Zoning: R-4  
CAC: Glenwood  
Drainage Basin: Crabtree Basin  
Acreage: 0.86  
Number of Lots: 2  

Planner: Michael Walters  
Phone: (919) 996-2636  
Applicant: Alison Pockat  
Phone: (919) 363-4415
LOCATION: The site is located on the southeast corner of Granville Drive and Forsyth Street, at 3352 and 3356 Granville Drive.

REQUEST: Subdivision of a .82 acre parcel into two single family lots zoned R-4. This is a REVISION to a previously approved and recorded subdivision (S-60-16) recorded in BM 2017 pg 457. This revision is to allow the installation of street trees in the right of way rather than the previously required payment of a fee in lieu and to meet the required 6’ sidewalk standard in the form of a fee in lieu rather than construction. New/revised conditions of approval below are 1, 2, 3, 6 and 7. If these conditions are not fulfilled then future building permits and certificates of occupancy on these lots may be withheld.

ESIGN 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 submitted by Alison A. Pockat, ASLA.

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. 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.

STORMWATER

2. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY

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

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL

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

5. 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.

6. 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.

7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6' wide sidewalks along the street frontage is paid to the City of Raleigh. The fee-in-lieu must be paid prior to the refund of the surety previously paid to construct the sidewalks.

EXPIRATION DATES: The sunset date for this subdivision is unchanged. 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: 12-14-2019
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) [Signature] Date: 2/28/2018

Staff Coordinator: Michael Walters