

SUBDIVISION REQUEST: Request submitted by The Cullipher Group, on behalf of Sailfish Wildwood, LLC, for Final Plat approval for the subdivision of two lots located at 5476 Highway 70 (Tax PIN #635605195721000). Effective and Preliminary Flood Zone: X: Zoning: Residential Multifamily Conditional Use (RMF-CU) and Highway Commercial Conditional Use (CH-CU).

History

1/21/2020: Conditional-Use Rezoning and Sketch Development Plan (Planning Board)-Approved

2/11/2020: Conditional-Use Rezoning and Sketch Development Plan (Council)-Approved

5/19/2020: Preliminary Plat (Planning Board)-Approved

The applicant is requesting final plat approval for a proposed two-lot subdivision located at 5476 Highway 70. The total area of the tract is 13.52 acres, Lot 1 is approximately 3.93 acres and Lot 2 is approximately 9.59 acres. The property is located in the corporate limits. Lot 1 was recently rezoned to RMF-CU (Residential Multifamily Conditional Use) for a 60-unit multifamily development known as Phase II of the Vinings at Wildwood and Lot 2 was rezoned to CH-CU (Highway Commercial Conditional Use) to allow for self-service storage facilities known as Pinnacle Storage.

The property will have access from Wildwood Road. In addition, there will a private drive installed to enter Phase II of the Vinings at Wildwood and an emergency access pave on the eastern portion of Lot 1. A five-foot (5') sidewalk is proposed to be constructed alongside Highway 70 and Wildwood Road up to the private drive. The developer of Pinnacle Storage will be responsible for installing the sidewalk.

Copies of the sedimentation and erosion control, state stormwater, NCDOT driveway, water and wastewater permits are on file with the town and current. The plan has been reviewed by other Departments including Fire, Public Services, and Police and meets the requirements set forth in the Town's Unified Development Ordinance (UDO).

Final Plat Approval: Department Heads and Planning Board review the Final Plat. Once final plat is granted, the developer is legally able to transfer the lots. The purpose of this review is to assure that all improvements have been installed in accordance with the site development master plan and preliminary plat and to make sure that all fees have been paid. The Unified Development Ordinance does allow a developer to get final plat approval without all the improvements being installed provided that a bond or guarantee is submitted in the amount of 1.25 times the cost of the improvements is submitted to the City. The proposed amount of the bond or guarantee for the uninstalled improvements is reviewed and approved by the City Engineer and appropriate Department Head.