LOCATION: The site is generally located on the east side of Blue Run Lane south of the intersection of Blue Run Lane and Pine Drive, with a common street address of 0 Blue Run Lane.

REQUEST: Conventional subdivision of approximately 29.6 acres zoned R-10-CU (Z-31-19) to create 78 detached house lots, 40 townhouse lots and 7 open/common lots.

DESIGN 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 dated September 16, 2021 by McAdams.

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:

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

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

General

1. Demonstrate compliance with UDO Section 7.2.8.D (Retaining Walls).

2. Demonstrate compliance with UDO Section 7.4 (Site Lighting).

3. The developer has shown the need for temporary construction easements for work associated at the stub end of Peace River Village. These easements must be obtained.

4. Demonstrate compliance with UDO Section 1.5.3 (Outdoor Amenity Area).

5. Verify and correct, as necessary, lot areas.

6. Provide verification that compliance will be met for Zoning Condition #5 from Z-31-19 [Ordinance (2020) 160 ZC 807].

Engineering

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

Public Utilities
8. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

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).

10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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

Urban Forestry

12. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

13. Submit a final tree conservation plan that matches the Subdivision Tree Conservation Plan sheet and includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☐ 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.

- Stormwater Maintenance Covenant Required
- Utility Placement Easement Required
- Slope Easement Required
- Public Access Easement Required

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

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

General

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

2. Lot 120 and Lot 125 must be labeled as permanently unoccupied in order to record the plat.

3. That a public access easement for the proposed greenway trail be shown on the final subdivision map for recording in accordance with Zoning Condition #5 of Z-31-19 [Ordinance (2020) 160 ZC 8

Engineering
4. A public infrastructure surety for 200 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

5. A fee-in-lieu for those portions of the street and sidewalk not fully extended to the property line is paid to the City of Raleigh (UDO 8.1.10).

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

7. A 5’ utility placement 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. A 5’ Utility Placement Easement is to be added to Blue Run Lane in addition to the streets within the subdivision. 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.

8. A Public Access deed of easement be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

9. 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.

10. A Slope easement 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 these documents 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.

Public Utilities

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

12. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

Stormwater

13. 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).
14. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

15. 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).

16. 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).

17. 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).

18. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

**Urban Forestry**

19. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.74 acres of tree conservation area.

**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:

**General**

1. Comply with Zoning Condition #5 of Z-31-19 [Ordinance (2020) 160 ZC 807] which states "Contingent upon: (i) the City of Raleigh granting the developer access onto the City's property (Deed Book 9492, Page 2544) and use of its existing Greenway Easement (Book of Maps 2001, Page 755, Wake County Registry), and (ii) the issuance of the eighty-ninth (89th) building permit, or 75% of the total building lots permitted by the subdivision plan, whichever occurs first, the developer shall provide and construct an at-grade pedestrian connection to the existing Neuse River Trail."

**Public Utilities**

2. A plat must be recorded at the Wake County Register of Deeds office for all subdivisions and utility easement dedications.

**Urban Forestry**

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Blue Run Lane, 44 street trees along Street A, 38 street trees along Street B, 72 street trees along Street C, 19 street trees along Street D.
4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

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. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: February 9, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: February 9, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
Date: 10/13/2021