Zoning: IX-3 w/SRPOD  
CAC: East Raleigh  
Drainage Basin: Perry Creek  
Acreage: 9.16  
Number of Lots: 2

Planner: Ryan Boivin  
Phone: (919) 996-2681

Applicant: Bill Piver  
Phone: (919) 880-4217
LOCATION: This site is located on the east side of Cynrow Blvd, at the intersection with Roundrock Dr. The site’s address is 7000 Cynrow Blvd. The site is located within City limits.

REQUEST: Subdivision of a 9.16 acre tract zoned IX-3 with SHOD-1 overlay into two lots. Proposed Lot 1 is 69,882 SF/1.6043 acres and Lot 2 is 327,375 SF/7.5155 acres.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Design adjustments were approved for block perimeter and modification to the Cynrow Blvd streetscape.

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 William C. Piver, dated 12/29/17.

CONDITIONS OF APPROVAL and NEXT STEPS:

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.

URBAN FORESTRY
2. Obtain required tree impact permits from the City of Raleigh.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
3. The 75’ greenway easement reservation as shown on the preliminary plan shall be shown on the final subdivision map for recording.

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

5. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

ENGINEERING
6. 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.

7. 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
Administrative Approval Action
Case File / Name: S-64-17, Greenshield Organic Subdivision
Transaction # 530739, AA # 3702

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.

8. A cross access agreement among the proposed lots 1 and 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within 1 day of lot recordation. If a recorded copy of the documents is not provided within this period, further recordings and building permit issuance may be withheld.

9. **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.

**STORMWATER**

10. Current lot 229 right-of-way and impervious surface allocation has been reallocated to the 2 new lots and shown on C-3 of the preliminary plans. No new impervious area is yet proposed for the subdivision. The stormwater requirements will be met on each lot as it is developed.

**PRIOR TO ISSUANCE OF BUILDING PERMITS:**

**GENERAL**

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.

**ENGINEERING**

2. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

**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: 1-11-2021
Record the lots.

I hereby certify this administrative decision.

**Signed:** (Planning Dir./Designee) ___________ Date: 1/1/2020

**Staff Coordinator:** Ryan Boivin
LOT 229
7000 CYNROW BOULEVARD
RALEIGH, NC

FILE #: S-64-2017
TRANS #: 530739

PRELIMINARY SUBDIVISION PLAN

SCALE 1" = 500'

VICINITY MAP

SHEETS:
C-1 COVER
C-2 EXISTING CONDITIONS
C-3 SUBDIVISION PLAN
<table>
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<th>AREA</th>
<th>ACRES</th>
<th>LOT(S)</th>
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</tr>
<tr>
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<td>223-227</td>
</tr>
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<td>227-228</td>
</tr>
<tr>
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<td>229</td>
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<tr>
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</tr>
<tr>
<td><strong>TOTAL</strong></td>
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</table>

Primary Tree Conservation Area

PER BM 2011, PG 74-79

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