Zoning: **R-10 w/NCOD**  
CAC: **Central**  
Drainage Basin: **Walnut Creek**  
Acreage: **0.33**  
Number of Lots: **2**  

Planner: **Martha Lobo**  
Phone: (919) 996-2664  

Applicant: **David Menaker**  
Phone: (919) 550-5263
Administrative Approval Action
Case File / Name: S-49-17, Dome Properties Subdivision
Transaction # 524362, AA # 3680

LOCATION: This site is located on the south side of Cape Ave, near the intersection of Cape Ave and S East St. The address of the property is 518 Cape Ave, which is inside City limits.

REQUEST: Subdivision of a 0.315 acre tract zoned R-10 with NCOD Southpark into two detached home lots. Proposed lot 1 is 6,382 SF/0.15 acres and lot 2 is 7,142 SF/0.16 acres.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: One design adjustment request was approved to address block perimeter requirements.

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 submitted by The Site Group, dated 11/2/2017.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

2. As per TC-2-16 this property is exempt from active stormwater measures as per 9.2.2.A.2.b.ii subject to 9.2.2.4.a, impervious surface limitations upon further development.

URBAN FORESTRY
3. Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
1. A demolition permit shall be issued and this building permit number be shown on all maps for recording.

ENGINEERING
2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

3. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of
easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

4. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

---

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

**GENERAL**

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

_Prior to issuance of building occupancy permit:_

1. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

2. **Next Step:** Final inspection of all right of way trees by Urban Forestry Staff.

**EXPIRATION 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: 12-1-2020
Record the subdivision.

I hereby certify this administrative decision.

_Signed:_ (Planning Dir./Designee) ___________________________ Date: 12/1/2017

_Staff Coordinator:_ Ryan Boivin