



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-47-14 / Country Trail Estates

General Location: The site is located on the south side of Country Trail, east of the intersection of Pinecrest Road.

CAC: Northwest

Nature of Case: Subdivision of 3.06 acres into 3 lots zoned Residential-4 located outside the city limits.

Contact: Stuart Jones, Jones & Crossen Engineering, PLLC

Design Adjustment: A Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment to UDO Article 8.3.2 – Block Perimeter was approved by the Interim Public Works Director.

Administrative NA



Alternate:

Location Map

SUBJECT: S-47-14 / Country Trail Estates

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the south side of Country Trail, east of the intersection of Pinecrest Road.

PIN: 0787272607

REQUEST: Subdivision of 3.06 acres into 3 lots, zoned Residential-4 located outside the city limits.

OFFICIAL ACTION: **Approval with conditions**

**CONDITIONS OF
APPROVAL:**

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

- (1) 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;
- (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 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 City Attorney approve an off-site sanitary sewer easement deed and map for the City of Raleigh sewer extension from Wake County Board of Education Property to the adjacent east PIN # 0787-27-6682 (DB 004139 00332) and that the deed and map are recorded with the County Register of Deeds office. A recorded copy of these documents must be provided to the Planning Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided to Development Services within this 14 day period, further recordings and building permit issuance may be withheld;

Prior to Planning Department authorization to record lots:

- (6) 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;
- (7) That ½-64' right-of-way and 5' general utility placement easement along Country trail is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
- (8) That a fee-in-lieu for ½-27', 6' sidewalk, street trees is paid to the City of Raleigh;
- (9) 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;
- (10) That stub permits are obtained from the City of Raleigh;
- (11) 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);"
- (12) That the 15% maximum impervious surface allowed be allocated amongst the lots and shown on maps for recording; and
- (13) That a 21' cross access easement be dedicated on Lots 1, 2, &3 for the construction of an 11' driveway and that a copy of the recorded offer of the access easement be returned to the Development Services Department;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Date:

11-6-15

Ken Bauer (C. Ray)

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 6/25/15 owned by Braxton Development Company LLC, submitted by Jones & Clossen Engineering, PLLC.

ZONING:

ZONING DISTRICTS: Residential-4

TREE CONSERVATION: This project is required 10% or .31 acres for tree conservation. This project has dedicated .396 acres which is broken into:
Primary: .274 acres
Secondary: .122 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.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Country Trail	Avenue, 2-lane undivided	60'	½-64'	Varies from ½-21' e-e to ½-41' b-b	n/a

A fee-in-lieu for ½-27' b-b on Country Trail, 6' sidewalk, and street trees will be required prior to lot recordation.

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

COMPREHENSIVE PLAN: This site is located in the Northwest Citizen Advisory Council in an area designated for low density residential.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in the Residential-4 zoning district is 10,000 square 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. A 30' off-site sanitary sewer easement from the adjacent parcel to the east (Pin # 0787276682) will be dedicated for sewer service.
- SOLID WASTE:** Individual lot service by the City is to be provided.
- BLOCKS / LOTS /
ACCESS:** A Design Adjustment from UDO Article 8.3.2 was approved by the Interim Public Works Director. All lots will be accessed from a shared driveway with access from Country Trail. A 21' access easement for the construction of an 11' shared driveway will be recorded on Lots 1, 2, & 3.
- STREETSCAPE
TYPE:** The applicable streetscape is residential. A fee in lieu for a 6' sidewalk and street trees is required prior to lot recordation.
- PEDESTRIAN:** A fee-in-lieu will be paid for 6' sidewalk.
- 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 subdivision will be limited to 15% impervious allocated amongst the lots. The maximum allowable impervious surface for each lot will be recorded on the plat. A buydown only will be required to address nitrogen loading regulations.
- WETLANDS
/ RIPARIAN
BUFFERS:** Neuse River riparian buffers are located on this site and show no disturbance.
- 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: 11/6/2018
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/6/2020
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.




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	Country Trail Estates	Date Completed Application Received	7/9/2015
	Case Number	S-47-2015	Transaction Number	412377
Staff Response/Recommendation	Staff supports the request. The client has proven a hardship and cannot create a block perimeter.			
	Staff Member	Rene Haagen	Support Request	<input checked="" type="checkbox"/>
			Does Not Support	<input type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny

7/14/15
 Richard L. Kelly, Interim Public Works Director Date

*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	
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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).

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