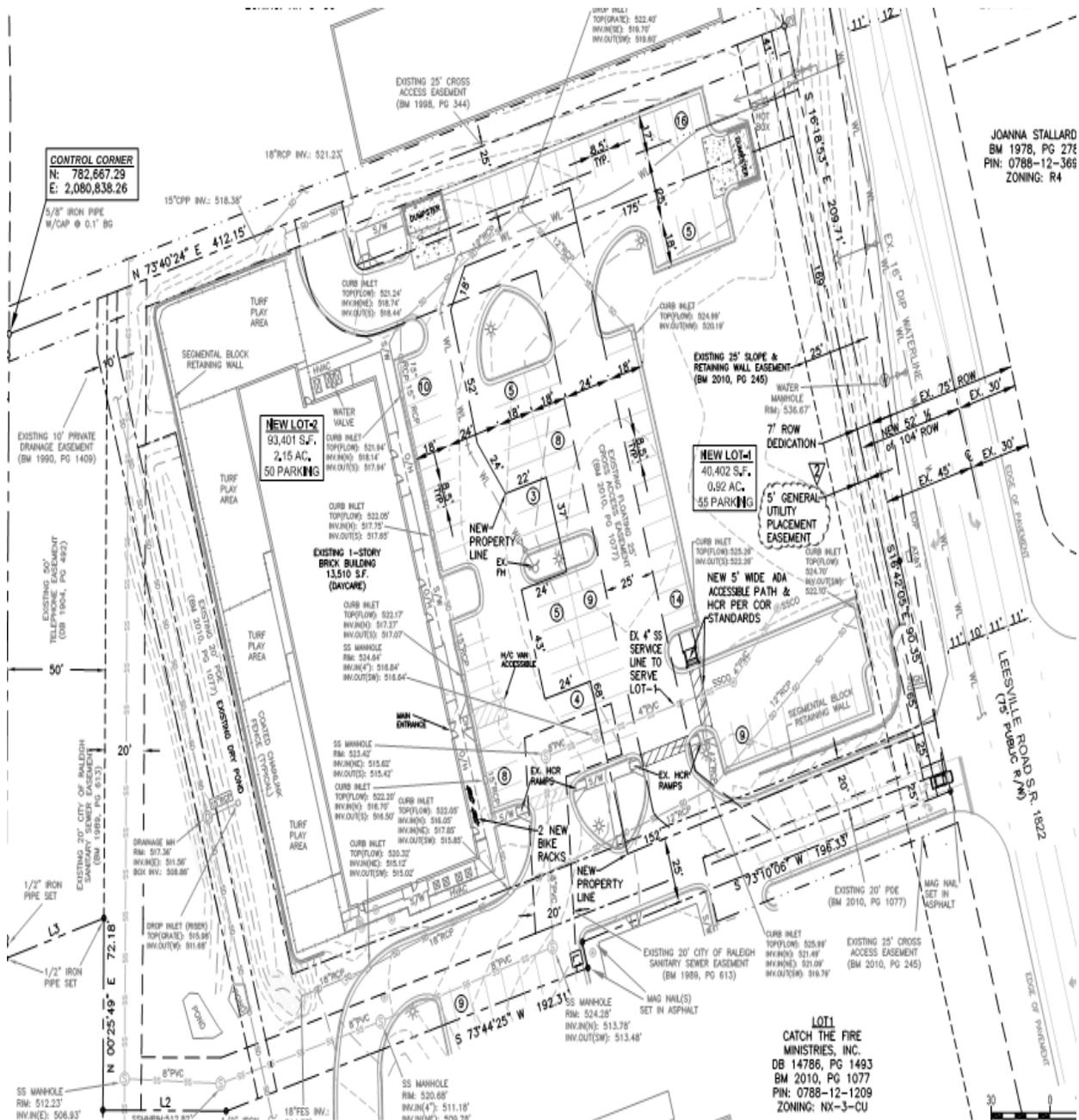
Design Adjustment: A Design Adjustment, seeking relief from the block perimeter requirements of this subdivision, has been approved by the Development Review Manager. See details below.

Administrative Alternate: N/A

9301 Leesville Road Subdivision Location Map S-76-16



9301 Leesville Road Subdivision Map S-76-16



Design Adjustment for 9301 Leesville Road Subdivision

Development Services Design Adjustment – Staff Response



Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director may consult with the heads of other City departments regarding the review of the request. The Development Services 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 9301 Leesville Road Subdivision	Date Completed Application Received: 1/24/2017
	Case Number: S-76-2016	Transaction Number: 495753

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	<i>Kathryn Beard</i>	<input checked="" type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:
<p>Staff supports this relief from the block perimeter requirements for this subdivision. The original subdivision for this site, Unity Subdivision, required cross-access to be met to the west veterinary property and east to a driveway between Leesville Road and Fairbanks Road. A shared driveway with the Unity Church was provided to Leesville Road directly opposing Springdale Drive at a steep grade from Leesville Road into the site. The layout of the current block perimeter measures 6,065 linear feet and based on the OX-3 zoning, the maximum allowed is 3,000 linear feet. The block perimeter can be met more equitably with a connection west of this site and with driveway spacing that is acceptable per NCDOT. The current spacing from the drive access for this site to the east is 293' to a private drive that connects to Fairbanks Drive and 606' between the site driveway and Fairbanks Drive.</p>				

Development Services Director or Designee Action:

Approve Approval with Conditions Deny


 Authorized Signature **MATTHEW A. RITCHIE, PE** Date **1/3/2017**
DEVELOPMENT SERVICES DIRECTOR

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS FOR APPROVAL

City of Raleigh
Development Services

Phone: 919-996-2495
www.raleighnc.gov

SUBJECT: S-76-16 / 9301 Leesville Road Subdivision

CROSS-REFERENCE: BM2010, page 245 for Tree Conservation
S-5-2009/Unity Subdivision for ½ of 5 foot sidewalk

LOCATION: This site is located on the west side of Leesville Road, between Fairbanks Drive and Westgate Road, inside the city limits.

PIN(S): 0788-12-0557

REQUEST: This request is to approve the subdivision of a 3.12 acre parcel into 2 lots, zoned Office Mixed Use, limited to 3 stories.

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;

Prior to Planning Department authorization to record lots:

(2) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities 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;

(3) 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 with access to the ROW and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association";

(4) That a fee-in-lieu be paid for 3.5 feet of sidewalk along the 272 linear feet of frontage along Leesville Road;

Prior to issuance of building permits:

(5) That recordation of a Subdivision, 7' Right-of-Way Dedication and 5' General Utility Placement easement Plat is required to be recorded with the Wake County Register of Deeds and a copy of the recorded plat be provided to the City;

- (6) That an NCDOT driveway permit and/or encroachment agreement be provided to the City, if required by NCDOT;
- (7) That if the proposed public improvements are not installed and inspected by the City to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for any public improvements incomplete on Leesville Road is to be paid to the Development Services Department in accordance with code section 8.1.3 of the UDO;

I hereby certify this administrative decision.

Signed:(Planning Director) Kenneth B... Date: 5/31/17
 Staff Coordinator: Martha Y. Lobo (M)

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 General Building (Sec 3.2.5.) This approval is based on a preliminary plan dated 3/30/2017 owned by Leesville Investments LLC., submitted by Development Engineering Inc.

ZONING:
ZONING DISTRICTS: Office Mixed Use, limited to 3-stories
TREE CONSERVATION: Tree conservation area has been previously accounted for through an earlier subdivision. Reference BM2010, page 245.
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 is required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Existing R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Leesville Road (SR 1822)	Avenue, 4-lane divided	75'	7' dedication	29' eop- 50'eop (variable)	76'	25' exists

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

A surety shall be provided for any public improvements incomplete at map recordation, in accordance with 8.1 of the UDO.

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

COMPREHENSIVE PLAN: This site is located in the Northwest CAC in an area designated for Neighborhood Mixed Use development.

SUBDIVISION STANDARDS:

LOT LAYOUT: There is no minimum lot size or minimum lot width in the Office Mixed Use (OX-3) zoning district. The Office Mixed Use zoning district requires a minimum of 10% of Outdoor Amenity Area to be provided. 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: N/A

BLOCKS / LOTS / ACCESS: A Design Adjustment seeking relief from the block perimeter requirements of this subdivision has been approved by the Development Review Manager. The layout of the current block perimeter measures 6,065 linear feet and based on the OX-3 zoning district, the maximum allowed is 3,000 linear feet. The block perimeter can be met more equitably with a connection west of this site and with driveway spacing that is acceptable per NCDOT. The current spacing from the drive access for this site to the east is 293' to a private drive that connects to Fairbanks Drive and 606' between the site driveway and Fairbanks Drive. Lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: The applicable streetscape is an Avenue, 4-lane divided Major Street. The street trees required with the Avenue, 4-lane divided facility will not be required within the right-of-way but instead will be defined as a C-2 streetyard to concur with the NCDOT clear zone requirements. A fee in lieu for a 3 ½' sidewalk is required, prior to lot recordation.

PEDESTRIAN: The future sidewalk and Leesville Road widening will be constructed by NCDOT and/or City of Raleigh. The fee-in-lieu that was paid for the original subdivision (S-5-2009/Unity Subdivision) was for ½ of a 5-foot sidewalk. In order to meet the 6-foot sidewalk requirement, a 3 ½ foot fee-in-lieu, for 272 linear feet of frontage along Leesville Road shall be paid, prior to map recordation. 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: There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

This site is subject to Stormwater regulations under Article 9.2 of UDO. The existing dry pond on proposed Lot 2 will be a shared stormwater facility for all existing conditions and an additional 11,800 sf of new impervious allocated to proposed Lot 1.

Surety:

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;

SHARED FACILITIES / LEGAL DOCUMENTS/ AGREEMENTS

Lots less 1 acre - This subdivision plan creates lots less than one acre in size, stormwater control measures are required to be shared among the all lots and a drainage easement is required. The drainage easement shall include a maintenance covenant prepared and recorded in accordance with the UDO and the attorney who prepared this legal document shall certify in writing to the Raleigh City Attorney that the maintenance covenant is in accordance with Raleigh City Code requirements.

**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: 05/31/2020

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.