LOCATION: This site is located east of Capital Boulevard, north of Louisburg Road at 4241 Louisburg Rd.

REQUEST: Development of a 2.23 acre (97,087 sf) tract zone CX-3 into a proposed 2 lot subdivision with .03 ac (1,366 sf) of right-of-way dedication and a net area of 2.2 ac (95,721 sf). Proposed new lot 1 being 1.1 ac (48,012 sf) and new lot 2 being 1.1 ac (47,709 sf).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0043-2021: DSLC - Site Permitting Review/Major [Signature Set]  
RCMP-0090-2021: DSLC - Recorded Maps/Subdivision

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 9, 2020 by Kimley-Horn and Associates.

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:

Stormwater

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

☐ 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 parking standard & change of use note shown on sheet C2, pertaining to Lot 1 redevelopment, is placed on all plat recordings.
2. The proposed subdivision plan removes required parking for the previously approved use on proposed lot 1 (previously a retail grocery, currently vacant). The developer shall provide proof of compliance with UDO Section 7.1.2 parking requirements for proposed lot 1 prior to subdivision map recording. Required parking may be provided remotely. The developer may comply with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking for lot 1 shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

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 recording. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recording 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 recording. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

4. A slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recording. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recording 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

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 recording.

6. A cross access agreement among the lots identified as Lot 1, Lot 2, and PIN #1726510578 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 recording. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

7. A public infrastructure surety 28 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

8. A fee-in-lieu for public improvements is not required prior to recording a map.

9. A fee-in-lieu for road widening is not required prior to a recorded map.

10. A fee-in-lieu for sidewalk is not required prior to a recorded map.

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 plat must be recorded at the Wake County Register of Deeds office for all public sanitary sewer and utility easement dedications.

Stormwater

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

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

15. 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).

**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 recording of required plats, but cannot be approved.

_The following items must be approved prior to the issuance of building permits:_

**General**

1. The subdivision plat is recorded with Wake Co Register of Deeds for Lots 1 and 2.

**Engineering**

2. A fee-in-lieu for 1’ width of sidewalk (388 LF) on Calvary Drive and (233 LF) on Louisburg Road and fee-in-lieu for 3.5’ width widening (380 LF) on Calvary Drive shall be paid to the City of Raleigh (UDO 8.1.10).

**Urban Forestry**

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees in front of Lot 1 on Calvary Dr., 7 street trees in front of Lot 2 along Calvary Dr. and 12 street trees along Louisburg Rd. along Lot 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 16, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: June 16, 2026
Record entire subdivision.
I hereby certify this administrative decision.

Signed: [Signature]  Date: 02/17/2021

Staff Coordinator: Jermont Purlfey