



Administrative Approval Action

Case File / Name: SUB-0064-2020
DSLCL- Powell Driftwood Cottages

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located at the southeast corner of Powell Drive and Driftwood Drive, with common street addresses of 709 Powell Drive and 4411 Driftwood Drive.

REQUEST: Cottage court subdivision of approximately 1.7 acres zoned R-4 and Special Residential Parking Overlay District to create 10 detached house lots and 1 common lot for a total of 11 lots.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: FIL-0583-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
FIL-0584-2021: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator
SPR-0047-2021: DSLCL - Site Permitting Review/Major [Signature Set]
RCMP-0118-2021: DSLCL - Recorded Maps/Subdivision
SUR-0923-2021: DSENG - Surety/Infrastructure

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 17, 2020 by Wake Land Design, 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:

General

1. Demonstrate compliance with the Special Residential Parking Overlay District and UDO Section 8.3.5.C.2

Stormwater

2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☒ **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.



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<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
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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. The City Code Covenant is no longer required based on TC-19-20.

Engineering

2. A public infrastructure surety for 19 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
3. 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.
4. 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.
5. A Public Access deed of easement be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
6. A fee-in-lieu for sidewalk along Powell Drive shall be paid to the City of Raleigh (UDO 8.1.10).
7. A fee-in-lieu for sidewalk along Driftwood Drive shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

Stormwater



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9. 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).
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. 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).
13. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

☒ **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 utility 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 9 street trees along Driftwood Drive and 10 street trees along Powell Drive.

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

General

1. Final inspection of all 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: June 17, 2024



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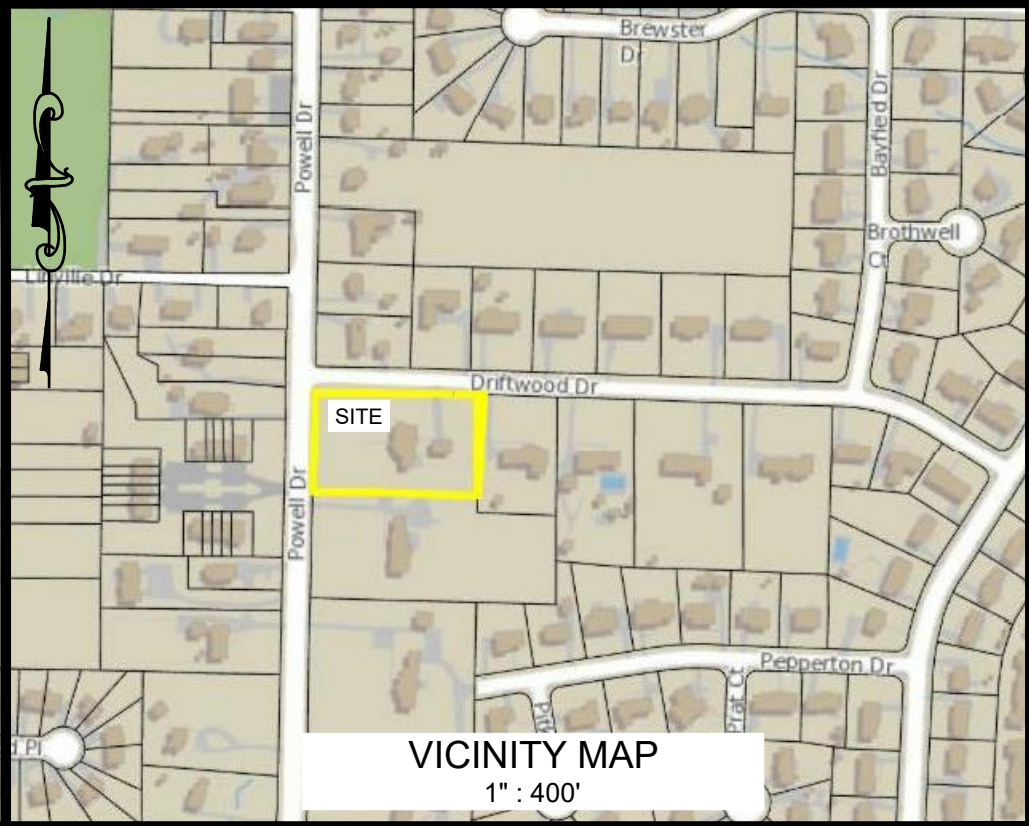
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Record at least $\frac{1}{2}$ of the land area approved.

5-Year Sunset Date: June 17, 2026
Record entire subdivision.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor Date: 02/18/2021
Development Services Dir/Designee
Staff Coordinator: Kasey Evans



SITE DATA	
PROPERTY OWNER:	MBBP REALTY, LLC, WILLIAM H. PRUDEN IV 2123 N. OLD CARRIAGE RD. ROCKY MOUNT, NC 27804
SITE ADDRESS:	709 POWELL DRIVE & 4411 DRIFTWOOD DRIVE
SITE AREA: EXISTING:	73,969 SF - 1.70 AC.
AFTER R/W DEDICATION:	72,845 SF - 1.67 AC.
REQUIRED SITE AREA:	7,260 SF x 10 UNITS = 72,260 SF
WAKE COUNTY PIN #:	0783594634, 0783595762
ZONING DISTRICT:	R-4
EXISTING USE:	SINGLE FAMILY
PROPOSED USE:	COTTAGE COURT
STREET CLASSIFICATION:	POWELL DRIVE - AVENUE 2-LANE UNDIVIDED DRIFTWOOD DRIVE - NEIGHBORHOOD YIELD
STREETSCAPE REQUIRED:	6' TREE LAWN 6' SIDEWALK
STREETSCAPE PROVIDED:	POWELL DR. EXISTING ~4.5" TREE LAWN EXISTING 5' SIDEWALK (* APPLICANT TO PAY FEE-IN-LIEU FOR 1' OF SIDEWALK WIDTH) DRIFTWOOD DR. *APPLICANT TO PAY FEE-IN-LIEU FOR 1' SIDEWALK ALONG POWELL DR. AND 6' SIDEWALK ALONG DRIFTWOOD DR. FRONTAGE
REQUIRED PARKING:	1 SPACE PER UNIT TOTAL REQUIRED = 10 SPACES
PROVIDED PARKING:	10 SPACES PROVIDED (TO BE DEMONSTRATED AT SITE PLAN)
REQUIRED COURTYARD:	3,250 SF + (6) 850 SF = 8,350 SF
PROVIDED COURTYARD:	8,500 SF (MIN. 50' FOR FIRST 15' OF SITE DEPTH & 20' MIN. WIDTH AND LENGTH THROUGHOUT)

POWELL & DRIFTWOOD COTTAGES

PRELIMINARY SUBDIVISION PLANS

SUB-0064-2020

RALEIGH, NORTH CAROLINA

OCTOBER 1, 2020

REVISED NOVEMBER 20, 2020

REVISED DECEMBER 17, 2020

UDO SEC. 8.3 APPLICABILITY
BLOCK PERIMETER IN ACCORDANCE WITH 8.3.2.A.1.b, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE ACREAGE OF 1.67 ACRES WITHIN R-4 ZONING DISTRICT.
CROSS ACCESS IN ACCORDANCE WITH 8.3.5.D.5.a, CROSS ACCESS IS NOT APPLICABLE DUE TO THE PRESENCE OF EXISTING DETACHED BUILDING TYPES LOCATED ON THE ADJACENT PROPERTIES.

DEVELOPER:

REDEEMING DEVELOPMENT GROUP, LLC

618 Cumberland St.

Raleigh, NC 27610

919-630-1858

coburn.murray@me.com

CIVIL ENGINEER:

WLD

WAKE LAND DESIGN, PLLC

NC LICENSE P-1839

PHONE: 919-889-2614

EMAIL: JASON@WAKELANDDESIGN.COM

P.O. BOX 418

CLAYTON, NC 27528

INDEX

CE-1	EXISTING CONDITIONS & DEMOLITION PLAN
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CE-6	LANDSCAPE PLAN

Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500



INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate review type and include the plan checklist document. Please email all documents and your preliminary subdivision plans to SiteReview@raleighnc.gov.

DEVELOPMENT TYPE (UDO Section 2.1.2)			
Conventional Subdivision	Compact Development	Conservation Development	<input checked="" type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District.			
GENERAL INFORMATION			
Scoping/sketch plan case number(s): SCOPE-0097-2020			
Development name (subject to approval): Powell Driftwood Cottages			
Property Address(es): 709 Powell Dr			
Recorded Deed PIN(s): 0783594634, 0783595762			
What is your project type?	<input type="checkbox"/> Single family <input type="checkbox"/> Apartment	<input type="checkbox"/> Townhouse <input type="checkbox"/> Non-residential	<input checked="" type="checkbox"/> Other: <small>Cottage Court</small>

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: Please attach purchase agreement when submitting this form	
Company: MBBP Realty, LLC	Owner/Developer Name and Title: Matthew Blankinship
Address: 506 Pace St Raleigh, NC 27604	
Phone #: 919-414-0172	Email: meblankinship@nc.rr.com
APPLICANT INFORMATION	
Company: Redeeming Development Group, LLC	Contact Name and Title: Christopher Hodges
Address: 5319 Collingswood Dr Raleigh NC, 27609	
Phone #: 919-210-0079	Email: chris@redeeminghomes.co

Continue to page 2 >>

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REVISION 07.07.20

raleighnc.gov

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 1.70 ac.	
Zoning districts (if more than one, provide acreage of each): R-4	
Overlay district: SRPOD	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z-	Board of Adjustment (BOA) Case # A-

STORMWATER INFORMATION					
Existing Impervious Surface: Acres: 0.2 AC	Square Feet:	Proposed Impervious Surface: Acres: N/A	Square Feet:		
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If yes, please provide the following:					
Alluvial soils:					
Flood study:					
FEMA Map Panel #:					

NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots: 10 Cottage Court	
Proposed density for each zoning district (UDO 1.5.2.F): N/A Cottage Court	
Total # of open space and/or common area lots: 1	
Total # of requested lots: 11 Lots	

SIGNATURE BLOCK	
I hereby designate Jason G. Meadows, P.E. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after six consecutive months of inactivity.	
Signature:	Date: 9/25/2020
Printed Name: Matthew Blankinship, Member Manager	
Signature:	Date:
Printed Name:	

Please email your completed application to SiteReview@raleighnc.gov.

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TREE CONSERVATION EXEMPTION
THE TOTAL SITE AREA IS LESS THAN 2
ACRES THEREFORE IS EXEMPT FROM TREE
CONSERVATION PER UDO SEC. 9.1.2

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

ALL CONSTRUCTION SHALL BE IN
ACCORDANCE WITH CITY OF RALEIGH
AND NCDOT STANDARDS AND
SPECIFICATIONS.

SOLID WASTE INSPECTIONS STATEMENT
THIS DEVELOPMENT WILL UTILIZE ROLL OUT
TRASH AND RECYCLING CONTAINERS TO BE
STORED WITHIN THE GARAGES PER CITY OF
RALEIGH SOLID WASTE MANUAL



WAKE LAND DESIGN, PLLC
CIVIL ENGINEERING
PROJECT MANAGEMENT
LAND PLANNING
RALEIGH ZONING SPECIALISTS

NC LICENSE #4839
PHONE: 9194894914
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P.O. BOX 418
CLAYTON, NC 27328



Scale

Submittal type

REDEEMING
DEVELOPMENT
GROUP, LLC
618 CUMBERLAND ST.
RALEIGH, NC 27610

POWELL &
DRIFTWOOD
COTTAGES

PRELIMINARY
SUBDIVISION

Revisions

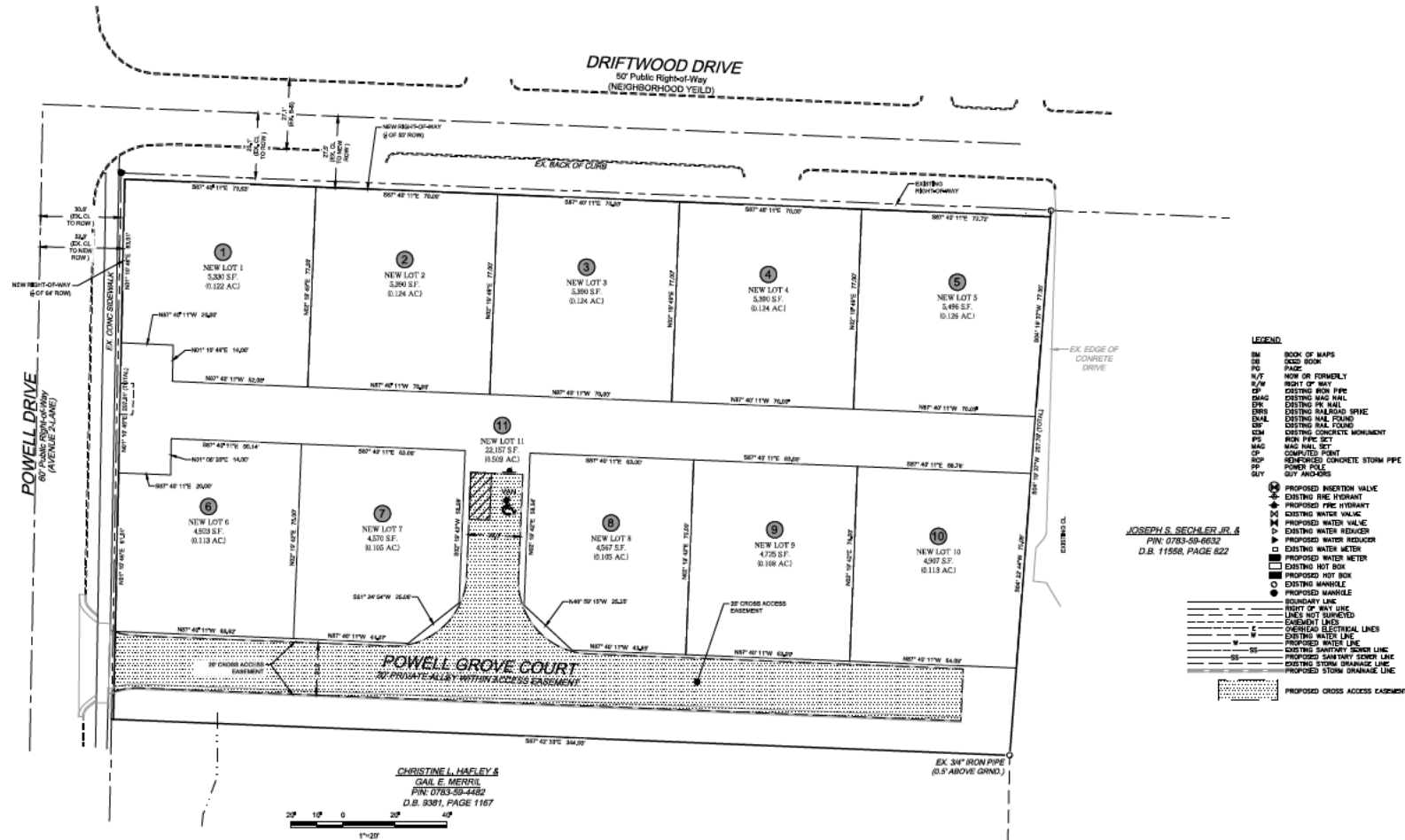
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	11/20/20
2	CITY OF RALEIGH COMMENTS	12/17/20

Comments

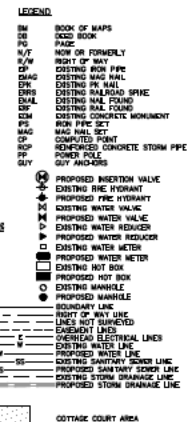
SUBDIVISION PLAN

CE-2

Date Issued: 10/1/2020



1. EXISTING CURB CUTS SHALL BE CLOSED WITH 30" STANDARD CURB AND BUTTER ~~IF~~ NOT USED FOR FUTURE LOT DRIVEWAYS.
2. ALL FUTURE DRIVEWAY LOCATIONS SHALL COMPLY WITH REQUIREMENT OF THE CITY OF RALPHIGH UNITED DEVELOPMENT ORDINANCE AND RALPHIGH STREET DESIGN MANUAL.
3. LOT 8 DRIVEWAY SHALL BE NO CLOSER THAN 20' FROM THE POWELL DRIVE RIGHT-OF-WAY.



CHRISTINE L. HAFLEY &
GAIL E. MERRIL
PIN: 0783-59-4482
D.B. 9381, PAGE 1167

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RALEIGH ZONING SPECIALISTS

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CLAYTON, NC 27528

**REDEEMING
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GROUP, LLC**
618 CUMBERLAND ST.
RALEIGH, NC 27610

Project

**POWELL &
DRIFTWOOD
COTTAGES**

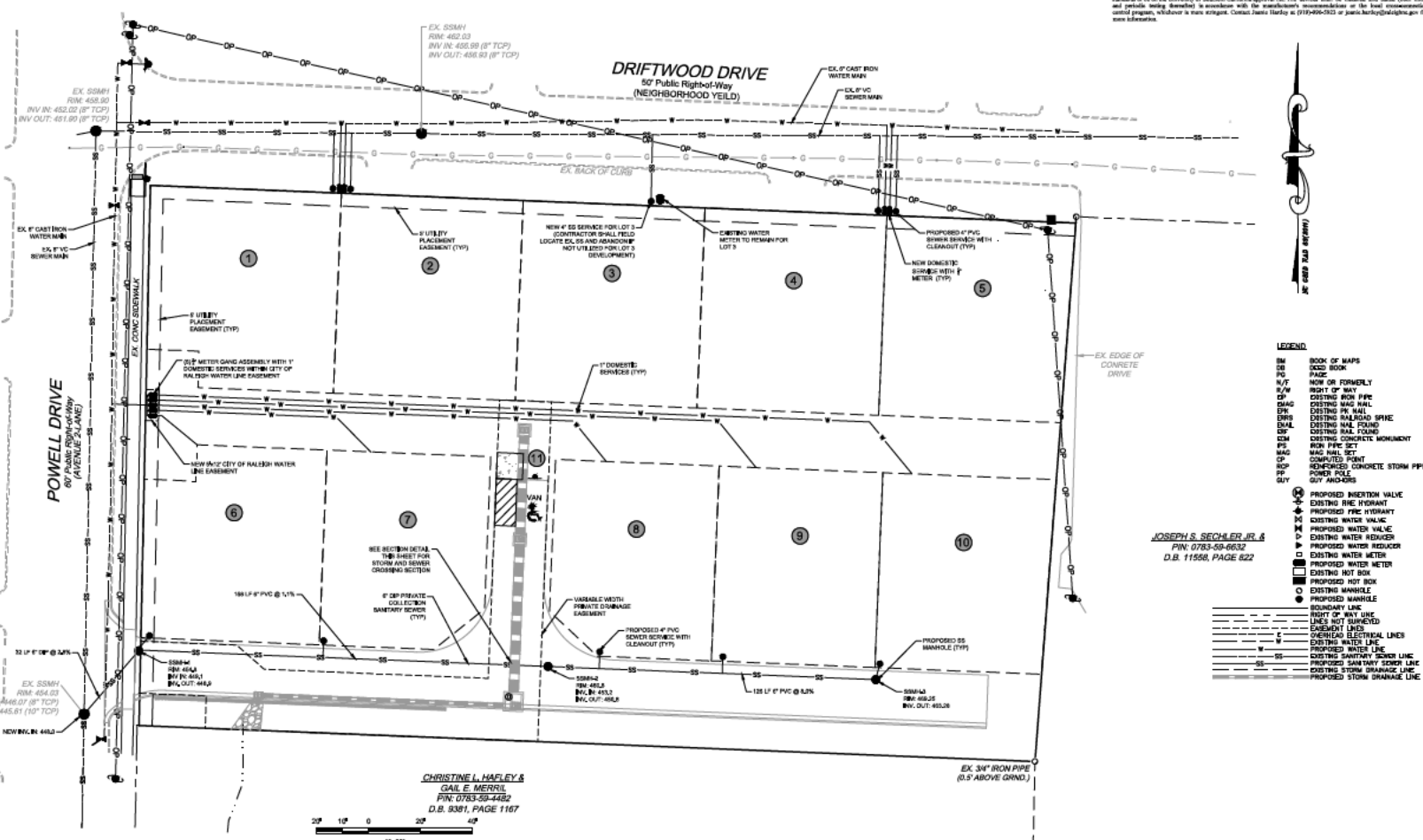
Process PRELIMINARY
SUBDIVISION

Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	11/20/2021
2	CITY OF RALEIGH COMMENTS	12/17/2021

SITE PLAN

CE-3

Date Issued 10/1/2020



STANDARD UTILITY NOTES (as applicable):

- [illegible]

USP540

BM	BOOK OF MAPS
CB	CEDED BOOK
PA	PAGE
N/T	NOW OR FORMERLY
R/W	RIGHT OF WAY
CP	EXISTING IRON PIPE
DMG	EXISTING MAG NAIL
EPK	EXISTING PK NAIL
ERS	EXISTING RAILROAD SPIKE
ENAL	EXISTING NAIL FOUND
EPAL	EXISTING NAIL FOUND
COM	EXISTING CONCRETE MONUMENT
IPS	IRON PIPE SET
MAG	MAG NAIL SET
CP	COMPUTED POINT
RCP	REINFORCED CONCRETE STORM PIPE
POW	POWER POLE
OUT	OUT ANCHORS

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POWELL &
DRIFTWOOD
COTTAGES

PRELIMINARY
SUBDIVISION

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Number	Description	Date
1	CITY OF RALEIGH COMMENTS	11/20/22
2	CITY OF RALEIGH COMMENTS	12/17/22

1000

Utility Plan



CE-4

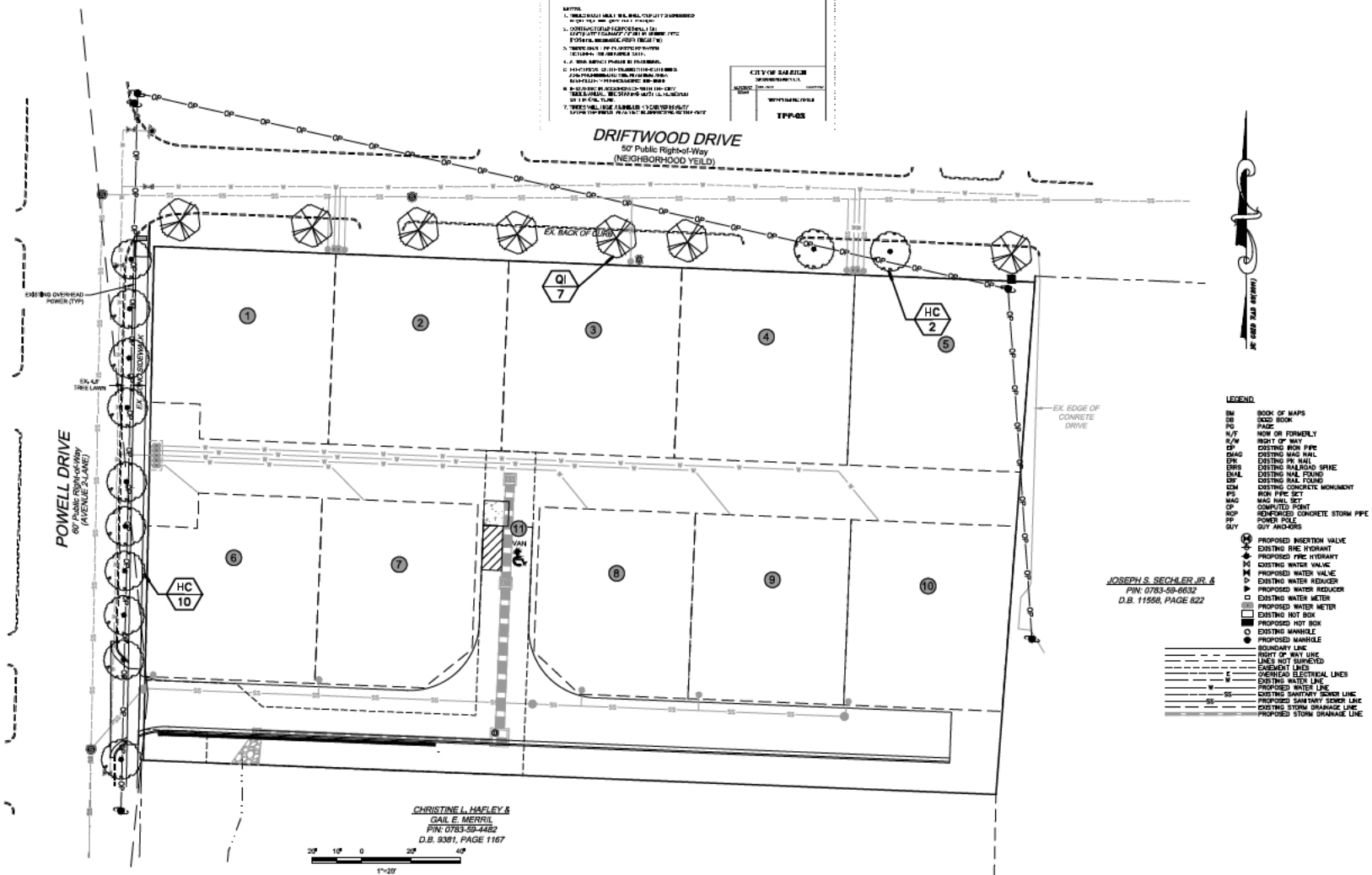
Date Issued: 10/1/2020



1) STREET TREES:
 DRIFTWOOD DRIVE:
 35S' / 40 LF = 8 Canopy trees
 Provided: (7) 3' Caliper Overcup Oak trees at ~40' spacing.
 (2) 1.5' Caliper Carolina Silverbell trees at overhead power location
 Trees located at required street section 3' from existing back-of-curb.

POWELL DRIVE:
207' / 20 LF = 10 Understory trees
Provided: (10) 1.5" Caliper tree ~20 spacing If under overhead power lines. Trees placed in existing ~4.5' wide planting strip. Carolina Silverbell (under overhead power lines)

PLANT SCHEDULE						
KEY	BOTANICAL / COMMON NAME	SIZE	ROOT	HT/SPREAD	REMARKS	
	CI Quercus lyrata / Overcup Oak	CON12 2' Cal. 18" HT.	CON12 S & S	40WY HT 60' SPREAD		
	HC Hibiscus coriaria / Caribbean Hibiscus	CON12 1.5' Cal. 18" HT.	CON12 S & S	30WY HT 20' SPREAD	SINGLE STEM OVERHEAD TOWER	



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Project **POWELL &
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2	CITY OF RALEIGH COMMENTS	12/17/2020

LANDSCAPING PLAN

CE-6

Date Issued 10/1/2020