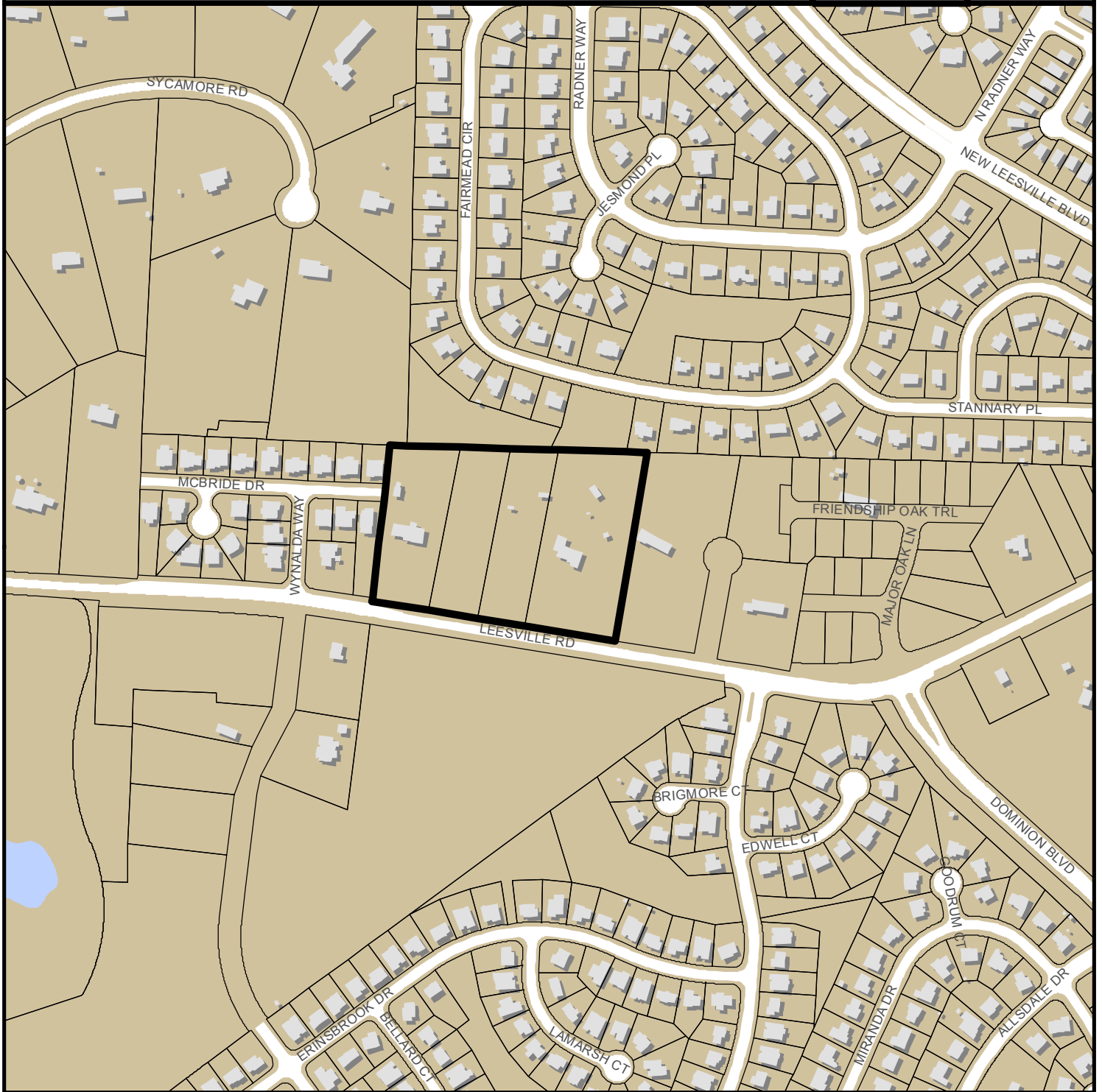


# 12000 LEESVILLE ROAD S-53-2015



Zoning: **R-6, R-6 CU**

CAC: **Northwest**

Drainage Basin: **Sycamore**

Acreage: **6.97**

Number of Lots: **21**

Planner: **Meade Bradshaw**

Phone: **(919) 996-2664**

Applicant: **Terramor Homes**

Phone: **(919) 623-5455**





# 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-53-15 / 1200 Leesville Road

**General Location:** The site is located on the north side of Leesville Road, west of the intersection of New Leesville Road.

**CAC:** Northwest

**Nature of Case:** Subdivision of 4 parcels totaling 6.97 acres into 21 single-family lots and 1 open space lot, zoned Residential-6 and Residential-6 CUD.

**Contact:** Rick Baker

**Design Adjustment:** Design Adjustments have been approved by the Public Works Director for this project, noted below.

- 1. A Design Adjustment to UDO Article 8.3 - Block Perimeter

**Administrative Alternate:** NA



**Location Map**



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**SUBJECT:** S-53-15 / 12000 Leesville Road

**CROSS-  
REFERENCE:** Z-73-05

**LOCATION:** The site is located on the north side of Leesville Road the city limits.

**PIN:** 0778490791, 0778492720, 0778493659, 0778495638

**REQUEST:** Subdivision of 4 parcels totaling 6.97 acres into 21 single-family lots and 1 open space lot, zoned Residential-6 and Residential-6 CUD.

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**OFFICIAL ACTION:** **Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

***Prior to issuance of a 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 nitrogen offset payment must be made to a qualifying mitigation bank;
- (4) 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:***

- (5) That a demolition permit be issued on parcels with existing structures;

- (6) 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;
- (7) 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;
- (8) That a plat of all tree conservation areas must be recorded at the Wake County Register of Deeds office and the book and map reference must be provided to the Parks, Recreation, and Cultural Resources Conservation Forester;
- (9) 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;
- (10) 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;
- (11) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures, as well as all means of transporting stormwater runoff that bypasses the stormwater control measure, 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;
- (12) 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);"

- (13) That the maximum impervious surface area allowed for each lot be identified on all plats for recording;
  - (14) 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;
  - (15) That ½-82' of the required right-of-way and a 5' General Utility Placement be provided to the City prior to building permit issuance;
  - (16) That 55' of the required right-of-way and a 5' General Utility Placement Easement be provided to the City prior to building permit issuance;
  - (17) That 55' of the required right-of-way and a 5' General Utility Placement Easement be provided to the City prior to building permit issuance;
  - (18) That a surety for public improvements for Leesville Road will be based on 100% construction costs for NCDOT maintained facility. The city will require a surety of 125% for construction costs of public improvements for internal city streets.
  - (19) That infrastructure construction plans, stub permits and tree impact permits are approved/issued by the City of Raleigh;
  - (20) That street names for this development be approved by the Raleigh City Planning Department and by Wake County;
  - (21) That all NCDOT encroachments and driveway permits have been issued;
  - (22) That all conditions of Z-73-05 are complied with;
- Prior to issuance of a certificate of occupancy for either lot:***
- (23) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey for each lot shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate; and
  - (24) 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.

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

Date: 3/30/16

*Ken Burns (C.D.G.)*

**Staff Coordinator:**

Meade Bradshaw

**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 the Unified Development Ordinance including Chapter 2, Article 2.2, Sections 2.2.1, Chapter 7, Article 7.2, Chapter 8, & Chapter 9. This approval is based on a preliminary plan dated 2/17/16, owned by Terramor Homes, submitted by Timmons Group.

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**ZONING:**

**ZONING  
DISTRICTS:**

Residential-6 & Residential-6 CUD Ordinance 938ZC579 Effective 12/5/05.

Z-73-05 – Leesville Road, north side, east of its intersection with Sycamore Road, being Wake County PINs 0778.01-45-0791 and 0778-39-9657. Approximately 1.85 acres rezoned from Residential 6 Conditional Use and Rural Residential to Residential 6 Conditional Use.

Conditions dated: November 23, 2005

- A. Reimbursement for any public right-of-way dedication shall be based on RR (Rural Residential) zoning.
- B. All new dwelling units shall have as their primary (over 60% of surface area excluding glazing and doors) exterior wall siding, brick, hardy plank, wood, stone, stucco, or similar material. Vinyl siding is not acceptable as the primary exterior wall siding.
- C. Dwelling units shall be single family detached units and accessory structures.
- D. A ten (10) foot wide natural protective yard shall be maintained along the eastern boundary of the property with PIN 0778010791 commencing from Leesville Road and extending north along the eastern boundary. In the event that the City of Raleigh requires an interior road connection from the subject property to the property to the east, then this requirement will be null and void.
- E. The recorded subdivision or recombination map or the subject property shall include a notation that the property lies within the Raleigh Durham International Airport composite 65 DNL noise contour projected in the RDU Airport's long-range facility plans.
- F. All new dwellings on the subject property shall be constructed with materials and in a manner sufficient to assure a 25 dB reduction of A weighted aircraft sound levels reaching the interior of the home or homes and resulting in interior sound levels not exceeding 42 dB. A written certification to the Director of the Inspections Department of the City of Raleigh by an architectural acoustician accredited by the Acoustical Society of America, or State Licensed Engineer or Architect shall be deemed to satisfy this condition.
- G. There shall be no driveway access from Leesville Road to any lots developed on the subject property.
- H. The elevations of all new structures facing Leesville Road shall be comprised of the same primary materials as required and described in Condition B herein.

**TREE CONSERVATION:** This project is required 10% or .54 acres for tree conservation. This project has dedicated .76 acres which is all primary tree conservation area.

**PHASING:** There is 1 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. Dedication of right-of-way is / not required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Leesville Road	Avenue, 4-lane divided	60'	82'	N/A	N/A

A surety for 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 Northwest Citizen Advisory Council in an area designated

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in the Residential-6 zoning district is 6,000 square feet. The minimum lot depth in this zoning district is 80 feet. The minimum lot width of an interior lot in this zoning district is 50 feet. 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:**

A Design Adjustment was approved by the Interim Public Works Director from UDO Article 8.3.6 from not providing a stub street to the north or the east due to existing development. A stub street is provided to the west connecting to the existing subdivision. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**STREETSCAPE  
TYPE:**

The applicable streetscape is a residential. Construction of a 6' planting strip with a 6' wide sidewalk is proposed along both Neighborhood Yield Streets. A 6' wide sidewalk is proposed along Leesville Road.

**PEDESTRIAN:**

Proposed sidewalk locations conform to City regulations. A 6' sidewalk is required along both sides of both Neighborhood Yield Streets and along the site's frontage on Leesville Road.

**FLOOD HAZARD:**

There are no flood hazard areas on this site.

**STORMWATER  
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with Article 9.2 of the Raleigh UDO. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

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

**STREET NAMES:**

2 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:** 3/30/2019

Record at least ½ of the land area approved.

**5-Year Sunset Date:** 3/30/2021

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.