Administrative Approval Action
Case File / Name: SUB-0056-2020
DSLC - Dixon Drive Townhomes

LOCATION: This site is located north of W. Millbrook Road west of Dixon Drive at 5513 Dixon Drive.

REQUEST: Development of a vacant 2.6 acre site zoned R-10 CU into a 21 lot development with 20 townhome units and 1 HOA Maintained Open Lot.

Z-2-19 Ordinance - Ordinance No.(2019) 942 ZC-777 - Density and use allowance. Development shall not exceed 8 units per acre. Proposed site development is 7.7 units/acre.

Block Perimeter - UDO Sec.8.3.2.A - Block perimeter is not applicable due to the least restrictive zoning within the block being R-4 and the site being 2.59 ac which is less than the minimum site area applicable to R-4.


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 February 12, 2021 by CONCEPT 8 HOLDINGS 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:

Stormwater

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

2. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

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

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

Urban Forestry

6. 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).

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

☐ 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.

☐ Utility Placement Easement Required ☐ Stormwater Maintenance Covenant Required

☐ 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 City Code Covenant is no longer required based on TC-19-20.

2. A recombination plat is recorded prior to or in conjunction with the recording of the subdivision plat.

3. A legal agreement for the cross access easement shall be recorded for the retaining wall with Wake Co Register of Deeds, as shown on the subdivision plan Lots 11-20. A copy must be returned within 14 days of the plat recording for the subdivision.

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

Engineering

5. A fee-in-lieu for 1 ft of sidewalk along the frontage for 264 ft is paid to the City of Raleigh (UDO 8.1.10).
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.

7. 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

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

Stormwater

9. 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).

10. 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).

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

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

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. 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).

15. 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).

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 .262 acres of tree conservation area.

17. A public infrastructure surety for (6) street trees shall be provided to the City of Raleigh Development Services – Development Engineering (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:

Public Utilities

1. A plat must be recorded at the Wake County Register of Deeds office for all subdivisions, right of way dedications, and City of Raleigh water line and sanitary sewer 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 12 street trees in the right-of-way and 1 street tree on private property along Dixon Dr.

3. 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:

Stormwater

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

2. 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: July 7, 2024
Record at least ½ of the land area approved.

5-Year Sunset Date: July 7, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alyssa Bailey Taylor
Development Services Dir/Designee
Date: 03/10/2021

Staff Coordinator: Jermont Purifoy
DIXON DRIVE TOWNES
PRELIMINARY SUBDIVISION PLANS
SUB-0056-2020
RALEIGH, NORTH CAROLINA
AUGUST 28, 2020
REVISED NOVEMBER 25, 2020
REVISED JANUARY 18, 2021
REVISED FEBRUARY 12, 2021

SITE DATA

PROPERTY OWNER: CONCEPT 8 HOLDINGS, LLC
307 S. SALEM ST. SUITE 200
APEX, NC 27502

SITE ADDRESS: 5513 DIXON DRIVE

EXISTING USE: VACANT

SITE AREA:
EXISTING: 113,380 SF - 2.603 AC.
RIGHT OF WAY DEDICATION: 536 SF - 0.012 AC
AFTER R/W DEDICATION: 112,844 SF - 2.591 AC.

STREET CLASSIFICATION:
DIXON DRIVE - AVENUE 2-LANE UNDIVIDED

STREETSCAPE REQUIRED:
6' TREE LAWN
6' SIDEWALK

STREETSCAPE PROVIDED:
EXISTING ~4.5'' TREE LAWN
EXISTING 5' SIDEWALK (PAYMENT IN LIEU FOR 1')

ZONING DISTRICT:
R-10-CU

TOWNHOME BUILD-TO REQUIREMENTS:
70% BUILDING WIDTH IN PRIMARY BUILD TO 10-55'
BUILD-TO IS NOT APPLICABLE DUE TO PRESENCE OR TREE
CONSERVATION IN ACCORDANCE WITH UDO SEC. 9.1.3.A.2 AS
UPDATED PER SECTION 7 OF TC-5(A)-18

BICYCLE PARKING REQUIRED:
SHORT TERM: 1 SPACE PER 20 UNITS, MINIMUM 4
POA

CURRENT CONDITIONS & DEMOLITION PLAN

INDEX
CE-1 EXISTING CONDITIONS & DEMOLITION PLAN
CE-2 SUBDIVISION PLAN
CE-3 SITE LAYOUT PLAN
CE-4 UTILITY & FIRE APPARATUS PLAN
CE-5 GRADING AND DRAINAGE PLAN
CE-6 STORMWATER MANAGEMENT DETAILS
CE-7 SITE DISTANCE PLAN AND PROFILE
LA-1 LANDSCAPE PLAN
L.1.0 TREE CONSERVATION PLAN

ORDINANCE NO. (2019) 942 ZC 777
Effective 5/7/19
Z-2-19 – 5513 Dixon Drive, being Wake County PIN 1706379803. Approximately 2.61 acres,
on the west side of Dixon Drive at its intersection with Lipscomb Court are rezoned to
Residential-10-Conditional Use (R-10-CU).
Conditions dated: May 3, 2019
1. Density on the property shall not exceed 8 dwelling units per acre.
COMPLIANCE: PROPOSED DENSITY IS 7.7 UNITS PER ACRE.
2. The following uses shall not be permitted to be developed: outdoor sports facility, outdoor entertainment
facility, or telecommunication tower.
COMPLIANCE: THE PROPOSED DEVELOPMENT IS TOWNHOMES.

DEVELOPER:
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