LOCATION: This site is located on the west side of Glenwood Avenue, east Fairhill Drive at 5715 Glenwood Avenue.

REQUEST: Development of an 11.00 acre tract, split zoned OX-5-PK and OX-3-CU, into a proposed 2 lot subdivision with a new private driveway, noted on the proposed subdivision plan as "Glenhill Drive." New Lot 1, which will maintain an existing office structure, will have a proposed area of 2.60 acres/113,074 sf. New Lot 2, which is vacant at the time of this subdivision approval, will have an area of 8.40 acres/366,086 sf.

BOA-0017-2019: UDO Art. 8.3 Blocks, Lots, Access. Relief from build-to requirements; variance for driveway spacing; 10’ ft protective yard relief.

A-136-2019: Landscaping - roadway & streetscape improvements. UDO Sec.8.4.5.A & Sec.3.2.3.A

Z-92-86 - Conditions of rezoning of portion of site zoned OX-3-CU

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 September 19, 2019 by KIMLEY HORN.

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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

2. A stormwater control plan shall be approved (UDO 9.2). Each lot will stand alone for stormwater compliance. Each lot shall be required to account for the impervious associated with ROW improvements along its frontage.
3. 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

4. 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).

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

☐ 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.

☐ Sidewalk Easement Required
☐ Shared Parking Agreement Required
☐ Cross Access Agreements 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. The Shared Parking Analysis agreement note, which is noted on the subdivision & ASR plan (ASR-0070-2019), is also shown on all plat recordings.

2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

3. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

4. A fee-in-lieu for 1’ of sidewalk along Glenwood Avenue is paid to the City of Raleigh (UDO 8.1.10).
5. 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.

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

7. A cross access agreement among the proposed lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

**Stormwater**

8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures, or serving multiple lots or crossing property lines, shall be shown on all plats for recording as private drainage easements (UDO 9.2).

**Urban Forestry**

9. A fee-in-lieu for 8 street trees along Fairhill Dr is paid to the City of Raleigh (UDO 8.1.10).

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.04 acres of tree conservation area.

11. A public infrastructure surety for 42 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:*

**Urban Forestry**

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 35 street trees along Glenwood Ave, 7 street trees along Fairhill Dr.

*The following are required prior to issuance of building occupancy permit:*
Urban Forestry

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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: February 11, 2023
Record at least ¾ of the land area approved.

5-Year Sunset Date: February 11, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 02/12/2020

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
SURVEYOR'S NOTES:
1. THIS PLAN HAS BEEN PREPARED WITH THE BENEFIT OF FOLLOWING REPORT OF TITLE PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY FILE #: NCS-964267-ATL, DATED JUNE 12, 2019.
2. AREA SHOWN HEREON COMPUTED BY COORDINATE METHOD.
3. THE BASIS OF THE BEARING SHOWN HEREON ARE BASED ON NORTH CAROLINA GRID BEARING.
4. ELEVATIONS SHOWN HEREON BASED ON NORTH AMERICAN VERTICAL DATUM 1988 (NAVD '88) BASED ON DIFFERENTIAL GPS OBSERVATIONS PERFORMED IN JUNE 2016.
5. SUBJECT PROPERTIES KNOWN AS PARCEL NUMBERS: AS SHOWN.
6. CONTOUR INTERVAL IS ONE FOOT (1.0').
7. THIS SURVEY DOES NOT VERIFY THE EXISTENCE OF, NOR CERTIFY THE LOCATION OF, ANY JURISDICTIONAL WETLANDS THAT MAY EXIST ON THIS PROPERTY.
8. THE SUBJECT PARCEL IS LOCATED WITHIN ZONE X AS SHOWN ON FIRM 3720078600J AND 3720079600J BOTH EFFECTIVE 5/02/06.
9. THERE IS NO EVIDENCE OF RECENT CONSTRUCTION ACTIVITY ON THIS PROPERTY.
10. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS ON THIS PROPERTY.
11. THERE ARE NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES.
12. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
13. SUBJECT PARCEL(S) HAS DIRECT ACCESS TO GLENWOOD AVE AND FAIRHILL DR (DEDICATED PUBLIC RIGHTS OF WAY).
SOUTHERN BELL
EASEMENT
STREET TREE (TYP.)
70'
CP&L TRANSMISSION
LINE EASEMENT
GLENWOOD AVENUE
FAIRHILL DRIVE
PROPOSED PRIVATE DRIVE
BAYMAR DRIVE
NCDOT 20'
TREE SETBACK
STREET TREE (TYP)
PROPERTY LINE
20' O.C. (TYP.)
EXISTING 4-STORY
AT&T BUILDING
20' TYP
EXISTING AT&T
SIGNAGE
AMENITY AREA
(12,024 SF)
139' C3 YARD
50'
20'
50' SHOD-1 YARD
20' SOUTHERN BELL EASEMENT
SHOD-1 YARD PLANTINGS TO BE
PLACED AROUND TCA AREAS AND
BETWEEN EXISTING TREES TO
MAXIMUM EXTENT PRACTICABLE
ACCESSIBLE
RAMP /
ENTRANCE
CRITICAL ROOT ZONE AREA
EXTENDING BEYOND TREE
CONSERVATION AREA (TYP.)
EXISTING TREE TO REMAIN
& PROTECT IN PLACE (TYP.)
EXISTING REQUIRED SHOD-1
DECIDUOUS CANOPY TREE
(TYP OF 28)
ZONING LINE
RETAINING WALL SCREENING
PER RALEIGH UDO 7.2.8.C.
DECIDUOUS
CODE
QTY
BOTANICAL / COMMON NAME
CONT.
CAL.
HEIGHT
TM
B&B
3" CAL
12`-14` MIN
AMERICAN SENTRY LINDEN
EVERGREEN
CODE
QTY
BOTANICAL / COMMON NAME
CONT.
CAL.
HEIGHT
MG
B&B
3" CAL
12`-14` MIN
SOUTHERN MAGNOLIA
PT
6
PINUS TAEDA
B&B
3" CAL
14-16` MIN
LOBLOLLY PINE
UNDERSTORY
CODE
QTY
BOTANICAL / COMMON NAME
CONT.
CAL.
HEIGHT
CC
B&B
2" CAL.
10`-12` MIN
EASTERN REDBUD
MX
26
MAGNOLIA X `GALAXY`
B&B
2" CAL.
10`-12` MIN
GALAXY MAGNOLIA
PC
4
PISTACIA CHINENSIS
B&B
2" CAL.
10`-12` MIN
CHINESE PISTACHE
SHRUBS
BC
77
CAMELLIA SASANQUA `BONANZA`
CONT.
24" MIN
BONANZA CAMELLIA
IS
45
ILEX GLABRA `SHAMROCK`
CONT.
24" MIN
INKBERRY
KL
39
KALMIA LATIFOLIA `BULLSEYE`
CONT.
42" MIN
BULLSEYE MOUNTAIN LAUREL
TD
22
TAXUS X MEDIA `DENSIFORMIS`
CONT.
42" MIN
DENSE YEW
GROUND COVERS
FA
3,369 SF
FESTUCA ARUNDINACEA
TALL FESCUE
LM
765
LIRIOPE MUSCARI `BIG BLUE
BIG BLUE LILY TURF
PLANT SCHEDULE
L1.0
NOTES:
1. TREES CANNOT BE PLANTED WITHIN A
TREE CONSERVATION AREA OR THE
CRITICAL ROOT ZONE OF AN EXISTING
TREE AND MUST BE PLANTED AT LEAST
15 FEET FROM ANY OTHER TREE AND NO
FURTHER THAN 50 FEET FROM ANY
OTHER TREE, MEASURED FROM TREE
TRUNK TO TREE TRUNK (UDO 5.3.1.F.3.C).
IF PROPOSED TREES CONFLICT WITH
EXISTING TREES, FINAL PLANTING AREAS
SHALL BE FIELD ADJUSTED AS REQUIRED.
2. SHRUBS ARE NOT TO BE PLANTED IN
CRZ OF EXISTING TREES.
SINGLE STEM SPECIMENS ONLY
NOTE