LOCATION: This 15.53 acre site zoned R-10-CU and R-4 can be found on the southwest corner of the intersection of Gresham Lake Road and Nichols Road. The main parcel of the multi-parcel project is at 2400 Gresham Lake Road. Three of the existing lots within the proposed development are outside the city limits.

REQUEST: A 15.53 acre townhome subdivision consisting of 80 townhome lots and 4 Home Owner Association lots along with associated infrastructure.

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 July 22, 2021 by M/I Homes of Raleigh 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:

General

1. See sheet P.S. 3.5 - Townhomes building type in R-10 zoning no longer require a minimum build to % (see Text Change TC-19-19). Should you wish to utilize this text change please note on both the cover sheet and P.S. 3.5 that due to TC-19-19, Build To standards are no longer required. You may also remove the Build To sheet should you wish to take advantage of this text change. (TC-19-19)

2. One short term bike parking space/every 20 units is required. (UDO Section 7.1.2). Please demonstrate compliance with short term bicycle requirements by showing and labeling all bike parking spaces on the subdivision plan. (UDO Section 7.1.2. and UDO Section 7.1.7). To ensure that spacing is being met provide a bike rack detail in the plan. - Please review the following link for the standard bike parking detail dimensions: https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR16/B-20.01.pdf

3. Street trees are required within the right of way if allowable by NC DOT along with and in addition to the required bufferyards and vegetation standards of Z-44-19 for this site. Coordinate with the City Urban Forestry Division. Should the NC DOT refuse to allow street trees in these right of ways, the standards of Z-44-19 may suffice for meeting the street protective yard standard (UDO Section 8.4.1 C and D), and documentation will need to be provided from the NC DOT indicating street trees are not allowed within the right of way along Gresham Lake, Nichols, and Litchford Roads.
4. Number and label all HOA maintained and owned lots on the subdivision plan. Also, note the total number of HOA maintained/owned lots on the cover sheet of the plan.

5. Demonstrate that a private solid waste collection service has been secured or comply with the City of Raleigh Solid Waste Design Manual requirements for Solid Waste Collection. (UDO Section 1.1.12.F and UDO Section 7.2.5.C.) (Solid Waste Design Manual: https://raleighnc.gov/services/permits-and-inspections/development-resources)

Engineering

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

Public Utilities

7. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

8. The water and sanitary sewer design shall be shifted to provide adequate separations with other utilities, street trees, tree save areas, and any other conflicts.

Stormwater

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

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

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

Urban Forestry

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

13. 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).

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

**Engineering**

2. A public infrastructure surety for 113 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

4. A sight distance easement along Litchford Road shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

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. 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.

**Public Utilities**

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

8. A Petition for Annexation into the City limits shall be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

**Stormwater**

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. 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).

12. 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).
13. 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).

14. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.21 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:

Public Utilities

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

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 15 street trees along Primary Street C, 16 street trees along Primary Street D, 66 street trees along Big Sky Lane, 16 street trees along Goudy Drive.

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 and right of way street trees 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: August 25, 2024
Record at least ⅛ of the land area approved.

5-Year Sunset Date: August 25, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee
Staf Coordinator: Michael Walters

Date: 08/25/2021