



Administrative Approval Action

Case File / Name: ASR-0054-2019
Camelot Village II

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located by the intersection of Camelot Village Avenue and Pearl Road at 4328 – 4313 Pearl Road.

REQUEST: This is the preliminary approval of each of the proposed thirteen town home building blocks associated with the preliminarily approved Townhome Subdivision (S-48-17, Camelot Village II). The Townhome Subdivision (S-48-17) consists of 7 common area lots, 13 single family detached house lots, and 68 townhome lots. This plan (ASR-0054-2019) includes specific site plans for the townhouse portion (thirteen town home building blocks) for Camelot Village II Subdivision (S-48-17). Preliminary plans for the 13 single family lots will be proposed individually under separate submittal(s).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:

One Administrative Alternate has been approved by the Planning Director for this project, noted below. (See S-48-17)

1. Following the review of a parking study (Ramsey Kemp and Associates) it was determined that 159 spaces (as opposed to the required 211 spaces) would be sufficient for this development. (AAD-11-18)

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SUB-S-48-2017: DSLC - Preliminary Subdivision/Preliminary Subdivision

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 September 26, 2019 by Jones & Crossen Engineering, PLLC.

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:

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.

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

General



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1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).
3. All street lights and street signs required as part of the development approval are installed.
4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
5. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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:

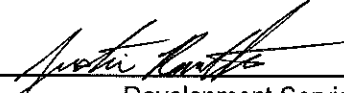
3-Year Expiration Date: October 22, 2022

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:  Date: 10/23/2019
Development Services Dir/Designee
Staff Coordinator: Michael Walters