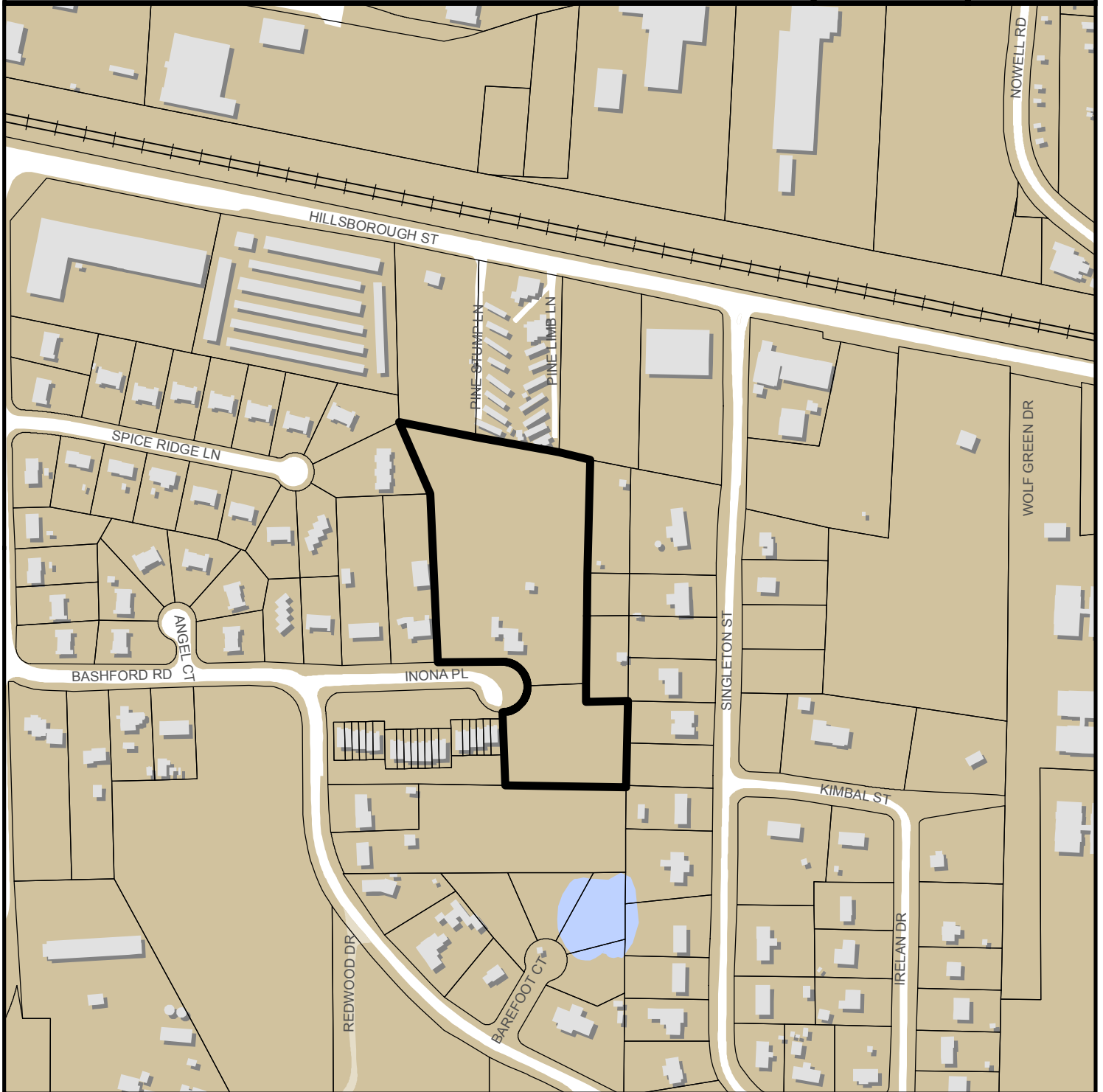


# INONA PLACE S-42-2016



0 300 600 Feet

Zoning: **R-10**

CAC: **West**

Drainage Basin: **Walnut Creek**

Acreage: **6.11**

Number of Lots: **61**

Planner: **Justin Rametta**

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

Applicant: **Q Homes LLC**

Phone: **919-402-3803**





# 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-42-16 / Inona Place Subdivision

**General Location:** The site is located at the eastern terminus of Inona Place, south of Hillsborough Street and west of Singleton Street, inside the city limits.

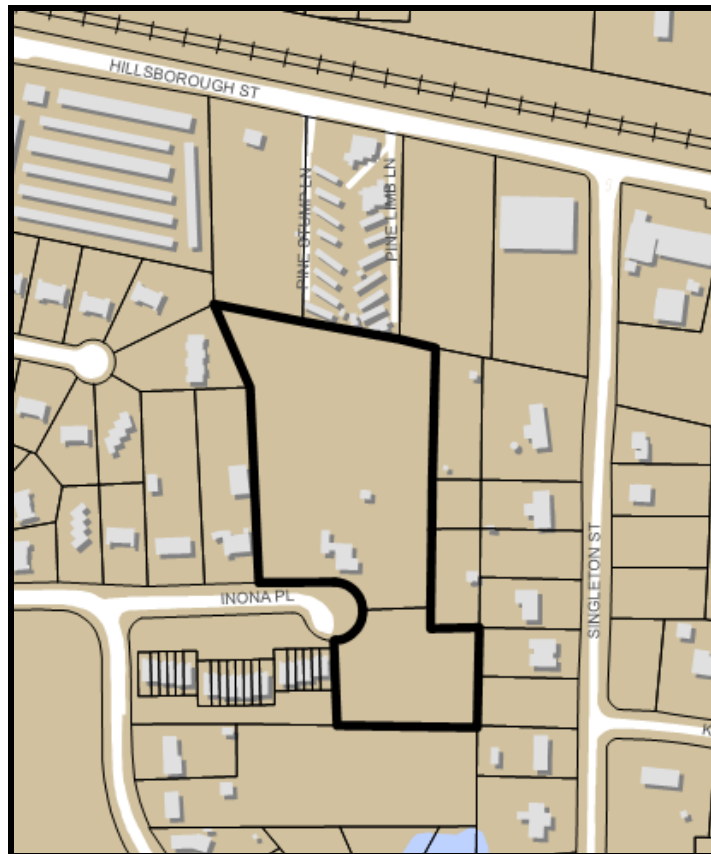
**CAC:** West

**Nature of Case:** Subdivision of two parcels totaling 6.11 acres into 61 townhome lots and 9 open space lots, zoned R-10.

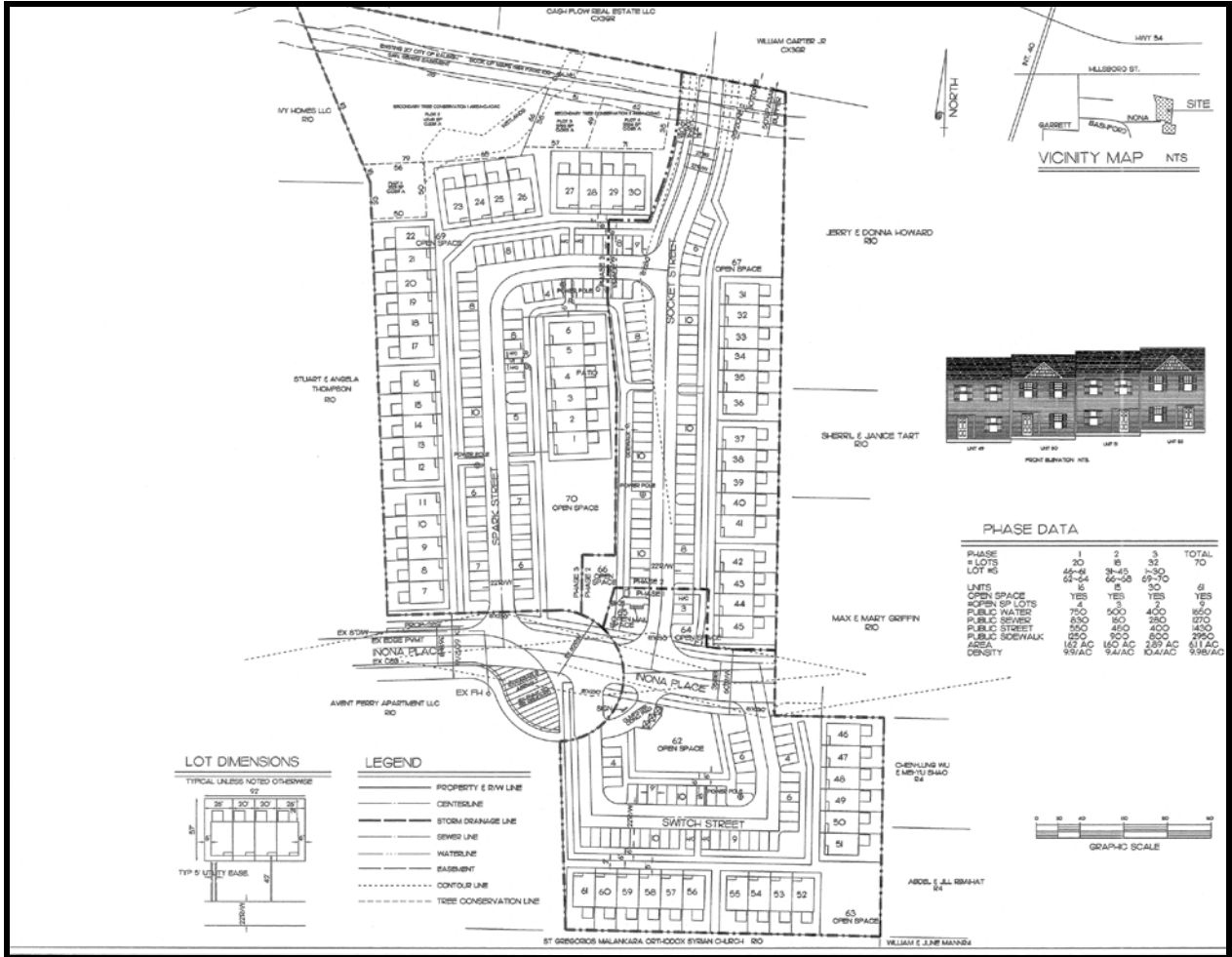
**Contact:** Penny Sekadlo

**Design Adjustment:** N/A

**Administrative  
Alternate:** NA



**S-42-16 Location Map**



S-42-16 Preliminary Subdivision Layout

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**SUBJECT:** S-42-16 / Inona Place Subdivision

**CROSS-REFERENCE:** N/A

**LOCATION:** The site is located at the eastern terminus of Inona Place, south of Hillsborough Street and west of Singleton Street

**PIN:** 0774713175; 0774705678

**REQUEST:** This request is to approve the two parcels totaling 6.11 acres into 61 townhome lots and 9 open space lots, zoned R-10.

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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 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;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) That plans for the shared stormwater devices be submitted and approved by the Engineering Services Department;

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

- (6) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (7) That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction, including streetscape trees, is to be paid to the

Engineering Services Department in accordance with code section 8.1.3 of the UDO. A fee for street signs shall be required in accordance with the Raleigh Street Design Manual;

- (8) 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;
- (9) 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;
- (10) 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;
- (11) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permits and a street lighting plan. A fee in lieu shall be paid for the portion of the road (Tammer Lane) connecting to the property to the north that is to be eventually located in the buffer;
- (12) 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;
- (13) 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;
- (14) That demolition permits be issued for any existing structures and these building permit numbers be shown on all maps for recording;
- (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 property owners association";
- (16) 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).”;

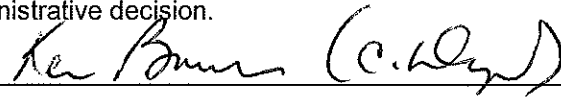
**Prior to issuance of a certificate of occupancy for either lot:**

(17) 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;

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I hereby certify this administrative decision.

Signed:(Planning Dir.)

 (C. W. Bowers)

Date: 1-24-17

Staff Coordinator: Justin Rametta

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. This approval is based on a preliminary plan dated 11/28/2016 owned by Q Home LLC., submitted by Penny Engineering Design.

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**ZONING:**

**ZONING DISTRICTS:** Residential-10 (R-10).

**TREE CONSERVATION:** This site is greater than two acres and therefore subject to Article 9.1, Tree Conservation. The project will comply by providing .53 acres of secondary tree conservation area.

**PHASING:** There are three phases in this development:  
Phase 1: 16 townhome lots and 4 open space lots; 1.62 acres  
Phase 2: 15 townhome lots and 3 open space lots; 1.6 acres  
Phase 3: 30 townhome lots and 2 open space lots; 2.89 acres

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**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 streets are classified as shown below. Dedication of right-of-way is required. A fee-in-lieu of construction will be required for the portion of Tamper Lane not being constructed due to the Neuse Riparian buffer along the northern property line.

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between the required street with curb, gutter and sidewalk and the proposed construction of is reimbursable.

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
Inona Place Ext.	Neighborhood Local	N/A	½ 59'	N/A	36'	N/A
Spark Street	Multifamily Street	N/A	22'	N/A	58'	N/A
Switch Street	Multifamily Street	N/A	22'	N/A	58'	N/A
Socket Street	Multifamily Street	N/A	22'	N/A	58'	N/A

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

**COMPREHENSIVE PLAN:** This site is located in the West CAC in an area designated for Community Mixed Use Development.

**SUBDIVISION STANDARDS:**

**TOWNHOME STANDARDS:** The minimum site area for a townhome development is 3,300 square feet. Minimum townhome lot width is 16'. Townhome lots in this development conform to these minimum standards. A primary street build-to with 70% of the property's frontage having buildings between 10'-30' is required and shown on the plans. A 10% or .61 acre outdoor amenity is required. .66 acres (10.8%) is provided.

**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:** Service by the City is to be provided for connected units up to 6.

**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 6' planting strips with 6' wide sidewalks are proposed on both sides of all streets.

- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of all 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:** 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. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Two dry detention ponds are designed to control stormwater runoff from the site.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas are present on this site. Neuse Riparian buffers are required.
- 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:** 1/24/20  
Record at least ½ of the land area approved.
- 5-Year Sunset Date:** 1/24/22  
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.