

# LONGLEAF ESTATES PHASES 7 & 8

## S-66-2015



0 300 600 Feet

Zoning: **R-10 CU**  
CAC: **Forestville**  
Drainage Basin: **Tom's Creek**  
Acreage: **21.71**  
Number of Lots: **82**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **JEN North Carolina**  
**5, LLC**  
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-66-15 / Longleaf Estates Phases 7&8

**General Location:** The site is located on the north side of Canyon Drive, southeast of the intersection of Taylor's Ridge Road and Greenville Loop Road.

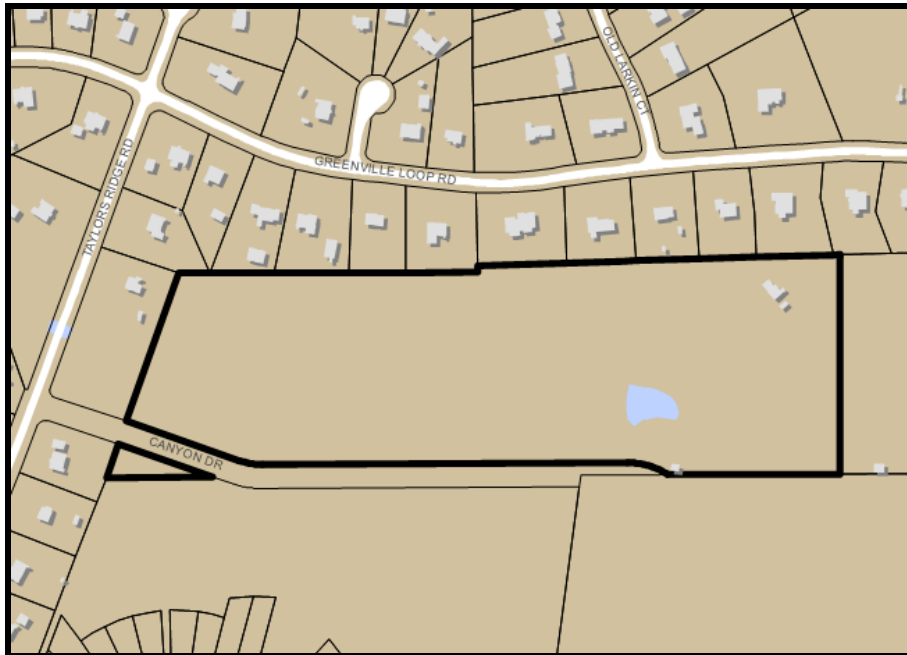
**CAC:** Forestville

**Nature of Case:** Subdivision of 21.72 acres into 80 single family lots and five open space lots, zoned Residential-10 Conditional Use District.

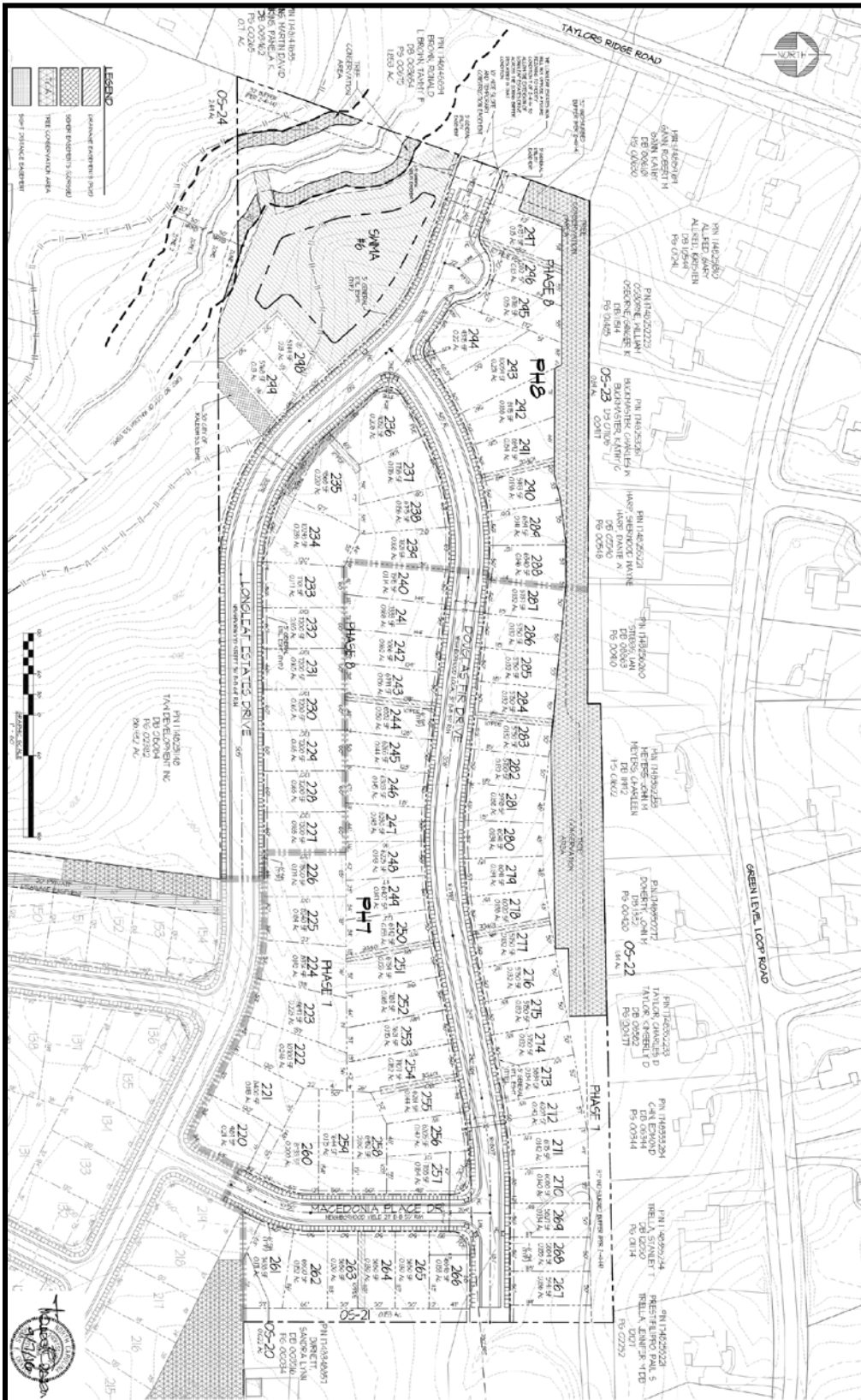
**Contact:** Ben Williams; Priest, Craven & Associates

**Design Adjustment:** NA

**Administrative Alternate:** NA



S-66-15 Location Map



S-66-15 Preliminary Subdivision Plan

---

**SUBJECT:** S-66-15

**CROSS-REFERENCE:** S-3-15; Z-41-14

**LOCATION:** The site is located on the north side of Canyon Drive, southeast of the intersection of Taylor's Ridge Road and Greenville Loop Road, inside the city limits.

**PIN:** 1748248836

**REQUEST:** This request is to approve the subdivision of a 21.72 acre tract into 80 single family lots and five open space lots, zoned Residential-10 Conditional Use District.

---

**OFFICIAL ACTION:** Approval with conditions

---

**CONDITIONS OF APPROVAL:**

***Prior to issuance of a 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 tree conservation plan in compliance with UDO Article 9.1 must be approved by the Conservation Forester. The plan must include a map of the tree conservation areas with metes and bounds descriptions of all tree conservation area boundaries. Tree protection fence must located in the field along the boundaries of all tree conservation areas and inspected by the Urban Forester;

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

- (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;
- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank;

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

- (8) 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;
- (9) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
- (10) 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 approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
- (11) 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;
- (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 prior to or in conjunction with the recording of lots a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas in compliance with Chapter 9 of the Unified Development Ordinance;
- (14) 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 all public streets, is paid to the City of Raleigh;

- (15) 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;
- (16) That a fee-in-lieu be paid for the portions of stub streets not extended to the property lines (Douglas Fir Drive and Longleaf Estates Drive);
- (17) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (18) That all conditions of Z-41-14 are complied with;
- (19) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan;

***Prior to issuance of a certificate of occupancy:***

- (20) 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 Bowers (J. Barber) Date: 10-27-16

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, Section 2.2.1. This approval is based on a preliminary plan dated 10/1/16 owned by JEN North Carolina, Inc., submitted by Priest, Craven & Associates.

---

**ZONING:**

**ZONING**  
**DISTRICTS:** Residential-10 Conditional Use Ordinance 445ZC710 Effective 5/19/15.

Z-41-14 Conditions dated: April 23, 2015

1. The maximum residential density on the property shall be four (4) units per acre; however, the property shall be included as part of a subdivision with additional property with an overall maximum residential density of three (3) units per acre.

*Proposed density is 3.7 units/acre. Combined density with phases 1-6 is 2.97 units/acre.*

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

*Only detached building types proposed.*

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

*No lots are less than 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' and cul-de-sac lots comply with 1.5.2.E.*

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 lots meet these minimum standards.*

6. If the property subject to this rezoning ordinance is developed independently without being included in a subdivision with additional property, then such subdivision must provide a minimum open space set aside of twenty percent (20%) of the net site area of the subdivision. But, if the property subject to this rezoning ordinance is included in a subdivision with adjoining property, then this minimum open space set aside of twenty percent (20%) of the net site area of the subdivision may be satisfied in whole or in part on the adjoining property within the overall subdivision and based on the gross acreage of the overall subdivision. Unless a more restrictive standard is required by the UDO, 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 development meets the open space requirements of Section 2.5 and this condition.*

7. A buffer measuring at least 32 feet in depth shall be provided on the property adjacent to those properties to the west and north, more particularly described as Lot 10 on the plat recorded in Book of Maps 1984, Page 1027, Lots 11, 12, 13, 14, 15, 16, and 17 on the plat recorded in Book of Maps 1985, Page 1482, and Lots 17, 18, 19, 20, and 21 on the plat recorded in Book of Maps 1988, Page 1078, Wake County Registry. Unless a more stringent standard is required by the UDO or in the event this area is designated a tree conservation area in conformance with UDO Article 9.1, this buffer shall be undisturbed except for the removal of dead, diseased, unsafe or unhealthy trees with a permit issued by the City. In addition to these permitted disturbances, that portion of the buffer adjacent to Lot 11 on the plat recorded in Book of Maps 1985, Page 1482 and

located south of the existing stream may be disturbed for purposes associated with an approved road crossing the stream.

*Required buffer is shown on plans.*

**TREE  
CONSERVATION:**

This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 1.72 acres of tree conservation area which is 10.09% of the net site acreage. Tree conservation acreage is as follows:

Primary: 0.06 acres  
Secondary: 1.66 acres

**PHASING:**

There are two phases in this development:

Phase 7: 55 single family lots and 3 open space lots.  
Phase 8: 25 single family lots and 2 open space lots.

**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. Proposed street(s) are classified as shown below. A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Longleaf Estates Drive*	Neighborhood Street	N/A	64'	N/A	36'	10'(portion)
Douglas Fir Drive	Neighborhood Local	N/A	59'	N/A	31'	N/A
Macedonia Place Drive	Neighborhood Yield	N/A	55'	N/A	27'	N/A

\* The right-of-way and slope easements for Longleaf Estates Drive will be dedicated to the western property line, but construction and land disturbance will stop outside the required 32' buffer per Z-41-14.

**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 development.



**SUBDIVISION  
STANDARDS:**

- LOT LAYOUT:** The minimum lot size is 5,500 square feet per the zoning conditions of Z-41-14. The minimum lot depth in this development is 90 feet. The minimum lot width of an interior lot is 50 feet. Lots in this development conform to these minimum standards prescribed in the rezoning case.
- 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. This development will require the developer to install upgrades to the Highland Creek pump station. The upgrades will need to be approved as part of the infrastructure construction drawings.
- 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 six foot sidewalks and six foot planting strips are proposed along all new public streets.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of the three new public streets. 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 meet 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 9.2 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 of construction drawings and plats for recording.
- STREET NAMES:** Three 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:** 10-27-2019  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 10-27-2021  
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.