LOCATION: This site is located on the east side of Trailwood Drive at 1701 Trailwood Drive.

REQUEST: Development of a 2.16 acre tract, zoned R-10 CU (zoning case #: Z-4-20) and SRPOD. A proposed multi-unit townhome development of 20 townhome lots & 1 HOA Common Open Lot.

Z-4-20 - Conditional Zoning Uses - Prohibited apartment building type

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 October 27, 2021 by Real Engineering, Inc..

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:

  General

  1. Demonstrate screening compliance and provide a detail illustration drawing for the Solid Waste enclosure per the Solid Waste Services Manual C-9 and UDO Section 7.2.5.C.

  2. Revise the plant list or tree type descriptions titles shown on sheet L1.2 to show 2 headers using the main tree types listed under UDO Section 7.2.7.C (Shade, Understory & Shrubs).

  3. Show revised rear patio building features and setbacks in compliance with UDO Section 1.5.4.D.1.i for applicable lots.

  Engineering

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

  5. 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. This will be necessary for the work occurring in front of the Fire Station.

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

7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

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

10. 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).

☐ **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.

☐ **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. Label the total provided amenity area on site plan sheet C1.1 per the information shown on the site data table.

2. Provide documentation indicating a Property Owner's Association has been established for the subject development.

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

**Engineering**
4. 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.

5. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

6. 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.

Public Utilities

7. Infrastructure Construction Plans (spr submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

8. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

9. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

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

11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

12. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

13. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .21 acres of tree conservation area.

☑ 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. Comply with all conditions of Z-4-20.

**Public Utilities**

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

**Stormwater**

3. 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. 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.

2. Final inspection of all tree conservation areas by Urban Forestry Staff.

**Stormwater**

3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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: March 29, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: March 29, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alyxia Bailey Taylor
Development Services Dir/Designee
Date: 11/30/2021

Staff Coordinator: Jermont Purifoy
FIRE STATION ACCESS NOTE:

All on-site meeting with fire department, fire marshal, city transportation and NCDD shall be required prior to any construction that would affect the operation of the existing fire station. No night-time work that would affect their access to and from Trailwood Drive shall begin until parties above have approved the temporary access plan.