LOCATION: This .45 acre parcel zoned R-10 is located on the west side of Gregg Street, south of the intersection of Gregg Street and Martin Luther King Jr. Blvd. at 1022 Gregg Street.

REQUEST: Six townhome style condominiums with driveways and associated infrastructure.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 29, 2022 by MOSS CONSTRUCTION AND DESIGN LLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. For clarification purposes - Please provide a detail showing the existing houses within your infill sample and show setback lines (furthest and closest) showing that the Unit 6 setback is within that range.

2. For clarification (sheet ASR 3), please label proposed amenity area on plan sheet. (2.2.3 A 3)

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

4. These lots are exempt per UDO Section 9.2.2.A.1.b.ii as a grandfathered lot one-half acre or less, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

☑ BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:
Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

2. These lots are exempt per UDO Section 9.2.2.A.1.b.ii as a grandfathered lot one-half acre or less, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: November 30, 2025
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Daniel L. Stegall
Development Services Dir/Designee

Staff Coordinator: Michael Walters

Date: 08/03/2022
Gregg Street Townes
Administrative Site Review
ASR-0030-2022

STORMWATER EXEmPTION:
For section 2.2.2.3.2 it is subject to as to the Part 15A
Raleigh Unified Development Ordinance. These tests are
subject to area and stormwater control measures and
subject to further review upon placement of impervious
surface.

ALL CONSTRUCTION TO BE IN
ACCORDANCE WITH CITY OF
RALEIGH STANDARDS AND
SPECIFICATIONS.
STORMWATER EXEMPTION:

Per section 9.22.2.3.b.1 of the Part 10A Raleigh Unified Development Ordinance, these lots are exempt from active stormwater control measures and subject to further review upon placement of impervious surface.