LOCATION: This site is located on the south side of Lynn Road, and east side of Leesville Road. The site is addressed at 7000 Leesville Rd, which is inside City corporate limits.

REQUEST: Recombination and subdivision of a 4.67-acre site zoned RX-3-CU (Z-20-17) and R-6 to create 41 townhome lots and 3 common open lots. No building lots will be located in the R-6 zoned portion of the property.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A variance (A-23-19) was granted for relief from required Neighborhood Transition Zone A/Type 1 design standards. Specifically, to remove the requirement for screening wall, shade trees, and understory trees (UDO 3.5.3.A.2.a-c).

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 5/2/2019 by WithersRavenel.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

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

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

General

1. Documentation from the owner of the CP&L easement (BM 2017 Pg 2481, BM 1990 Pg 877) located on the site shall be provided that verifies the distribution lines are rated to transmit 230Kv to verify compliance with UDO Section 1.5.6.C.4.

2. A point-by-point footcandle array for the entire site shall be provided, to demonstrate compliance with UDO 7.4.1.C.1 and 7.4.4.A.
Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

4. 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.

5. Note there are City of Raleigh obtained slope easements along the entirety of the property’s frontage on Leesville Road and Lynn Road. There are code required plantings in these easements that have been planted in the slope easements. Development Engineering staff are of the opinion that the easements are no longer needed as the easements were for the Lynn and Leesville Road improvements which are complete and there is a surplus in required ROW. The design team for the project have indicated there is not an interest in purchasing the easements through upset bid for removal. Should it be determined at a later date that the slope easements can no longer contain required plantings the developer would have to show compliance outside of the slope easements or pursue removal of slope easements.

6. The mail kiosk locations shall be approved by the USPS with documentation provided prior to concurrent plan approval.

Public Utilities

7. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

Urban Forestry

10. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

11. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
Administrative Approval Action
S-60-18 / Parc at Leesville
Transaction # 573901, AA # 3966

☑️ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

| ☐  | City Code Covenant | ☑️ | Slope Easement |
| ☑️ | Stormwater Maintenance Covenant | ☑️ | Transit Easement |
| ☑️ | Utility Placement Easement | ☑️ | Cross Access Easement |
| ☑️ | Sidewalk Easement | ☑️ | Public Access Easement |
| ☑️ | Other: Sight Distance Easements |

☒️ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

12. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

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

14. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

15. 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.

16. 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

17. A public access agreement among the lots identified for the private alleys and as shown on the approved plan shall be approved by the Development Services Department for recording in the
Wake County Registry, and a copy of the recorded public access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

18. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Public Utilities

19. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

20. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

21. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

22. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

23. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Transportation

24. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

25. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.39 acres of tree conservation area.

26. A fee-in-lieu of tree planting shall be paid to the City of Raleigh for 6 street trees that cannot be planted along Leesville Road.
27. The public infrastructure surety required in condition 18 above shall also include the proposed 7 street trees along Leesville Road, 10 street trees along Lynn Road, 8 street trees along Road A, and 21 street trees along Road B for a total of 46 street trees.

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: 5-23-2022
Record at least ⅔ of the land area approved.

5-Year Sunset Date: 5-23-2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: (Development Services Dir./Designee) [Signature] Date: 5/23/19

Staff Coordinator: Ryan Boivin
24. 24 HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT UTILITIES MUST BE PROVIDED.

25. CONTRACTOR SHALL COORDINATE WITH MASTER DEVELOPER, ANY OUTAGE A MINIMUM OF 2/20/19.

26. ALL BUILDINGS SHALL HAVE BUILDING ADDRESSES POSTED ON THE BUILDING, IN A CLEARLY VISIBLE LOCATION.

27. ALL GAS METERS AND ELECTRICAL EQUIPMENT SUBJECT TO VEHICLE IMPACT WILL BE VISIBLE LOCATION.

28. 24 HOR. H/M 2 8" PVC

29. PROPOSED 3/4" WATER SERVICE @ 1.0% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT.
ZONE A PROTECTIVE YARD PLANTINGS - 136 SHRUBS

1. STREET TREES ALONG LEESVILLE AND LYNN ROADS SHALL BE 3.5" CALIPER (MIN.) AND COMPLY WITH ZONING CONDITION #5 OF Z-20-17. THIS CONDITION Z-20-17 (4 - 3.5" CALIPER SHADE TREES & 50 - 24" TALL CR.180) PROVIDES 360 LF OF STREET PLANTINGS ALONG LEESVILLE ROAD.

2. EMPLOY MATCHED TREES AND SHRUBS AS SHOWN IN THE ATTACHED "TRADE" SHEET. FOR THE AREA WITHIN "TRADE" SHEET LIMITS. THE RECIPIENT OF THIS SHEET IS RESPONSIBLE FOR THE ORDER AND INSTALLATION OF THE REQUIRED TREE AND SHRUB SPECIES.

3. DUKE ENERGY EASEMENT RESTRICTS PLANTING AREA AND SPECIES PERMITTED IN THAT AREA. THESE RESTRICTIONS MAY BE CONSIDERED IN THE SELECTION OF SPECIES ALONG THESE EASEMENTS.

4. PLANTING AREA SIDEWALKS: 4'-0" MINIMUM WIDTH ALONG STREET.

5. PLANTING STRIP (TYP.) 6.0' PLANTING STRIP (TYP.) WITHOUT SHARED SIDEWALKS OR ALONG STREET.