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: DSLC - Site Permitting Review/Major [Signature Set]
RCMP-0118-2021: DSLC - 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.
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
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
Record at least ½ of the land area approved.

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

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor  Date: 02/18/2021
Staff Coordinator: Kasey Evans
POWELL & DRIFTWOOD
COTTAGES

PRELIMINARY SUBDIVISION PLANS
SUB-0064-2020
RALEIGH, NORTH CAROLINA

OCTOBER 1, 2020
REVISED NOVEMBER 20, 2020
REVISED DECEMBER 17, 2020

PROPERTY OWNER:
MBBP REALTY, LLC,
WILLIAM H. PRUDEN IV
2123 N. OLD CARRIAGE RD.
ROCKY MOUNT, NC 27804

EXISTING USE:
SINGLE FAMILY

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

STREET CLASSIFICATION:
POWELL DRIVE - AVENUE 2-LANE UNDIVIDED
DRIFTWOOD DRIVE - NEIGHBORHOOD YEILD

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

ZONING DISTRICT:
R-4

REQUIRED PARKING:
1 SPACE PER UNIT
TOTAL REQUIRED = 10 SPACES

PROVIDED PARKING:
10 SPACES PROVIDED (TO BE DEMONSTRATED ON SITE PLAN)

CIVIL ENGINEER:
WAKE LAND DESIGN, PLLC
NC LICENSE P.1839
PHONE: 919-889-2914
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

DEVELOPER:
REDEEMING DEVELOPMENT GROUP, LLC
618 Cumberland St.
Raleigh, NC 27610
919-630-1858
coburn.murray@me.com

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CE-1 EXISTING CONDITIONS & DEMOLITION PLAN
CE-2 SUBDIVISION PLAN
CE-3 SITE PLAN
CE-4 UTILITY PLAN
CE-5 GRADING AND DRAINAGE PLAN
CE-6 LANDSCAPE PLAN

UDO SEC. 6.3 APPLICABILITY

CERTIFICATIONS

SIGNATURES

STORMWATER INFORMATION

NUMBER OF LOTS AND DENSITY

RECIPIENTS AT MEETINGS

SIGNATURES (1)

* I hereby declare, under the penalties provided for perjury, that the information submitted is true and correct. It is intended to be used by the municipality, the redeveloper, and all other individuals and organizations as required or permitted by law. The redeveloper must not use the information in any manner inconsistent with the provisions of the subsection or in any manner that will adversely affect the redeveloper's ability to secure approval of the redeveloper's redevelop plan or any other plans for the redeveloper's property.

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