

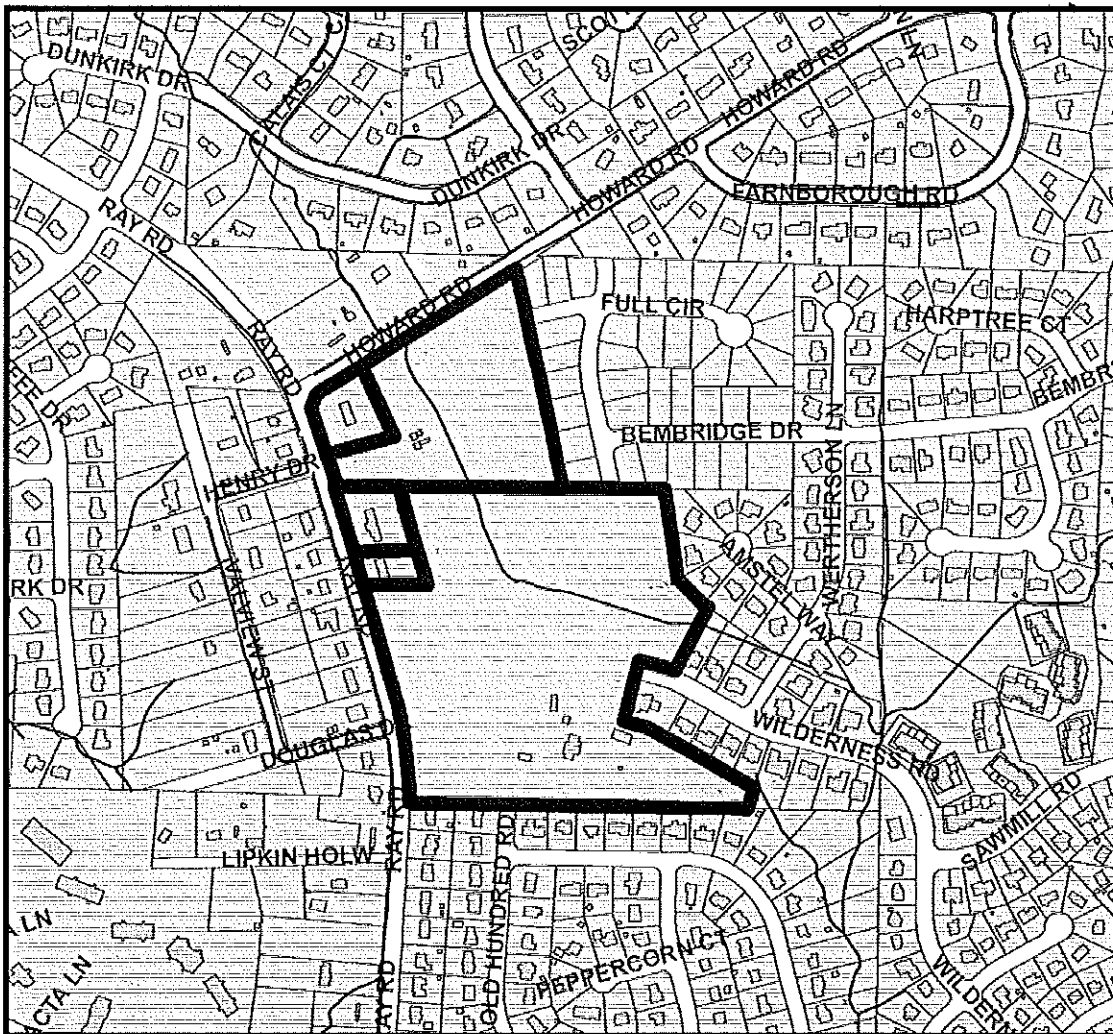


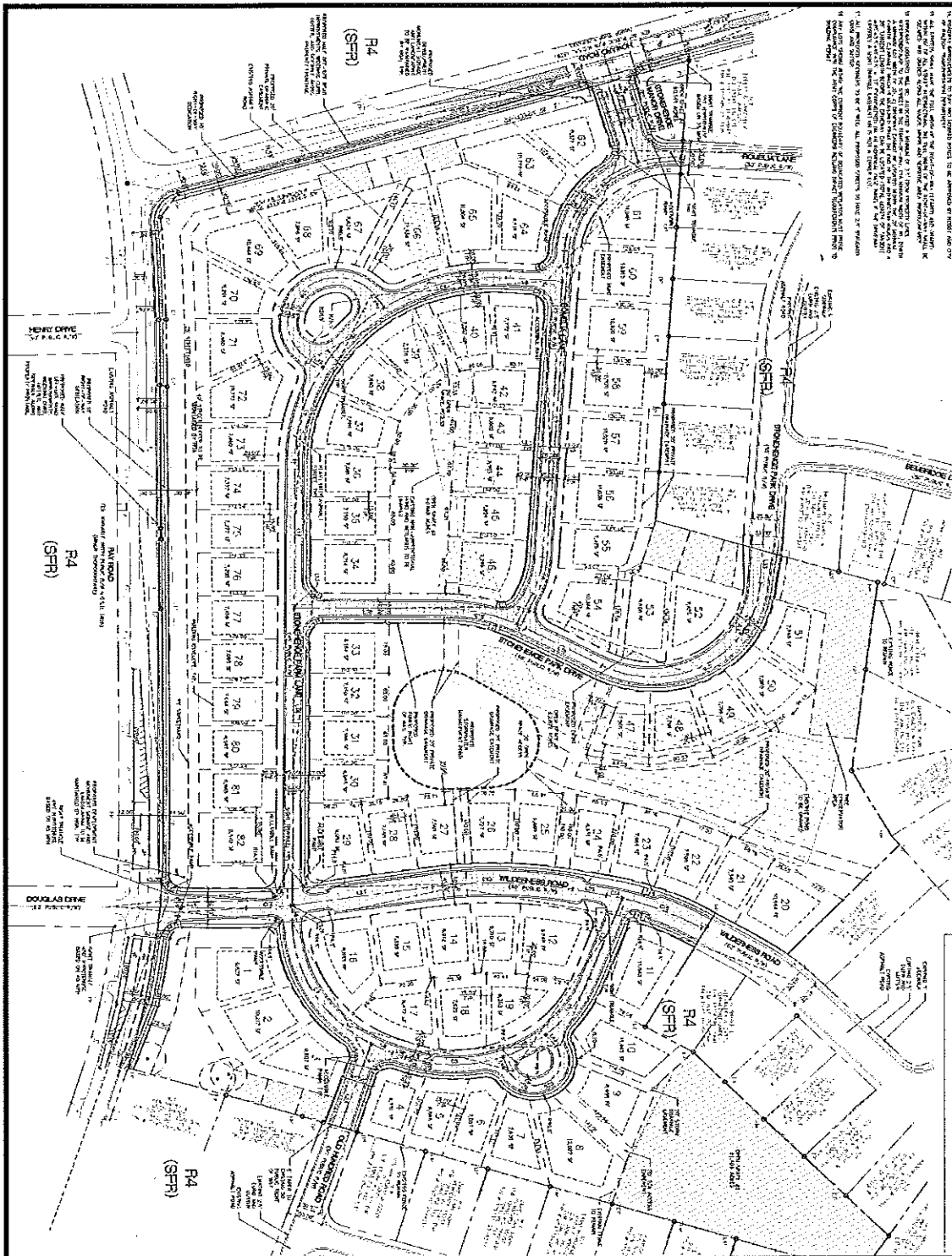
# Administrative Action

## 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-25-13 Stonehenge Manor Subdivision
- General Location:** This site is located south of Howard Road, east of its intersection with Ray Road.
- CAC:** Northwest
- Nature of Case:** Subdivision of a 29.26 acre tract zoned Residential-4 into 82 single family lots and four open space lots. The proposed subdivision is a cluster-unit development with an overall density of 2.8 units per acre.
- Contact:** Cindy Hoffman – (919)719-1800





Subdivision Layout

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**SUBJECT:** S-25-13 / Stonehenge Manor Subdivision

**CROSS-  
REFERENCE:** N/A

**LOCATION:** This site is located south of Howard Road, east of its intersection with Ray Road.

**REQUEST:** Subdivision of a 29.26 acre tract zoned Residential-4 into 82 single family lots and four open space lots. The proposed subdivision is a cluster-unit development with an overall density of 2.8 units per acres. A final phasing will be approved at the time of construction drawing approval and site review to confirm that all NCDOT, open space, stormwater, utilities and tree conservation are being met on a phase by phase basis.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

*Prior to issuance of any land disturbing, site permit; infrastructure drawings for the site:*

- (1) That a driveway permit and encroachment agreement is approved by NCDOT and submitted to the City of Raleigh;
- (2) That a final phasing be approved at the time of infrastructure construction drawing approval and site review to confirm that all NCDOT, open space, both cluster and stormwater, the stormwater device, utilities and tree conservation are being met on a phase by phase basis.
- (3) That a design exception is approved by the City Council which reduces all internal streets within the Stonehenge Manor Subdivision to 25 mph. Wilderness Road exists as a 25 mph facility and will comply with the current description encompassing the entire street;
- (4) 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. Tree protection fence must be located in the field and inspected by the Forestry Specialist;
- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (6) That impacts to wetlands will require final approval from Army Corps of Engineers;
- (7) 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;

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

- (8) 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;
- (9) That because there are phases with less than 20 acres, the provisions of 10-3073 must be met. The plat must indicate information for phasing per 10-3073(c). Significant items to be included shall be a covenant for all property to be subject to the conditions of the cluster unit development, stormwater control measures not constituting more than 25% of the land provided as open space and phasing,
- (10) That the open space configuration shall meet the standards of 10-3071(5)a-e.
- (11) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (12) That construction plans for public improvements, shared stormwater devices and phasing be approved by the Public Works Department;
- (13) That street names for this development be approved by the City of Raleigh and by Wake County;
- (14) 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;
- (15) 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;
- (16) That an encroachment agreement for any stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;

- (17) 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, if applicable;
- (18) 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, if applicable;
- (19) That phase 1 is submitted for recording as the first phase and that subsequent phases are recorded and built out to provide for the requirements per NCDOT approval regarding improvements to both Ray Road and Howard Road;
- (20) 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 issuance of building permits:***

- (21) That when 75% of the permits have been issued for residential Subdivisions, that the proposed private or public improvements are required to be accepted by the City for maintenance. If this does not occur, then a financial security equal to 1.5 times the cost of public or private improvements will be provided to the Public Works Department for the uncompleted portions and roadway extensions;

***Prior to issuance of building occupancy permit:***

- (22) For residential subdivisions, where a security has been posted for public or private improvements equal to 1.5 times the cost, then the last certificate of occupancy shall be withheld until such time the improvements are accepted by the City of Raleigh;
- (23) That the applicant submits as built drawings for approval by the Public Works Department for all stormwater facilities;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Selm (C. Wingo) Date: 12-19-13

Staff Coordinator: Stan Wingo

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2017 and 10-2101, Chapter 3, Part 10, Sections 10-3001-3059, 3071-3073. This approval is based on a preliminary plan dated 11/5/13, owned by Chavis Family, submitted by Cindy Hoffman, Cole, Jenest & Stone.

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**ZONING:**

**ZONING DISTRICTS:** Residential-4

**LANDSCAPING:** Street yard landscaping in conformity with Section 10-2082.5 is shown.

**TREE CONSERVATION:** This project is required 10% or 2.92 acres for tree conservation. The site does not have sufficient area to qualify as tree conservation; therefore, this project has dedicated 2.51 acres **provided as** Secondary: 2.51 acres.

**OPEN SPACE:** Open space conforms to minimum requirements in Raleigh City Code Section 10-2103(d). 10% or 2.92 acres are required, 5.07 acres are provided as open space. Open space is broken down into four lots. Proposed open space also meets the requirements for cluster unit development as referenced in City code section 10-3071.

**UNITY OF DEVELOPMENT:** N/A

**PHASING:** A final phasing plan that meets the requirements for all subdivisions shall be approved at the time of infrastructure construction drawings. Each phase shall meet the provisions of 10-3071 through 10-3073 such as cluster and stormwater open space, stormwater and tree conservation. As all phases are less than 20 acres in size, recorded legal documents will encumber the entirety of the cluster unit development.

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**COMPREHENSIVE**

**PLAN:**

**GREENWAY:** There is no greenway on this site.

**THOROUGHFARE  
/ COLLECTOR**

**PLAN:** Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope esmt.</u>
Ray Road	1/2 - 80 feet	1/2-53' back-of-curb to back-of-curb, 5' sidewalk	NA
Howard Road	1/2 - 80 feet	1/2-53' back-of-curb to back-of-curb, 5' sidewalk	NA
Wilderness Road	60 feet	41' back-of-curb to back-of- Curb, 5' sidewalk one side	NA

Right-of-way on Ray Road and Howard Road, exceeding 1/2-60' width and pavement width exceeding 1/2-31' section and 1/2-5' sidewalk, is reimbursable under the facility fees program. Additional right-of-way dedication and road widening is required for the two access points into the subdivision from Ray Road and Howard Road. The turn-lane improvements will not be reimbursable as this is required based on traffic generated by this development.

A design exception has been approved by the Public Works Director approving the centerline radius reduction of a partial bulb with a median off of a minor residential street from a 150' radius to 37.5' and 67.5' on Stonehenge Farm Lane;

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

**URBAN FORM:** This site is located in the Northwest Citizen Advisory Council, in an area designated a residential area.

**SUBDIVISION  
STANDARDS:**

**LOTS / SETBACK:** The minimum lot size in this zoning district (for a cluster unit development) is 6,534 square feet. Lots in this development conform to this minimum standard. The aggregate side yard setback is 15'. There shall be no less than 5' of side yard setback on any lot in this development. A perimeter protective yard of 20' width is required and shown along the perimeter of this of the development where minimum rear setbacks are not otherwise being met.

**BLOCK LAYOUT:** The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets,

Sidewalk and Driveway Access Manual. No dead end streets in this development exceed 800 feet in length.

**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.

**CIRCULATION:** Proposed street improvements shall conform to normal City construction standards. Bump-outs have been provided on Wilderness Road to maintain the existing 25 mph speed limit. A condition of approval requires the speed limit reduction to 25 mph for the remainder of the subdivision streets and will be presented to City Council for approval. There are 3 street connections being made to existing internal streets and 2 connections to minor thoroughfare streets.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Howard Road and Ray Road and on one side of internal public streets.

**FLOOD HAZARD:** There are no flood hazard areas on this site.

**STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Part 10, Chapter 9 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. A final phasing plan will be approved at the time of construction drawing approval and/or site review. The shared BMP device shall be included in the first phase to be constructed.

**WETLANDS / RIPARIAN BUFFERS:** There are non-jurisdictional and other wetlands present on the site. Impacts to wetlands will require final approval from Army Corps of Engineers prior to permitting. Neuse River buffers are not present on the site.

**STREET NAMES:** 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 Wake County prior to recording.

**OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10A, Chapter 9), and the soil erosion ordinance (Part 10A, Chapter 9), 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 by City Council 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:** 12/19/16  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 12/19/18

**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.