



Administrative Approval Action

Case File / Name: SUB-0037-2021
DSLC - 23 Dixie trail Subdivision

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the north side of Hillsborough Street, west of Dixie Trail at 23 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

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☒ **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.



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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.



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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: Alysia Bailey Taylor Date: 09/16/2021
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

23 DIXIE TRAIL SUBDIVISION

PRELIMINARY SUBDIVISION PLANS

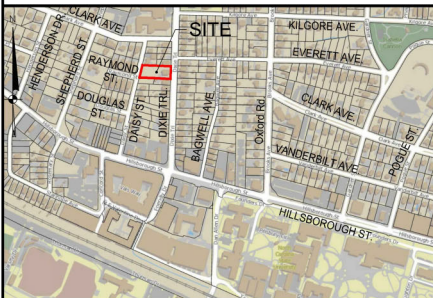
SUB-0037-2021

SOLID WASTE COMPLIANCE STATEMENT:

Developers have reviewed and are in compliance with the requirements set forth in the Solid Waste Design Manual. Trash services will be by the City of Raleigh SWS, with rollout containers that will be stored in the individual lot garages or on a concrete pad beside residence per design manual.

NOTES:

ALL SIDEWALKS MUST BE ACCESSIBLE TO PERSONS WHO ARE BLIND, HAVE LOW VISION AND PEOPLE WITH MOBILITY DISABILITIES. PEDESTRIAN EXISTING ROUTES ALTERNATE PEDESTRIAN ROUTES DURING CONSTRUCTION WILL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).



VICINITY MAP
SCALE: 1" = 500'

INDEX OF DRAWINGS

	COVER SHEET
1	EXISTING CONDITIONS
2	PRELIMINARY SUBDIVISION PLAN
3	PRELIMINARY UTILITIES PLAN
4	PRELIMINARY GRADING PLAN
5	PRELIMINARY LANDSCAPE PLAN

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

DEVELOPERS:
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

Site Data		Developer: Allure Homes, LLC 3948 Browning Place Suite 200 Raleigh, NC 27609 Contact: Paul Baggott 919 696 8500	
Street Address 23 Dixie Trail (Inside City Limits)		PIN 0794 53 9287	
Gross Area	26,502 sq. ft.	0.62 acre	
Right of Way Dedication	Dixie Trail 209.99 sq. ft. Daisy Street 793.47 sq. ft. Total 1,003.46 sq. ft.	0.0048 acre 0.0182 acre 0.0230 acre	
Net Area	25,498 sq. ft.	0.58 acre	
Zoning	R-6 SRPOD Overlay		
Existing Land Use	Single Family Residential		
Proposed Use	3 Single Family Detached Residential Dwellings (One Phase)		
Proposed Number of Livable Units	3		
Open Space	No		
Allowable Density: 6 units per acre			
Proposed Density: 3 units / 0.62 ac = 4.84 units / ac			
Lot Summary		2	3
Lot	Min. Area Required	6,000 sq. ft. 0.138 ac	6,000 sq. ft. 0.138 ac
Area Provided	13,287 sq. ft. 0.284 ac	6,579 sq. ft. 0.15 ac	6,500 sq. ft. 0.15 ac
Min. Lot Width Required	50 ft.	50 ft.	50 ft.
Lot Width Provided	105 ft.	53 ft.	53 ft.
Min. Lot Depth Required	80 ft.	80 ft.	80 ft.
Lot Depth Provided	107 ft.	126.5 ft.	126.4 ft.

Preliminary Subdivision Application Planning and Development

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (LDC Section 15.2.6). Please check the appropriate review type and include the plan checked document. Please email all documents and your preliminary subdivision plans to planning@raleighnc.gov.

DEVELOPMENT TYPE (LDC Section 15.2.6)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if it is a Major Park Overlay or Historic Overlay District.	
GENERAL INFORMATION	
Borough/Neighborhood (plan case number):	
Development name (subject to approval): 23 Dixie Trail Subdivision	
Property Address(es): 23 Dixie Trail	
Recorded Deed PIN(s): 0794 53 9287	
What is your project type? <input checked="" type="checkbox"/> Single family <input type="checkbox"/> Townhouse <input type="checkbox"/> Attached houses	
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
Company: 23 Dixie Trail Partnership, LLC (Owner/Developer Name and Title: Arthur Raymond, Jr.)	
Address: 3304 Churchill Road Raleigh, NC 27607	
Phone #: (919) 696 8500 Email: araymond@raymondnet.com	
APPLICANT INFORMATION	
Company: Allure Homes, LLC (Contact Name and Title: Paul Baggott)	
Address: 3948 Browning Place Suite 200 Raleigh, NC 27609	
Phone #: (919) 696 8500 Email: paul@allurehomesnc.com	

Continue to page 2 >>>

Page 1 of 2

DEVELOPMENT TYPE - SITE DATA TABLE Applicable to all developments	
Cross site acreage: 0.62	
Overlay district: SRPOD	
Conditional Use District (CUD): Case # 0	
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Flood study:	
FEMA Map Panel #:	
STORMWATER INFORMATION	
Existing Impervious Surface:	Proposed Impervious Surface:
Acres: 0.138	Acres: 0.138
Detention Storage:	Detention Storage:
Acres: 0.138	Acres: 0.138
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Flood study:	
FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of lots: 3	Total # of lots: 3
Proposed density for each zoning district (LDC 15.2.7): 3 / 0.62 = 4.84	
Total # of open space and/or common area lots: 0	
Total # of required lots: 3	
SIGNATURE BLOCK	
I, <u>Paul Baggott</u> , will serve as the agent regarding this application, and will execute and sign all affidavits, comments, resident plans and applicable documentation, and will represent the property owner in any public meeting regarding the application.	
Signature: <u>Paul Baggott</u>	Date: <u>8/5/2021</u>
Signature: <u>Paul Baggott</u>	Date: <u>8/5/2021</u>
Please email your completed form to: planning@raleighnc.gov	

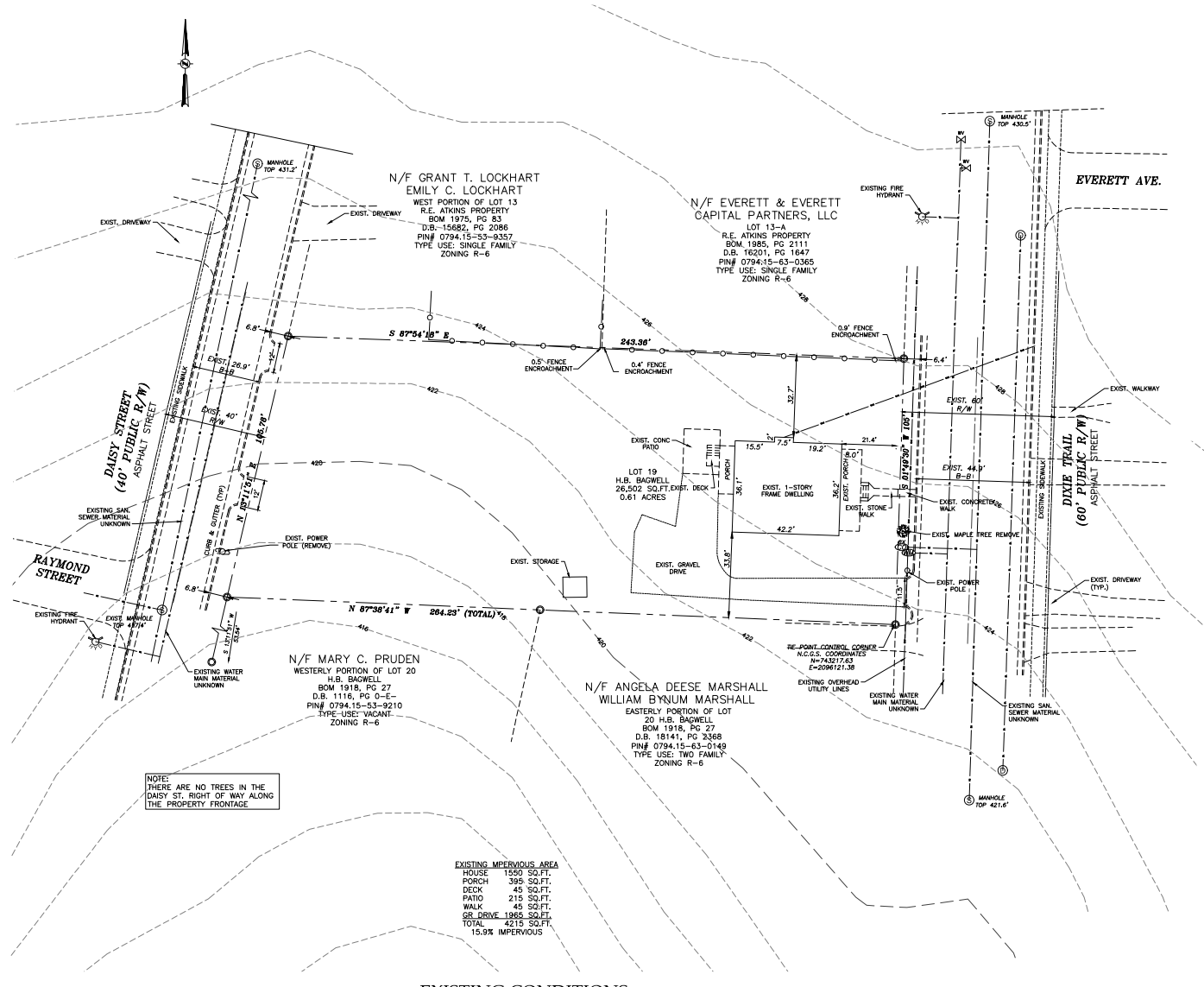
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DATE: 8/5/2021

LEGEND

- Property Line
- - - - - Property Line (not surveyed)
- - - - - Center Line
- - - - - Old R/W line
- - - - - Right-of-Way Line
- - - - - Easement Line
- - - - - Drain Line
- - - - - Water Line
- - - - - Sanitary Sewer
- - - - - Overhead Utility
- - - - - Overhead Service
- - - - - Vinyl Fence
- - - - - Wood Fence
- - - - - Aluminum Fence
- Existing Iron Pipe
- Iron Pipe Set (Unless Otherwise Designated)
- Existing Concrete Monument
- Concrete Monument Set
- × Computed Corner
- ⊕ Pk. Nail
- ⊕ Cable TV Box
- ⊕ Telephone Box
- ⊕ Power Box
- ⊕ Light Pole
- ⊕ Utility Pole
- ⊕ Drop Inlet
- ⊕ Utility Box
- ⊕ Storm Drainage Manhole
- ⊕ Curb Inlet
- ⊕ Water Valve
- ⊕ Fire Hydrant
- ⊕ Existing Water Meter (3/4" Service Line)
- ⊕ Sewer Manhole
- ⊕ Existing Sewer Clean Out (4" service line)
- ⊕ Existing Iron Pipe
- ⊕ Iron Pipe Set
- ⊕ Dred Boon
- ⊕ Page
- ⊕ Right of Way
- ⊕ Top Map
- ⊕ Now or Formerly
- XXX - DENOTES ADDRESS
- DEMOLITION / TO BE REMOVED

NOTE:
THIS PROPERTY DOES NOT LIE WITHIN
2000' OF A N.C.G.S. MONUMENT.
THIS SURVEY IS OF AN EXISTING PARCEL
OR PARCELS OF LAND.
UTILITIES SHOWN ARE FOR REPRESENTATION
ONLY AND NOT TO BE USED FOR
PROPERTY LINE LOCATION.
ALL ORDERS, EASEMENTS, BUFFERS,
FLOOD HAZARDS & SETBACKS TAKEN
FROM BOM 2002... PG 1000...
THIS MAP NOT FOR RECONSTRUCTION.
BOUNDARY INFORMATION TAKEN FROM
REFERENCED DEEDS AND PLATS.



NOTES

- BOUNDARY AND LOCATION SURVEY INFORMATION FROM TURNING POINT SURVEYING, P.L.L.C., RALEIGH N.C.
- TOPOGRAPHIC INFORMATION FROM GIS.

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Street Trees									
Quantities		Total	Key	Botanical Name	Common Name	Caliper	Height	Mature Spread	
1	2								
1	1	2	GP	Quercus Phellos	Willow Oak	3-Inch	30' Ht. Min.	30' Min.	
1	1	2	AB	Acer barbatum	Sugar Maple	3-Inch	30' Ht. Min.	30' Min.	

DIXIE TRAIL FRONTAGE 105/40 = 2.63 REOD
2 PROVIDED

DAISY STREET FRONTAGE 105.78/40 = 2.64
2 PROVIDED

