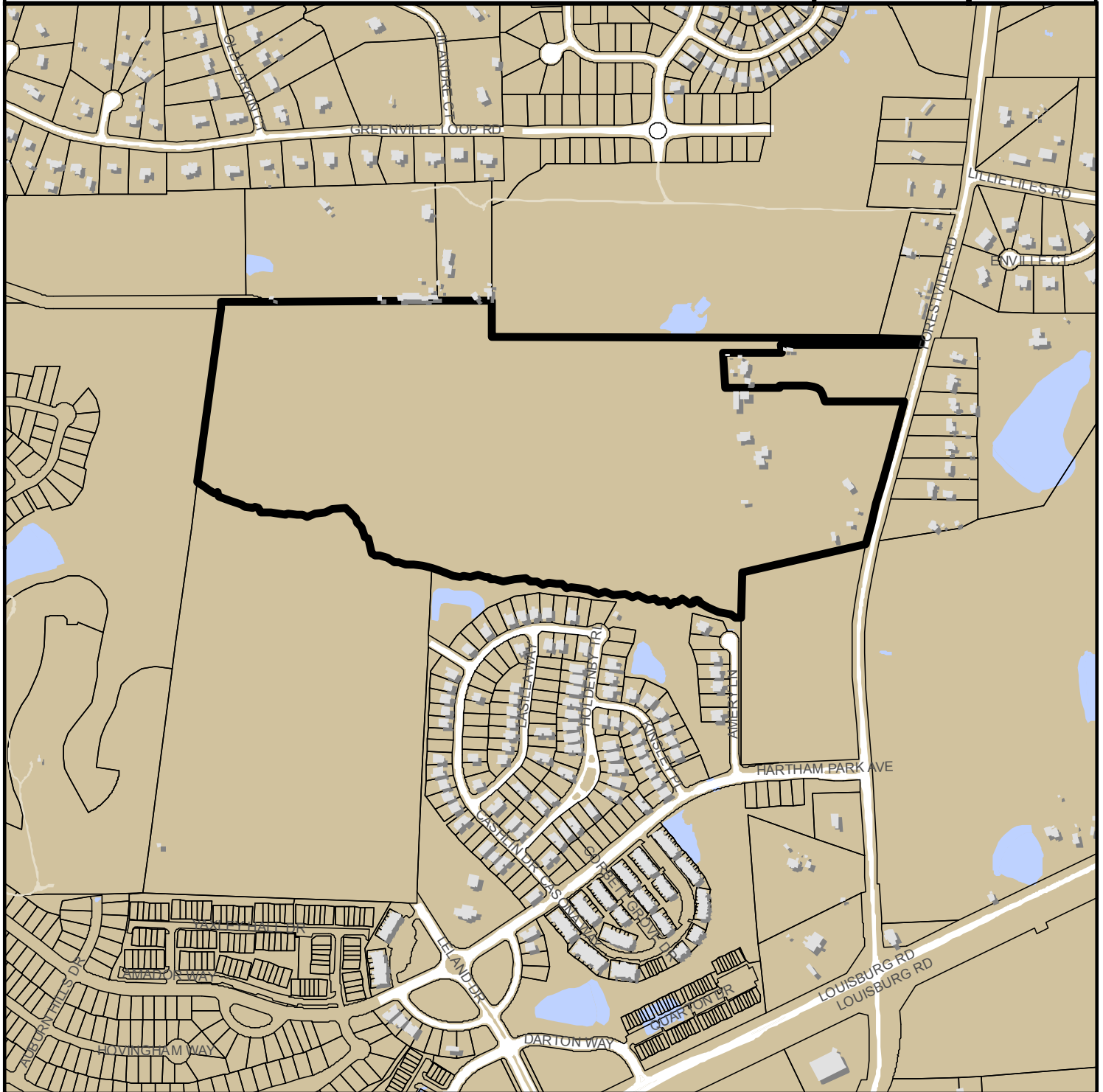


LONGLEAF ESTATES S-3-2015



0 300 600 1,200 1,800 Feet

Zoning: **R-10 CUD**

CAC: **Forestville**

Drainage Basin: **Tom's Creek**

Acreage: **80.8**

Number of Lots: **232**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Jen North Carolina 5**

Phone: **(704) 995-4981**





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-3-15 / Longleaf Estates

General Location: The site is located on the west side of Forestville Road, between Hartham Park Avenue and Lillie Liles Road.

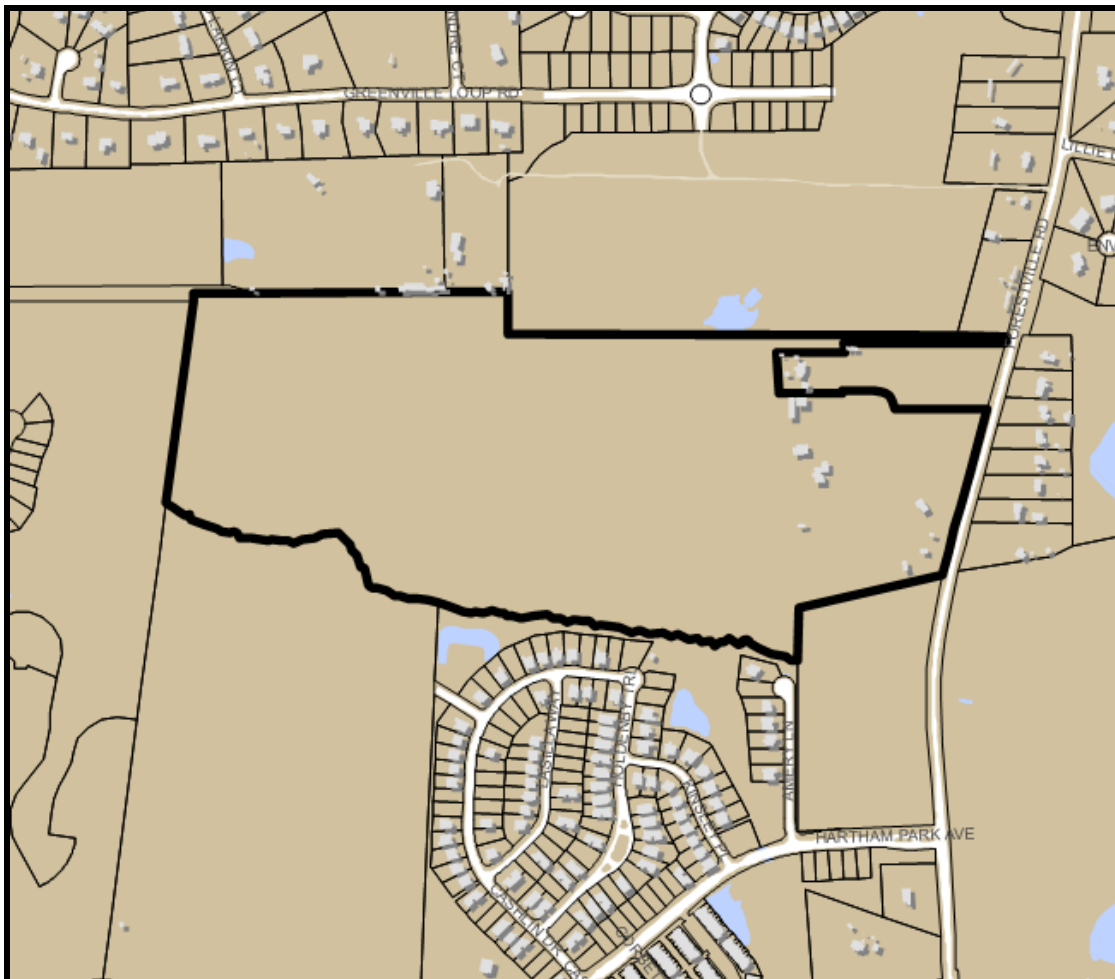
CAC: Forestville

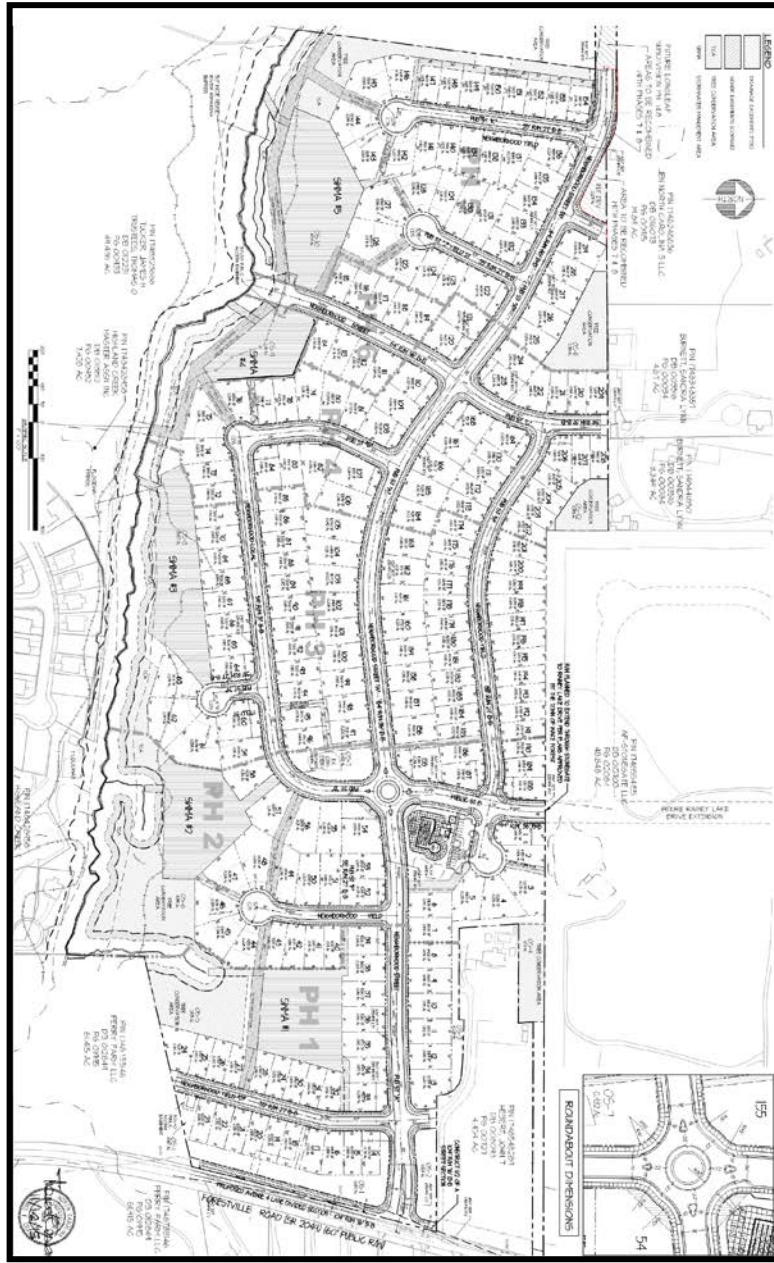
Nature of Case: Subdivision of 80.8 acres into 219 single family residential lots and 13 open space lots, zoned Residential-10 Conditional Use District (R-10-CU). There are six phases of development in this subdivision.

Contact: Ben Williams, Priest Craven & Associates

Design Adjustment: NA

Administrative Alternate: NA





S-3-15 Preliminary Subdivision Plan

SUBJECT: S-3-15

CROSS-REFERENCE: NA

LOCATION: The site is located on the west side of Forestville Road, between Hartham Park Avenue and Lilie Liles Road, inside the city limits.

PIN: 1748435922

REQUEST: This request is to approve the subdivision of an 80.8 acre tract into 219 lots, with 13 open space lots all zoned Residential-10 Conditional Use District (R-10-CU). There are six phases of development in this subdivision.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

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

- (1) 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;
- (2) That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work;
- (3) 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;

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

- (4) That conditions 1-3, above, be met;
- (5) 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;
- (6) That a nitrogen offset payment must be made to a qualifying mitigation bank;

- (7) That construction plans for the shared stormwater devices be submitted and approved by the Public Works Department;
- (8) 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;

Prior to Planning Department authorization to record lots:

- (9) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (10) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Forestville Road and all proposed streets is paid to the Public Works Department;
- (11) 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;
- (12) 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;
- (13) 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;
- (14) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan;
- (15) 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;
- (16) 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;
- (17) 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 property owners association.

- (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 demolition permits be issued for the existing structures to be removed, and the permit number(s) be shown on all plats for recording;
- (20) That prior to recordation of lots in phase 5 of this subdivision, the area on the north side of "neighborhood street A" shown to be recombined with the adjacent tract to the north, PIN 1748248836 referenced in DB 016073 page 00915, shall be recombined with that parcel;
- (21) That all conditions of Z-29-14 are complied with;

Prior to issuance of a certificate of occupancy:

- (22) 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.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Bowen) Date: 1-12-16

Staff Coordinator: Justin Rametta

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. This approval is based on a preliminary plan dated 11/12/15 owned by Jen North Carolina 5 LLC., submitted by Priest, Craven, & Associates.

ZONING:

ZONING DISTRICTS: Residential-10 Conditional Use District (R-10-CU). Ordinance (2015) 389ZC705; Effective January 20, 2015.

Z-29-14 – Forestville Road, Conditional Use located on the west side, north of its intersection with Hartham Park Avenue, being Wake County PIN 1748435922. Approximately 80.8 acres are requested by Wake County Board of Education to be rezoned from Residential-4 (R-4) to Residential-10- Conditional Use (R-10-CU).

1. The maximum residential density shall be three (3) units per acre.

Proposed density is 2.67 units/acre.

2. Attached house, townhouse and apartment building types and two-unit living and multiunit living uses shall be prohibited on the property.

Only single family detached homes are proposed.

3. The minimum lot size shall be 5,500 square feet.

All lots are at least 5,500 square feet.

4. The minimum lot width for an interior lot shall be fifty (50) feet. However, this condition shall not prevent any lot abutting a cul-de-sac from taking advantage of UDO section 1...5.2.E.

All interior lots are at least 50' wide.

5. The minimum lot depth shall be ninety (90) feet. However, this condition shall not apply to a lot abutting a cul-de-sac, in which case such lot abutting a cul-de-sac shall have a minimum lot depth of sixty (60) feet, as measured in accordance with UDO section 1.5.2.E.

All proposed lots meet these conditions.

6. In the event the property is developed with a conventional subdivision, the following condition shall apply. A minimum of twenty percent (20%) of the net site area shall be set aside as open space. The open space required to be set aside by this zoning condition shall include one or more of the following: floodway areas; natural resource buffers required along primary and secondary watercourses; jurisdictional wetlands under federal law that meet the definition applied by the Army Corps of Engineers; flood fringe areas; historic, archeological and cultural sites, cemeteries and burial grounds; areas that connect neighboring open space, trails or greenways; and tree conservation areas; however, the existence of such areas on the property shall not require the inclusion of such areas as open space required by this condition so long as the minimum amount of twenty percent (20%), is satisfied. The open space required to be set aside by the zoning condition shall be subject to Sections 2.5.3., 2.5.4., 2.5.5., 2.5.6., and 2.5.7. of the UDO.

This is a conventional subdivision. 29.31%, or 19.018 acres of the net site area are being set aside as open space.

7. Unless a more stringent standard is required by the UDO, a buffer area shall be provided in accordance with this condition. The length of this buffer area shall be measured from south to north along the property's frontage along the Forestville Road public right-of-way between the property described in Deed Book 12849, Page 1995 (Perry Farm LLC property), running north along the Forestville Road public right-of-way, to the northern terminus at the property described in Deed Book 8093, Page 727 (Herbert property). The

width of the buffer area shall be a minimum of twenty-five (25) feet, measured perpendicular from the Forestville Road public right-of-way, and shall be located between the Forestville Road public right-of-way and the lot lines of residential lots on the property. Those areas within public right-of-way used for vehicular access to the property shall not be included within this buffer area. This buffer area is hereinafter referred to as the "Buffer Area." Within this Buffer Area, there shall be installed at least four (4) shade trees and four (4) understory trees every 100 linear feet. Existing vegetation meeting these standards can be counted toward compliance with this condition, provided that such vegetation is outside of a berm. Additionally, within this Buffer Area, there shall be a berm with an average height of at least three (3) feet, measured perpendicular to the center of the crown. This berm may meander and may be discontinuous so long as there are elevated berms for at least a minimum sixty-six percent (66%) of the linear footage of the Buffer Area. Subject to the approval of the Public Works Director, if the North Carolina Department of Transportation does not permit the location of street trees within the Forestville Road public right-of-way which are required by the Avenue 4-Lane, Divided section, then the landscaping and berms required by this condition can be used to satisfy the street tree requirement except that one (1) additional shade tree per 100 linear feet shall be provided within the Buffer Area.

The buffer is provided on the plan.

**TREE
CONSERVATION:**

This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 6.55 acres of tree conservation area which is 10.09% of the net site acreage. Tree conservation acreage is as follows:

Primary: 1.80 acres
Secondary: 4.75 acres

PHASING: There are six phases 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)
Forestville Road	Avenue, 4-Lane, Divided	60'	1/2- 104'	23' (eop-eop)	76'
As yet unnamed	Neighborhood Street	NA	64'	NA	36'
As yet unnamed	Neighborhood	NA	59'	NA	31'
As yet unnamed	Local	NA	55'	NA	27'
As yet unnamed	Neighborhood Yield	NA	55'	NA	27'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between 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 Forestville CAC in an area designated for low density residential uses.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size per the zoning conditions is 5,500 square feet. The minimum lot per the zoning conditions is 90'. The minimum lot width of an interior lot per the zoning conditions is 50'. 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 the City is to be provided.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

STREETSCAPE TYPE: The applicable streetscape is residential. Construction of a 6' sidewalk with a 6' planting strip with street trees is proposed along all proposed and existing streets.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of all proposed streets and the west side of Forestville Road. 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: Flood hazard areas on this site as identified in the approved Flood Study FS-573 are indicated on the plans. Limits of Development meets the 50% maximum lot coverage restrictions of UDO Sec. 9.3.5 C.

STORMWATER

MANAGEMENT: This site is subject to stormwater management controls in accordance with Article 9 Chapter 2 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are on this site and shall be indicated on all appropriate plan sheets.

STREET NAMES: Ten 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: 1-12-2019
Record at least ½ of the land area approved.

5-Year Sunset Date: 1-12-2021
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.