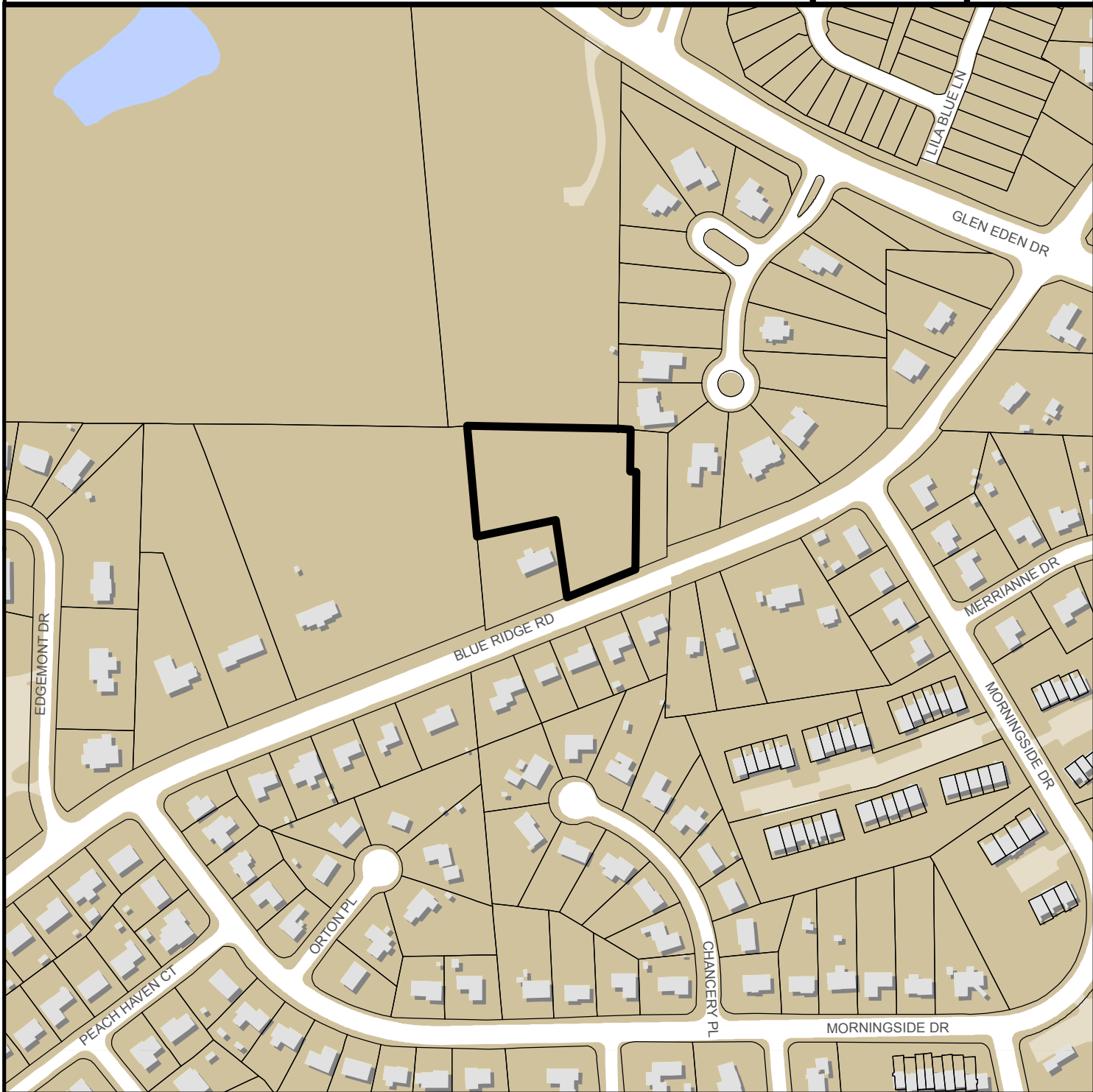


BLUE RIDGE ROAD LOTS S-69-2016



0 300 600 Feet

Zoning: **R-4**

CAC: **Northwest**

Drainage Basin: **Crabtree Basin**

Acreage: **2**

Number of Lots: **2**

Planner: **Martha Lobo**

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

Applicant: **Greenpointe, LLC**

Phone: **(919) 971-5200**





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-69-16 / Blue Ridge Road Lots

General Location: The site is located north of Blue Ridge Road, southwest of Glen Eden Drive, inside the city limits.

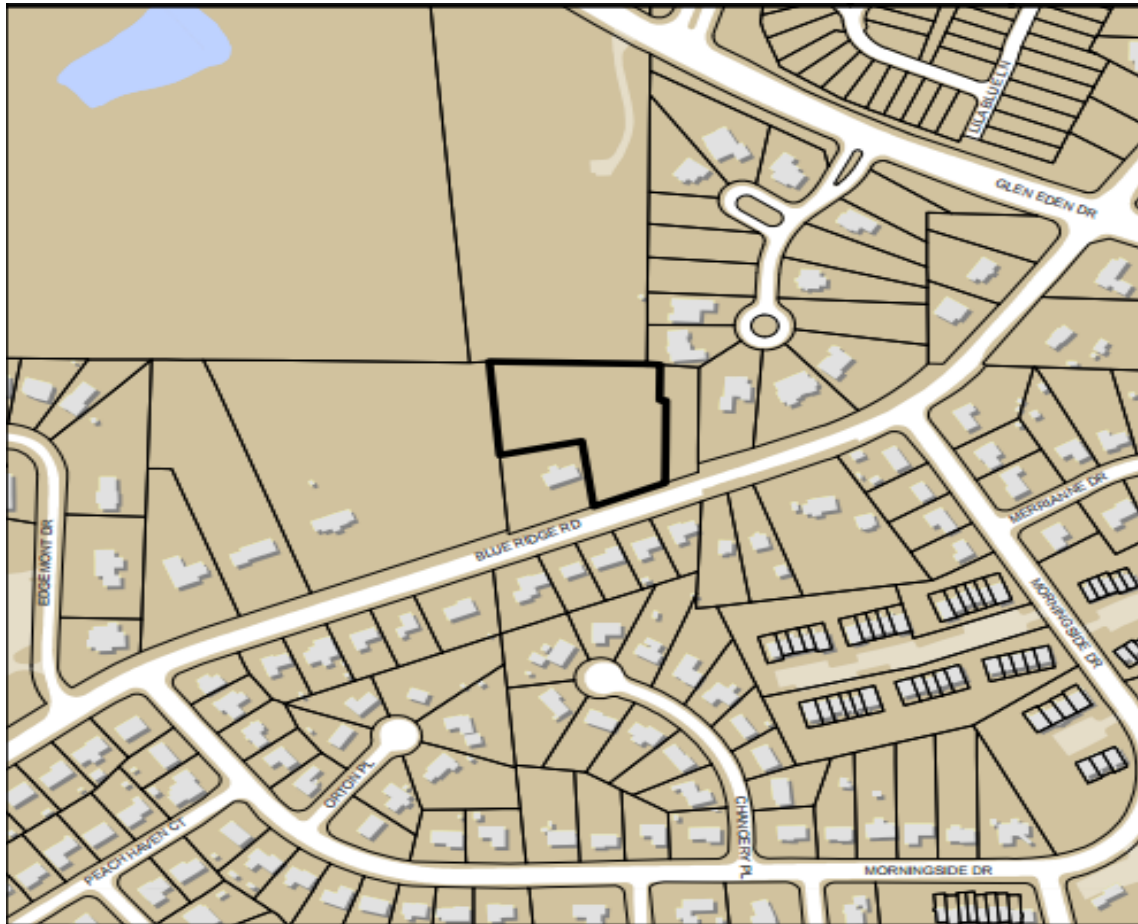
CAC: North West

Nature of Case: Subdivision of a 1.99 acre parcel into two lots, 51,563 square feet and 35,510 square feet, zoned Residential-4 (R-4).

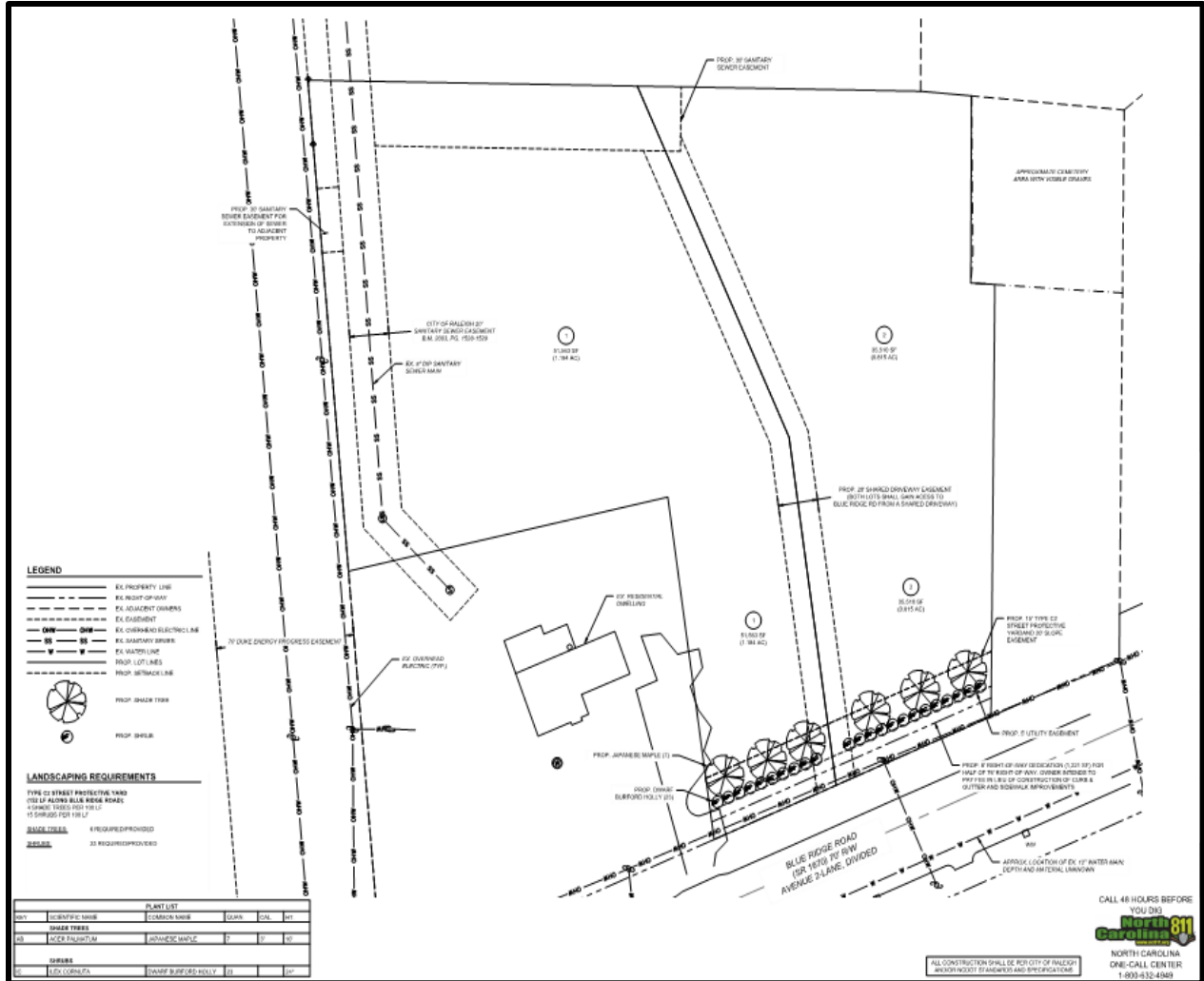
Contact: Jon Frazier, FLM Engineering

Design Adjustment: N/A

Administrative Alternate: N/A



S-69-16 Location Map



Subdivision Layout

SUBJECT: S-69-16 / Blue Ridge Road Lots

CROSS-REFERENCE: N/A

LOCATION: The site is located north of Blue Ridge Road, southwest of Glen Eden Drive, inside the city limits.

PIN: 0795067154

REQUEST: This request is to approve the subdivision of a 1.99 acre parcel into two lots of 51,563 square feet and 35,510 square feet, zoned Residential-4 (R-4). Residential density is 1 unit per acre.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That the maximum allowable impervious for each lot shall be shown on all maps for recording;
- (2) That the fee-in-lieu for curb, gutter and sidewalk shall be paid for the frontage on Blue Ridge Road;
- (3) That a shared driveway and cross access agreement between the two proposed lots be recorded as shown on the preliminary plan and the easement be shown on the final subdivision map. A copy of the recorded easement document shall be provided to the City within one day of recording in accordance with UDO Section 10.2.5.F.4.;
- (4) That ½ of a 76' right-of-way, and general utility easement, slope easement and sanitary sewer easement are dedicated as shown on the preliminary plan;
- (5) That Infrastructure Construction Plans are approved by the City of Raleigh,

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

- (6) That in accordance with Part 10A Section 9.2.2., an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;
- (7) That Zoning inspection for the installation of the required C2 Yard be approved for each respective lot.

I hereby certify this administrative decision.

Signed:(Planning Dir.)

Ken Baum (C. Dir.)

Date:

1-17-17

Staff Coordinator: Martha Lobo

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 12/20/2016 owned by Greenpointe LLC, submitted by FLM Engineering.

ZONING:

ZONING DISTRICTS: Residential-4 (R-4)

TREE CONSERVATION: The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore not required.

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. Existing street(s), Blue Ridge Road, is classified as an Avenue 2-Lane, Divided. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Blue Ridge Road	Avenue 2-Lane, Divided	½ of 60'	½ of 76'	37'	37'	20'

Additional right-of-way to be dedicated is reimbursable under the facility fees program. Existing street, Blue Ridge Road, adjacent to the site, is classified as an Avenue 2-Lane, Divided. There are no proposed new streets.

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

COMPREHENSIVE PLAN:

This site is located in the North West CAC in an area designated for low density residential development.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** The minimum lot size in Residential-4 (R-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 (80 feet for a corner lot). Lots in this development conform to these minimum standards. Residential density is 1 unit per acre.
- 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.
- STREETSCAPE TYPE:** The applicable streetscape is a Type C2 yard, which shall be installed on private property, behind the 20' slope easement, prior to issuance of a certificate of occupancy. Plans submitted for permit issuance shall indicate the installation of the a Zoning Permit be obtained for each respective lot for the installation of the required C2 Yard;
- PEDESTRIAN:** A fee-in-lieu for curb, gutter and sidewalk will be paid, prior to authorization to record lots.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** Site is subject to stormwater control regulations under Article 9.2 of the UDO.
- Surety:**
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;
- Exemptions:**
Site will claim an exemption to runoff controls under 9.2.2.E.2.c. by limiting impervious on the lots to 15%;
- Prior to issuance of building permits:**
A nitrogen offset payment must be made to a qualifying mitigation bank;
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or riparian buffers are required on this site.
- STREET NAMES:** No new streets are being proposed with this development.

**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: 1/17/2020

Record entire subdivision of land area approved.

WHAT NEXT?

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS. Streets and utility lines to be owned and maintained by the City shall be submitted 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.