LOCATION: This site is located on the south side of Jones Sausage Road, west of Auburn Church Road at 3716 & 3800 Auburn Church Road.

REQUEST: Development of a split zoned, 8.93 acre/389,052 sf tract, IX-3-CU & IX-3; with 4,884 sf of right-of-way dedication leaving a net site area of 8.82 acres/384,168 sf. A proposed subdivision development of 3 lots, proposed New Lots 1, 2 & 3 as shown. Proposed Lots 1 & 3 will remain vacant, 2.2 acres/95,664 sf (Lot 1) and 3.99 acres/173,800 sf (Lot 3). Proposed New Lot 2 will keep the existing structure, with new lot improvements, and have a new lot area of 2.63 acres/114,704 sf & proposed amenity as shown with ADA accessibility.

Z-10-88 Jones Sausage Road: Effective 3/1/88 - Use restrictions & rezoning to IND-1.

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 June 30, 2022 by Swift Partners 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. 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
2. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

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

5. 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.

<table>
<thead>
<tr>
<th>☑ Cross Access Agreements Required</th>
<th>☑ Utility Placement Deed of Easement Required</th>
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<tbody>
<tr>
<td>☑ Slope Easement Deed of Easement Required</td>
<td>☑ Right of Way Deed of Easement Required</td>
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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. A recombinination shall be recorded prior to or in conjunction with the preliminary subdivision plan SUB-0049-2020 for lots 1-3.

2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

3. To be determined prior to SPR Approval: An encroachment agreement between Owner, City & NCDOT stipulating that NCDOT & City will not be held responsible for future impacts to existing parking along building frontage when Auburn Church Road widens.

Engineering

4. A public infrastructure surety for 16 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

5. A cross access agreement among the lots identified as Lot 1 and Lot 2 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of 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.
6. A slope easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

7. A fee-in-lieu is paid to the City of Raleigh (UDO 8.1.10).

8. A 5’ utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

9. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

10. A fee-in-lieu for road widening along 867 LF frontage is paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

11. 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.

12. 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

13. 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).
14. The existing impervious allocation to all applicable lots in the subdivision should be identified on all maps for recording.

15. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

Urban Forestry

16. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .888 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. A demolition permit shall be obtained.

2. Comply with all conditions of Z-10-88

3. A copy of the petition of annexation shall be transposed and submitted with the building permit plans and prior to any permit approval.

**Public Utilities**

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

**Urban Forestry**

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 16 street trees along Auburn Church Road.

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

*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

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: November 10, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: November 10, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 07/14/2022
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy