LOCATION: This site is located on the north side of Onslow Road, south of Cyanne Circle at 3221 Cyanne Circle.

REQUEST: Development of a 0.794 acre single tract, zoned R-10 and SRPOD, being Lot 130 and a portion of Lot 129 of Kentwood Subdivision, into a proposed 6 lot detached Conventional Subdivision. New Lot 1 being .196 ac./8,529 sf; New Lot 2 being .123 ac./5,354 sf; New Lot 3 being .111 ac./4,828 sf; New Lot 4 being .111 ac./4,842 sf; New Lot 5 being .111 ac./4,834 sf; New Lot 6 being .143 ac./6,219 sf. The proposed site density for the subdivision is 7.55 units per acres.

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 6, 2019 by Cawthorne, Moss & Panciera.

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. That a design for a 20 ft ribbon pavement section is provided to extend from the intersection of Chaney Road and Onslow Road to the proposed subdivision and extend along the frontage of this subdivision.

Public Utilities

2. A plat shall be recorded for all necessary offsite right-of-way to accommodate future Sewer line construction.

Stormwater

3. 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.

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

5. A tree impact permit must be obtained for the approved removal of 8 City trees in the right-of-way along Onslow Road.

**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. A demolition permit shall be issued and this building permit number shown on all maps for recording. The demolition permit shall be obtained for zoning compliance for the removal of applicable structural features, as shown on lot 1 which affects adjoining residential lot development, prior to recordation of the subdivision map or issuance of any building permits.

**Engineering**

2. A fee-in-lieu for 150 lf of 6 ft sidewalk and standard curb and gutter along the frontage of Onslow Road is paid to the City of Raleigh (UDO 8.1.10).

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. A fee-in-lieu for 177 lf A fee-in-lieu 6 ft sidewalk along the frontage of Cyanne Circle is paid to the City of Raleigh (UDO 8.1.10).

**Public Utilities**
Administrative Approval Action
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Cyanne Circle Subdivision

6. 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, and water and sewer lateral service lines.

Stormwater

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

8. 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).

9. Cumulative disturbance for the subdivision development, from demolition through single family home construction exceeds 12,000 sf. Prior to the issuance of any demolition permit, a grading permit will be required via the site permitting review process. (UDO 9.4.6)

Urban Forestry

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

☑ 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 for zoning compliance for the removal of applicable structural features, as shown on lot 1 which affects adjoining residential lot development, prior to issuance of any building permits.

Public Utilities

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

3. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).

Stormwater

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

5. Cumulative disturbance for the subdivision development, from demolition through single family home construction exceeds 12,000 sf, a grading permit will be required via the site permitting review process. (UDO 9.4.6)
Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Onslow Road.

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

Stormwater

1. 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 18, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: June 18, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ____________________________ Date: 06/18/2020

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy