LOCATION: The site is located on the south side of Mayview Road and west side of Tower Street. The site is addressed at 2405 Mayview Rd, which is inside City limits.

REQUEST: Subdivision of a 0.33-acre tract zoned R-10 and located in the Oberlin Village Neighborhood Conservation Overlay District (NCOD) and Special Residential Parking Overlay District (SRPOD). The plans propose two Detached House lots, under the Conventional Development Option.

Variance BOA-0026-2019 was approved to provide relief from minimum lot width standards for proposed Lot #2.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: RCMP-0183-2020: DSLC - Recorded Maps/Boundary Survey - Major
RCMP-0185-2020: DSLC - Recorded Maps/Subdivision

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 May 6, 2020 by Cawthorne, Moss & Panciera.

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:

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

Engineering

2. 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.

3. A fee-in-lieu for 6' of sidewalk along Mayview Road and Tower Street is paid to the City of Raleigh (UDO 8.1.10).
4. 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.

**Stormwater**

5. Cumulative disturbance for the subdivision development, from demolition through single family home construction, shall be less than 12,000 sf. Prior to the issuance of any demolition permit, a sealed letter from a licensed NC surveyor shall be provided to stormwater review staff verifying that the overall limits of disturbance have been marked in the field and total less than 12,000 sf. If at any time demolition, construction of new single family homes, and other associated work cause a cumulative land disturbance of 12,000 sf or more, a grading permit will be required via the site permitting review process. (UDO 9.4.6)

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

**Urban Forestry**

7. A public infrastructure surety for (1) street tree on Tower St. shall be provided to the City of Raleigh Development Services – Development Engineering (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:*

**Stormwater**

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

3. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

**Urban Forestry**

4. A tree impact permit must be obtained for the approved streetscape tree protection and installation in the right of way. This development proposes saving 11 street trees along Mayview Rd. and planting 1 shade tree along Tower St.
The following are required prior to issuance of building occupancy permit:

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: July 2, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: July 2, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: [Signature]  Date: 07/02/2020
Development Services Dir/Designee

Staff Coordinator: Justin Biegler
MAYVIEW TOWER SUBDIVISION

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service/Center for Excellence Staff, Wake County, NC 27604 (919) 821-2056

This form is used when submitting a Preliminary Subdivision Application. Be sure to attach as much information as possible to expedite the review process.

OFFICE USE ONLY

DEVELOPMENT TYPE (C.D. Section 21.20)

1. Conventional Subdivision
2. Commercial Development
3. Residential Development
4. Industrial Development
5. Other

LEGAL INFORMATION

Development name as set to appear on plat: MAYVIEW TOWER SUBDIVISION

Address: 2405 MAYVIEW ROAD, RALEIGH, NC 27607

Kilometer Post Mile: 0.97

What is your project type?

1. Single Family
2. Multi-Family
3. Commercial
4. Industrial

CURRENT PROPERTY INFORMATION

House(s) on site:

1. House on site

Company: BLUE HILL DEVELOPMENT

Owner(s) of Subdivision: DAVID AND KATHLEEN CAMBON

Subdivision: 442 SOUTH MAIN STREET SUITE 100, DAVISON, NC 28056

Phone: (919) 305-8989

Email: JDHRCOLM@GMAIL.COM

APPLICANT INFORMATION

Owner: CATHORN MOSS & PANGIENA, 333 S. WHITE STREET, WAKE FOREST 27587

Phone: 919-506-3148

Email: JBPANGIENA@CMP.COM

Development Type 8 C.D. Section 21.20

General purpose: Land Development

Zoning Information

Zoning code: R-1

Zoning district: R-1

Street name: MAYVIEW ROAD

Traffic control device: STOP

Conditional Use District (CUD) Case 

City of Raleigh, NC

CITY OF RALEIGH

SCALE 1" = 30'0"

JUNE 11, 2019

REVISIONS:

REVISION DATE:

REVISION DESCRIPTION:

ZIP CODE:

PROJECT NUMBER:

SUBMISSION DATE:

FILE NUMBER:

SIGNED:

JUSTIN BIEGELER

SAAS.

CATHORN MOSS & PANGIENA, P.C. PROFESSIONAL LAND SURVEYS, C-1525, 333 S. WHITE STREET, P.O. BOX 1253, WAKE FOREST N.C., 27586, (919) 556-3148