LOCATION: This site is located on the east side of Rock Quarry Road, north of Whitfield Road at 4520 Whitfield Rd. This site is outside the city limits.

REQUEST: Development of a 36.09 acre tract zoned R-6-CU with 0.10 acres of right-of-way dedication, leaving a net area of 29.89 ac. The proposed development includes 3 phases, and contains a total of 205 building lots and 7 common area open lots. Phase 1 contains 18.23 acres and includes 34 lots for detached single-family dwellings, 64 townhome lots and 5 HOA Maintained Open Lots. Phase 2 contains 9.77 acres and includes 73 proposed townhome lots and 1 HOA Maintained Open Lot. Phase 3 contains 8.09 acres and includes 34 lots for detached single-family dwellings and 1 HOA Maintained Open Lot.

Z-3-07 - Conditional Use Rezoning.

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 November 12, 2021 by Swift Partners PLLC.

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. The full improvements shall be shown at the intersection of Rock Quarry Road and Auburn Knightdale. As currently shown the left turn lane onto Auburn Knightdale Road needs to meet the full storage and taper requirements.

2. Revise the phase line location between Lots 113-116, as shown on the preliminary subdivision plan set SUB-0024-2021, on all SPR plans set sheets and plat recordings, to comply with the required density phase requirements per UDO Section 2.2.3.A and UDO Section 10.2.6.E.6.d.

3. Revise the density phasing data information, for both Phase 1 & 2, on all data tables in addition to the shown phase lines for Lots 113-116 on the Site Permit Review plans and plat recordings.

Engineering
4. 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

5. 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.

6. A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

Stormwater

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

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

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

Urban Forestry

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

11. 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).

☐ 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.

☐ 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. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

3. Provide documentation indicating a Property Owner's Association has been established for the subject development.

4. A TCE (temporary construction easement) is shown on the plans as part of the connection to Captain Falls Ct. The location and dimensioning will be further clarified at SPR and the dimensions shown with an approved SPR for a TCE will be shown on a plat for recording.

5. Note the revised phase line and density calculations between Phases 1 and 2, for lots 113-116, as shown on the Site Permit Review plan sheets on the recording plats.

**Engineering**

6. 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. 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.

7. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

8. A sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

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 public infrastructure surety for 196 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

11. 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**

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.
13. 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**

14. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

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

16. 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).

17. 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).

**Urban Forestry**

18. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.34 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 all conditions of Z-3-07

**Public Utilities**

2. A plat must be recorded at the Wake County Register of Deeds office for all 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 61 street trees along Street A, 40 street trees along Street B, 22 street trees along Street C, 28 street trees along Captain Falls Drive, 45 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

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: April 7, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: April 7, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Staff Coordinator: Jermont Purifoy

Date: 12/09/2021