



Administrative Approval Action

Case File / Name: SUB-0041-2020
PHOENIX PLACE LOT 78

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

LOCATION: This site (Lot 78 of BM1953, page 111) is located on the east side of N. Raleigh Blvd, east of N. King Charles Road, at 1000 Phoenix Place.

REQUEST: Subdivision of a vacant Lot 78, 0.70 acre/30,389.56 sf tract (PIN#1714-74-0365) zoned R-6 into 2 lots with 0.003 ac/126 sf of right-of-way dedication. New Lot 3 being 0.38 ac (16,772.4 sf) and new Lot 4 being 0.31 ac (13,491.16 sf) with a net area of 0.69 ac (30,263.56 sf) and density of 2.86 units/ac.

**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 February 1, 2021 by Jones & Crossen Engineering, PLLC.

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. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.
2. The developer has split the Phoenix Place improvements over 3 subdivisions - S-40-2020, S-41-2020 and S-42-2020. The public improvements however are to be shown on a site permitting review set for full review of the public improvements at time of site permitting review. Note 5 on the cover sheet of SUB-0041-2020 indicates the infrastructure will be in place with SUB-0040-2020 as it will be the first to be developed.

Stormwater

3. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3). Provide flood study approval memo and files for permitting flood study to address downstream structural flooding.
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



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5. 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.

☒ **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.

| | |
|-------------------------------------|-------------------------------------|
| <input checked="" type="checkbox"/> | 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.

The following items must be approved prior to recording the plat:

General

1. The two lots shall have a shared driveway easement for the two property owners. It is not a cross access easement and will need to be shown on the plat of record.
2. The subdivision plat for SUB-0041-2020 (1000 Phoenix Pl) shall be recorded with the Wake County Register of Deeds and an electronic copy returned to the Planning and Development Department within 14 days of recordation.

Engineering

3. 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.
4. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
5. 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.
6. The developer has split the Phoenix Place improvements over 3 subdivisions - S-40-2020, S-41-2020 and S-42-2020. The public improvements however are to be shown on a site permitting review set for full review of the public improvements at time of site permitting review. Note 5 on the cover sheet of SUB-0041-2020 indicates the infrastructure will be in place with SUB-0040-2020 as it will be the first to be developed.

Public Utilities



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7. Infrastructure Construction Plans must be approved by the City of Raleigh Public Utilities Department for all public water and public sewer extensions.

Stormwater

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
9. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

☒ **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:

General

1. A subdivision plat for SUB-0041-2020 shall be recorded with the Wake County Register of Deeds.

Stormwater

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

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

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Engineering

2. All street lights and street signs required as part of the development approval are installed.

Stormwater

3. 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: June 30, 2024



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Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: June 30, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 03/03/2021
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

SUB-0041-2020



221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC. 27502
Office: 919-587-1174
Registration: P-0151
www.jonescristian.com

CASE NO. SUB-0041-2020

COVER SHEET

PHOENIX PLACE LOT 78 SUB'D
PRELIMINARY SUBDIVISION PLAN

CITY OF KALEIGH

| | | | |
|-------------|---------|-----------|--------------|
| SCALE | 1"=100' | DATE | MAY 25, 2021 |
| PROJECT NO. | 0730920 | 1st CYCLE | |
| | 1030920 | 2nd CYCLE | |
| | 0201012 | 3rd CYCLE | |
| | | | |
| | | | |
| PROJECT | 1 | | |
| YEAR | 1920 | | |

[illegible]

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM PLUG, HAVE PERMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS WILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

[illegible][illegible]

1. DISTING PHOENIX PLACE RM IS RECORDED IN RM 1958, PG. 11.
2. DISTING 20 SOWER AGREEMENT IS RECORDED IN EM 1958, PG. 111.

| SUBDIVISION DRAWING SHEET INDEX | |
|---------------------------------|------------------------------------|
| 1 | COVER SHEET |
| 2 | EXISTING CONDITIONS PLAN |
| 3 | PRELIMINARY SUBDIVISION PLAN |
| 4 | PRELIMINARY GRADING & UTILITY PLAN |

CITY OF RALEIGH, TC-6-19 SECTION A29 STATES THAT THE MINIMUM SITE AREA, APPLICABLE FOR BLOCK PERIMETER, N R-4 ZONING IS 13 ACRES FOR AN AVERAGE LOT SIZE OF 0.3 ACRE ON THE BLOCK. SINCE THE PHOENIX PLACE LOT 76 SUBDIVISION AREA 0.70 ACRES IS LESS THAN 13 ACRES, THIS PROJECT IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS OF UDO ARTICLE 8.3.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION





