



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

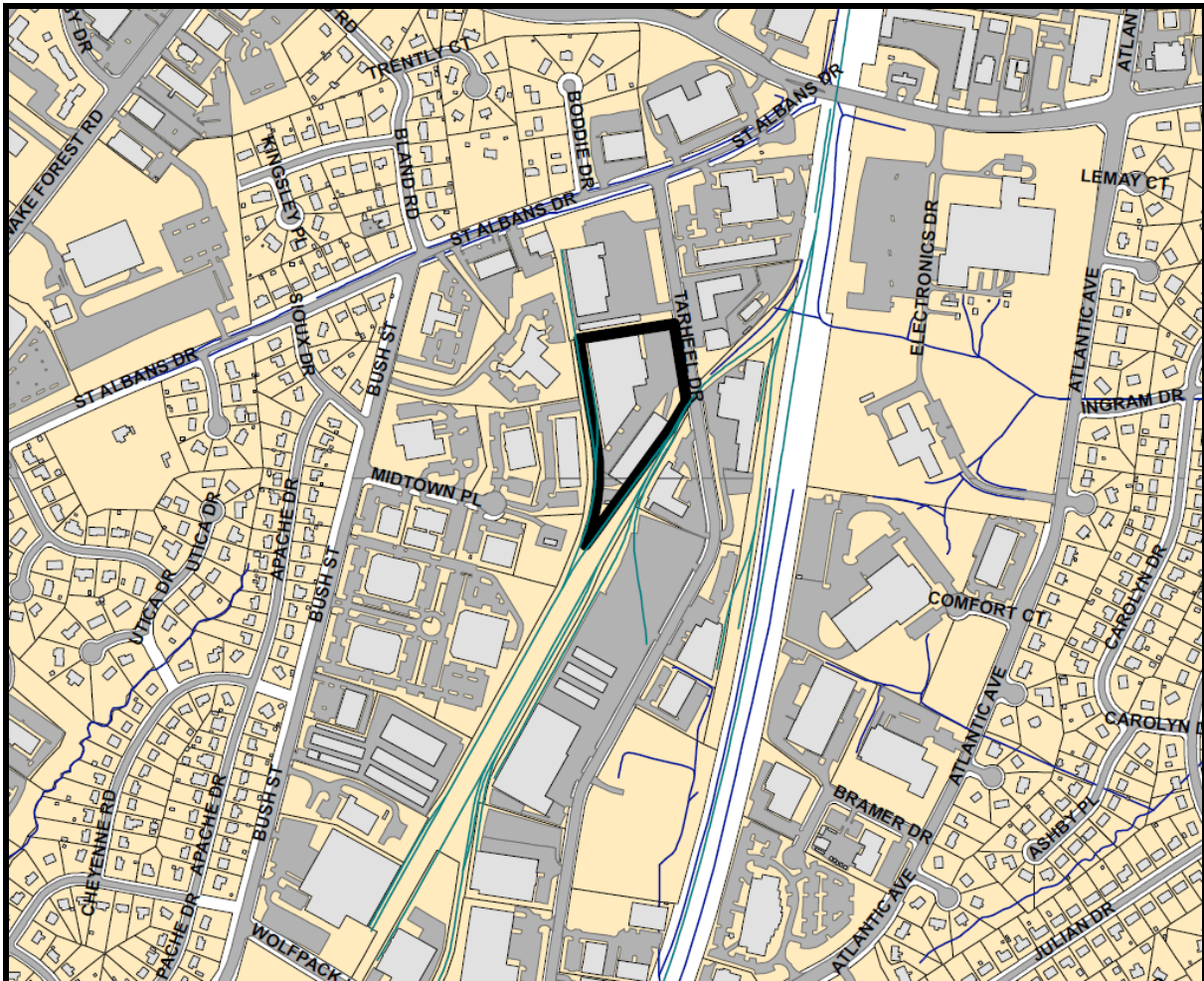
Case File / Name: S-21-10 / SDC Subdivision

General Location: This site is located on the west side of Tarheel Drive, inside the city limits.

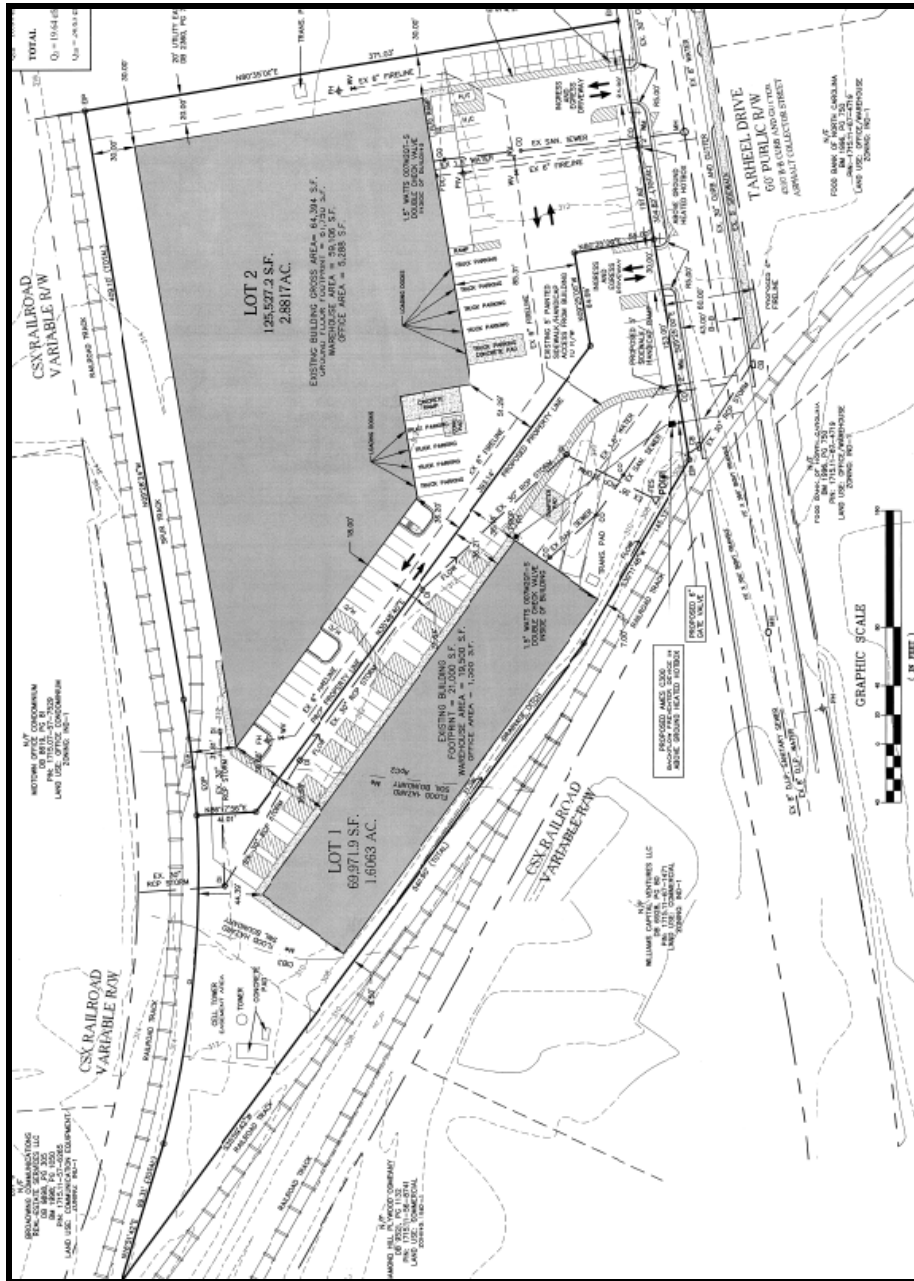
CAC: Falls of Neuse

Nature of Case: Subdivision of 4.49 acres into two lots zoned Industrial-1.

Contact: John A. Edwards & Company



S-21-10 SDC Subdivision – Location Map



S-10-10 SDC Subdivision - Subdivision Plan

SUBJECT: S-21-10 / SDC Subdivision

**CROSS-
REFERENCE:** Z-55-1986

LOCATION: This site is located on the west side of Tarheel Drive, south of its intersection with St. Albans Drive, inside the City Limits.

REQUEST: The request is to approve the subdivision of a 4.49 acre parcel containing two existing buildings into two (2) lots of 1.61 acres and 2.88 acres, zoned Industrial-1

OFFICIAL ACTION: **Approval with conditions**

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a land disturbing permit for the site:

- (1) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

Prior to Planning Department authorization to record lots:

- (2) That a fee-in-lieu for ½-5' sidewalk along 242 linear feet of frontage on Tarheel Drive will be required to be paid prior to map recordation;
- (3) That permits are obtained for a fire line, backflow preventer, and on-site fire hydrant as shown on the preliminary plan. Any permits issued should be installed and inspected prior to lot recordation; and
- (4) That a grant of cross access between lots of S-21-10 is recorded in accordance with the City code and in the local County Register of Deeds office, and that a recorded copy of this cross access easement be returned to the Planning Department within 14-days of recording. If a copy of this recorded cross access easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld.

I hereby certify this administrative decision.

Signed:

(Planning Dir.) Mitchell Silman (C. Wang) Date: 9-3-10

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 Chapter 2, Part 10, Sections 10-2046 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 6/28/10, owned by State Distribution Corporation, submitted by John A. Edwards & Company.

ZONING:

ZONING DISTRICTS: Z-85-1986

SETBACKS: This plan conforms to all minimum setback standards.

Lot 1 – Front yard = 120' rear yard = 44', front / rear aggregate = 166', side yard = 5' and 36', side yard aggregate = 41'.

Lot 2 - Front yard = 140' rear yard = 30', front / rear aggregate = 170', side yard = 30' and 36', side yard aggregate = 66'.

This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 50'.

PARKING: Both uses on lots 1 and 2 are warehouse uses which require 1 parking space for 2 employees during shift and 1 space for every truck to be stored or stopped simultaneously. Lot 1 will have 32 employees during each shift requiring 16 parking spaces. 19 parking spaces are provided. Lot 2 will have 38 employees during each shift requiring 19 parking spaces. 46 parking spaces are provided with an additional 9 parking spaces for truck parking.

LANDSCAPING: Street yard landscaping will be reviewed when the site is redeveloped and a site plan is submitted to the city.

TREE CONSERVATION: The existing building was constructed before the tree ordinance was adopted. The requirements of Code Section 10-2082.14, tree conservation, are met using secondary tree conservation areas, specifically, individual trees 10" dbh and larger and their critical root zones within 32' of vacant properties. 0.014 acres, .003% of the site, is protected as secondary tree conservation is established at the southern and northwestern portions of the site.

UNITY OF DEVELOPMENT: Unity of development criteria are not required in this subdivision.

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR**

PLAN: A fee-in-lieu for ½-5' sidewalk along 242' linear along Tarheel Drive.

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

URBAN FORM: This site is located in the Falls of Neuse Citizen Advisory Council, in an area designated a residential area.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: No minimum lot size in this zoning district for non residential uses.

BLOCK LAYOUT: No new streets are being created.

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: Refuse collection will be provided by a private contractor. The location and design of refuse collection facilities is shown in accordance with the Solid Waste Design Manual.

CIRCULATION: Existing street improvements do conform to normal City construction standards. There must be a deed recorded in the Wake County Register of Deeds Department for the cross access easement between lots 1 & 2. A copy of this deed must be filed with the City of Raleigh Department of City Planning 14 days after recordation.

PEDESTRIAN: A fee-in-lieu for ½-5' sidewalk is required along Tarheel Drive.

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. All lots exceed one acre in size. Stormwater management measures will be required at the time of site plan submittal for each lot or at the time of further subdivision.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: 2 new street names are required for this development. A street name application has not yet been approved. All proposed names must be approved by the City and by Wake County prior to recording.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

SUNSET DATES: If significant lot recording 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: 9/3/2013
Record at least ½ of the land area approved.

5-Year Sunset Date: 9/3/2015
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE 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 Engineering Department for street construction; by the first working day in November and May each year.