LOCATION: This site is located on the east side of Anderson Drive, south of Dunhill Drive at 2520 Oxford Drive.

REQUEST: This is a revision to a previously approved subdivision (SUB-0061-2020: 2520 Oxford Road) reducing the proposed number of lots from 3 lots into 2 new single-family detached lots.

Development of a 0.51 (22,390 sf) acre tract zoned R-6 into a 2 lot subdivision with approximately 0.015 ac (659.3 sf) of right-of-way dedication, creating a net area of 0.5 ac (21,730 sf) and a density of 3.92 units/acre. Revised proposed New Lot 1 being 0.24 ac (10,293 sf) and New Lot 2 being 0.26 ac (11,438 sf).

The sunset date for this revised plan is unchanged (6/11/24).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SUR-0932-2021: DSENG - Surety/Infrastructure
RCMP-0178-2021: DSLC - Recorded Maps/Subdivision
SPR-0089-2021: DSLC - Site Permitting Review/Major [Signature Set]

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 December 6, 2021 by DIEHL & PHILLIPS.

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).

☑ 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 the permit number referenced on all maps for recording.

2. The 10' ft easement shown in the rear of proposed Lot 1 is labeled or identified on all plat recordings.

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 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 recording. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

4. 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.

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

6. 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 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Stormwater

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

Urban Forestry

8. A public infrastructure surety for 7 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:

General

1. A demolition permit shall be obtained.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all subdivisions and public right of dedications.

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.

4. Total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. Grading permit required prior to commencing land disturbing activities including demolition. (UDO 9.4.6.)

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

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 Oxford Rd. and 4 street trees along Dunhill Dr.

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

General

1. All Water and Sanitary Sewer facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

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: June 11, 2024
Record at least ½ of the land area approved.
Administrative Approval Action
Case File / Name: SUB-0061-2020
DSLC - 2520 OXFORD ROAD REVISION

5-Year Sunset Date: June 11, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: _______________________________ Date: ____________
Alyssa Bailey Taylor
Development Services Dir/Desigee

Staff Coordinator: Jermont Purifoy

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov
2520 OXFORD ROAD SUBDIVISION
REVISED PRELIMINARY SUBDIVISION PLANS
SUB-0061-2020

OWNER
WILLIAM W. & VIRGINIA MINTON,
DUNCAN & MARY RAY
5901 BARRETT DRIVE
SUITE 208
RALEIGH, N.C. 27609

DEVELOPERS:
OXHILL, LLC
3700 COMPUTER DRIVE
RALEIGH, N.C. 27609
(919) 601-4224
WES.MINTON3@GMAIL.COM

PROPERTY ADDRESS:
2520 OXFORD ROAD
RALEIGH, N.C. 27608
PIN 1705 82 0368
ZONE: R-6
TOTAL AREA: 0.51 AC.
INSIDE CITY LIMITS

PLANS PREPARED BY:
DIEHL & PHILLIPS, P.A.
CONSULTING ENGINEERS - LIC. NO. C-0465
1500 PINEY PLAINS ROAD, SUITE 200
CARY, N.C. 27518 • (919) 467-9972

DATE: 10/26/2021