LOCATION: This site is located at the intersection of Summer Music Lane and Moonbeam Drive, at 724 Summer Music Lane.

REQUEST: Subdivision of a 2.96 acre parcel zoned PD (MP-4-04, Amelia Renaissance Park). This is within Tract C in the master plan and within an Stormwater Protection Overlay District (remainder of phase 14, Renaissance Park). This subdivision will create 12 residential lots, and two common lots to be owned by the homeowners association (14 lots total). Note that one of the common open lots (which is currently unlabeled) is within an island created by street right of way at the terminus of Summer Music Lane.

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 January 30, 2020 by WithersRavenel, Inc.

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 final site plans shall be revised to show and label the island area within the street right-of-way at the terminus of Summer Music Lane as an open lot to be owned and managed by the homeowners association. The lot shall be assigned a lot number and the acreage shall be shown on the final plan.

Stormwater

2. 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

3. Tree protection fence at edge of existing and recorded tree conservation area must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
☐ **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. 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.

2. The final subdivision map shall show and label the island area within the street right-of-way at the terminus of Summer Music Lane as an open lot to be owned and managed by the homeowners association. The lot shall be assigned a lot number and the acreage shall be shown on the final map to be recorded.

**Engineering**

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

**Public Utilities**

4. 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.

**Urban Forestry**

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

☐ **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:**

**Engineering**

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

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

Urban Forestry

3. Tree impact permits must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Summer Music Lane and 3 street trees along Moonbeam Drive for a total of 14 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: March 4, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: March 4, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Date: 03/04/2020
Development Services Dir/Designee

Staff Coordinator: Michael Walters