LOCATION: This site is located on the north side of Hillsborough Street, west of Dixie Trail.

REQUEST: Development of a proposed three lot subdivision on a 0.62 acre/26,502 sf tract, with a proposed right-of-way dedication total of 1,003.46 sf/0.02 acres (along Daisy Street & Dixie Trail) leaving a net area of 25,498 sf/0.58 acres, zoned R-6 SRPOD. Existing Lot 1 is an existing lot with structure which will remain, being 12,327 sf/0.28 acres; Proposed new Lot 2 being 6,579 sf/0.15 acres and new Lot 3 being 6,592 sf/0.15 acres.

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 August 5, 2021 by ALLURE HOMES, LLC.

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:

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

☐ 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.

☐ Utility Placement 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:

Engineering

1. A fee-in-lieu for 6 ft wide sidewalk for 105 linear feet along Daisy Street and 105 linear feet along Dixie Trail is paid to the City of Raleigh (UDO 8.1.10).

2. 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.

3. 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.

Stormwater

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

** 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. A public infrastructure surety for (4) street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (2) street trees along Daisy St. and (2) street trees along Dixie Trail.

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.
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: January 13, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: January 13, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 09/16/2021

Staff Coordinator: Jermont Purifoy
23 DIXIE TRAIL SUBDIVISION
PRELIMINARY SUBDIVISION PLANS
SUB-0037-2021

PROPERTY OWNER:
23 DIXIE TRAIL PARTNERSHIP, LLC
3304 CHURCHILL ROAD
RALEIGH, N.C. 27607
ARAYMOND@RAYMONDNET.COM

DEVE. OPERS:
ALLURE HOMES, LLC
3948 BROWNING PLACE
SUITE 200
RALEIGH, N.C. 27609
(919) 696-8500
PAUL@ALLUREHOMESNC.COM

PROPERTY ADDRESS:
23 DIXIE TRAIL
RALEIGH, N.C. 27607
PIN 0794 53 9287
ZONE: R-6 SRPOD OVERLAY
TOTAL AREA: 0.62 AC.
INSIDE CITY LIMITS

PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 PINEY PLAINS ROAD, SUITE 200
CARY, N.C. 27518 • (919) 467-9972

DATE: 8/1/2021