

Administrative Approval Action

Case File / Name: SUB-0068-2024 DSLC - ASTRIA TOWNES City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The 1.97-acre site is zoned R-10, located on Lynn Road, east of Mafolie Court and

west of Leesville Road, specifically at 3301 Lynn Road (PIN: 0787821352).

REQUEST: The application is requesting approval for a subdivision to create a 24-unit

townhome development with access via a private alley (Lot 25). Twenty-five lots total will be created. The required amenity area is located along the perimeter of the development, exceeding the minimum required. An existing house on site will

be demolished.

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 30, 2025 by RDU

Consulting, 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:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

Engineering

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.

Stormwater

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

☑ **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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Ø	Right of Way Deed of Easement Required		
	Required		

☑ <u>RECORDED MAP(S)</u> - 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.
- 2. Provide documentation indicating a Property Owner's Association has been established for the subject development.

Engineering

- 3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
- 4. A fee-in-lieu for multi-use path (MUP) for frontage along Lynn Road is paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

5. Site Permit Review plans (SPR) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Urban Forestry

A public infrastructure surety for (3) street trees shall be provided to City of Raleigh Transportation –
Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for
the NCDOT.

☑ <u>BUILDING PERMITS</u> - 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.

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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 3 street trees along Lynn Rd.

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

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: August 12, 2028

Record at least ½ of the land area approved.

5-Year Sunset Date: August 12, 2030

Record entire subdivision.

I hereby certify this administrative decision.

Keegan.McDonald@raleighnc.gov
Dist.Erkeegan.McDonald@raleighnc.gov
Reason: I em approving this document
Date: 08/12/2025

Development Services Dir/Designee

Staff Coordinator: Jeff Caines

SUB-0068-2024 DSLC - ASTRIA TOWNES



	SITE DATA			
PROPERTY OWNER/DEVELOPER:	REDEEMING DEVELOPMENT GROUP, LLC 618 CUMBERLAND STREET RALEIGH, NC 27610			
SITE ADDRESS:	3301 LYNN ROAD			
GROSS SITE AREA:	1.99 AC/86,882 SF			
RIGHT-OF-WAY DEDICATION:	03 AC/1,278 SF			
NET SITE AREA:	1,97 AC/85,604 SF			
WAKE COUNTY PIN #:	0787821352			
ZONING DISTRICT:	R-10			
EXISTING USE:	SINGLE UNIT LIVING DETACHED			
PROPOSED USE:	MULTI-UNIT LIVING - TOWNHOUSE BUILDING TYPE			
STREET CLASSIFICATION:	LYNN ROAD - AVENUE 4-LANE DIVIDED			
EXISTING STREETSCAPE:	LYNN ROAD 13.1' - 14.8' TREE LAWN NO SIDEWALK			
PROPOSED STREETSCAPE:	LYNN ROAD *FEE-IN-LIEU FOR -22.5' TREE LAWN PORTIONS NOT NO SIDEWALK/BIKE LANE* CONSTRUCTED			
PROVIDED PARKING:	3 SPACES INCLUDING 1 VAN HANDICAP ACCESSIBLE SPACES			
AMENITY AREA REQUIRED:	TOTAL: 8,562 SF (10%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 4,281 SF (5%)			
PROVIDED:	TOTAL: 18,200 SF (21,2%) PEDESTRIAN ACCESSIBLE AMENITY AREA: 4,390 SF (5.1%)			

UDO SEC, 8.3.5.D.5.B.I CROSS ACCESS
IN ACCORDANCE WITH UDO 3.3.5.D CROSS ACCESS
REQUIREMENTS ARE NOT APPLICABLE TO THE PROPOSED
DEVELOPMENT DUE TO THE PRESENCE OF EXISTING DETACHED
BUILDING TYPE TO THE WEST AND SOUTH AND STEEP SLOPES
THAT EXCEED 26% TO THE EAST.

UDO SEC. 8.3.2 A B. BLOCK PERIMETER

THE SITE TO BE DEVELOPED IS BELOW THE MINIMUN APPLICABLE SITE AREA OF 3 ACRES FOR R-10 ZONING

ASTRIA TOWNES

PRELIMINARY SUBDIVISION SUB-0068-2024 RALEIGH, NORTH CAROLINA

DECEMBER 12, 2024 REVISED APRIL 4. 2025 *REVISED MAY 28. 2025* REVISED JUNE 30, 2025

DEVELOPER:

REDEEMING DEVELOPMENT GROUP, LLC

618 Cumberland Street Raleigh, NC 27610 919-210-0079 chris@rdgnc.com

CIVIL ENGINEER:



INDEX

LA-1

CE-0.1	RECORDED RECOMBINATION PLAT (RCMP-0241-2024)
CE-1.0	EXISTING CONDITIONS AND DEMOLITION PLAN
CE-2.0	SUBDIVISION PLAN
CE-3.0	SITE LAYOUT PLAN
CE-4.0	UTILITY PLAN
CE-5.0	GRADING & DRAINAGE PLAN
CE-5.1	STORMWATER MANAGEMENT PLAN

LANDSCAPE PLAN

ATTENTION CONTRACTORS:

The Construction Contractor responsible for the extension of water



NC LICENSE P-2425 PHONE: 252-908-5722 EMAIL: LEWIS@RDUCONSULTING.COM 910 TRYON HILL DRIVE #100 RALEIGH, NC 27603

HORIZONTAL DATUM: NAD83 VERTICAL DATUM: NAVD88

			• One I	Exch	range Plaza, Suite 400 Ra	aleigh	, NC 27E1 919-996-	2500		Kaleig
INSTRUCTIONS: This appropriate review type subdivision plans to <u>Si</u>	an	d include the pla	in che		g a Preliminary Subd ist document. Please					
		DEVE	LOP	ME	NT OPTIONS (UDO	Cha	apter 2)			
✓ Convention	nal S	Subdivision	П	Со	mpact Development		Conse	rvation	Deve	lopment
Cottage	Cou	ırt	_		Flag lot		Frequent T	ransit [Develo	pment Op
NOTE: Subdivisions r	nay	require City Cou	ncil a	opr	oval if located in a Hi	istor	ic Oveday Distric	t.		
			GI	ENI	ERAL INFORMATIO	N				
Scoping/sketch plan of										
Development name (s				a T	ownes					
Property Address(es):	33	01 Lynn R₀ad								
Recorded Deed PIN(s): O	787821352								
Building type(s):	Г	Detached Hou	se		Attached House	V	Townlouse		Apar	tment
General Building	Г	Mixed UseBuil	ding	Г	Civic Building		OpenLot	▔	Tiny	House
				Ξ						
					ER/APPLICANT/DE	VEL	OPERINFORMA	ATION		
Current Property Own	ner(:	s) Names: Farl	G. &	Pa	uline H. Hoffman					
Company: N/A					Title: Owne	ır				
Address: 7009 Leesv	ille	Road, Raleigh	, NC	27	613					
Phone #:			Em	ail:						
Applicant Name (If di	fere	ent from owner.	See	w	no can apply" in ins	tru	tions) Redeen	ning D	evelo	pment G
Relationship to owner:	V	Lessee or conf	ract p	urc	haser Owner's a	auth	orized agent	Easer	nent h	older
Company: Redeemin	a D	evelopmert G	rolAd	dre	ss: 618 Cumberlar	nd S	Street, Raleigh,	NC 2	7610	
Phone #: 919-210-00	79		Em	ail:	chris@rdanc.com	1				
NOTE: please attach	pure	chase agreeme	_	_		_	nt when submitt	ing thi	s forn	n.
	ma	s: Chris Hodge	es					_		
Developer Contact Na						_				
Developer Contact Na Company: Redeemin	_	evelopmert G	roup,	LL	_C Title: Regis	tere	ed Agent			
	g D			_		tere	ed Agent			

Gross site acreage: 1.99 AC							
Zoning districts (if more than on	e, provide acreage of ea	ach):					
R-10							
Overlay district(s): N/A	hside City Limits?	✓ Yes	No	Histoic District/Landmark:	N/A V		
Conditional Use District (CUD) Case # Z-	Eoard of Adjustment	nt Case #		Design Alternate Case # DA-			
	STORMWATE	R INFORM	ATION				
Imperious Area on Parcel(s): Existing (sf) 10004 Propose	ed total (sf)_56209	Existing (sf)_10934	for Conpliance (includes right-c Proposed total (sf) 58223	of-way):		
	NUMBER OF LO						
# of Detached House Lots: N/A	# of Attached Ho	use Lots: N	/A	#of Townhouse Lots:24			
# of Tiny House Lots: N/A	# ofOpen Lots: 1	# of Other Lots (Apartment, General, Mixed Use, Civic): N/A					
Total # of Lots: 25	Total # Dwelling Units:	24					
# of bedroom units (if known): 1	br 2br	3br ²⁴		4br			
				T) / 24 Units = 3,567 SF/Uni			

APPLICANT SIGNATURE BLOCK Pursuant to state law (N.C. Gen. Stat. § 1600-043(a)), applications for development approvals may be made yith landowner, a lessee or person holding an option or contract to purchasts or lease land, or an authorize agent of the landowner. An easuremant holder may also apply for development approval for such development

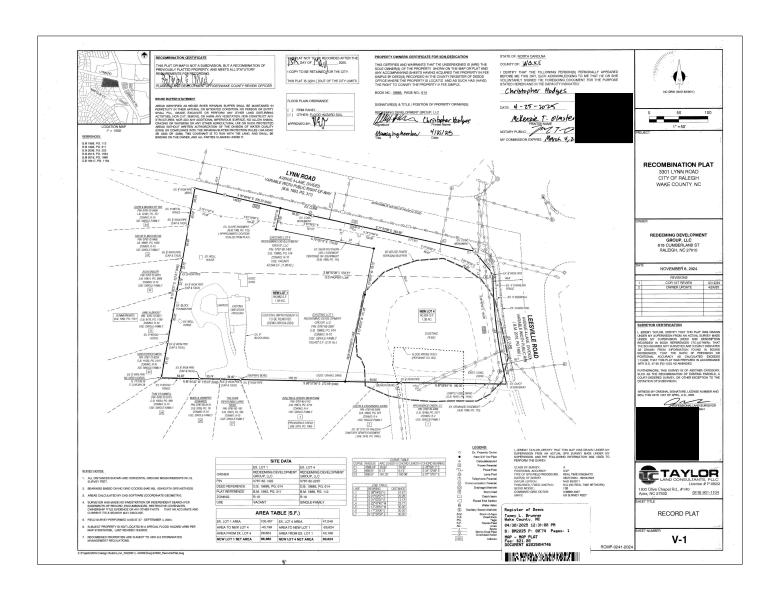
Acting as an authorized agent requires written permission from the property ovner for the purposes of making this development approval and/or sermit application. Written permission from he property owner to act as an authorized agent must be made anailable to the City of Raleigh upon request.

By submitting this application, the indensigned applicant acknowledges that they are either the property owner or ore of the persons submixed by state law (N.C.O.S. 1000-403(a)) to make this application, as specified in

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

required to proceed and the development regulations in effect at the time pernit processing is resumed shall

MA 1010	
Signature: ////////	Date: 12/04/2024
Printed Name: Christopher Hodose	
Signature:	Date:
Printed Name:	





NC LICENSE P-2425
PHONE: 252-908-5792
EMAIL: LEWIS@RDLCONSLITING.COM
910 TRYON HILL DRIVE #100
RALEIGH . NC 27003



" REDEEMING
DEVELOPMENT
GROUP, LLC
618 CUMBERLAND STREET
RALEIGH, NC 27610

ASTRIA TOWNES (SUB-0068-2024)

PRELIMINARY SUBDIVISION

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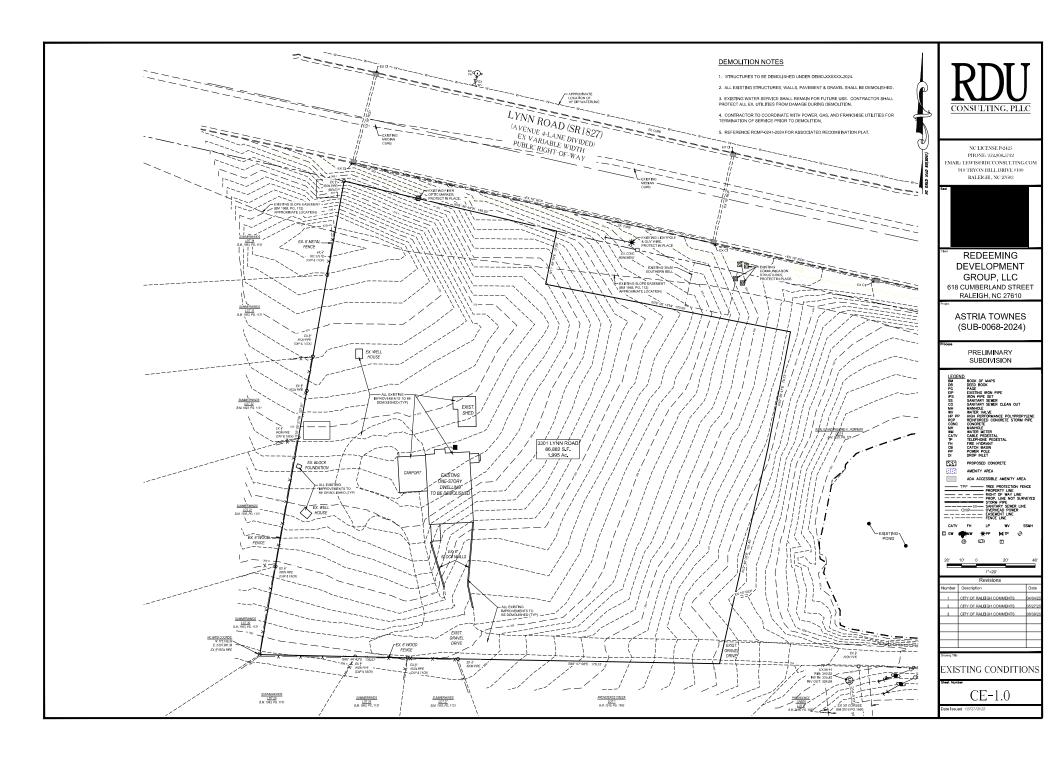
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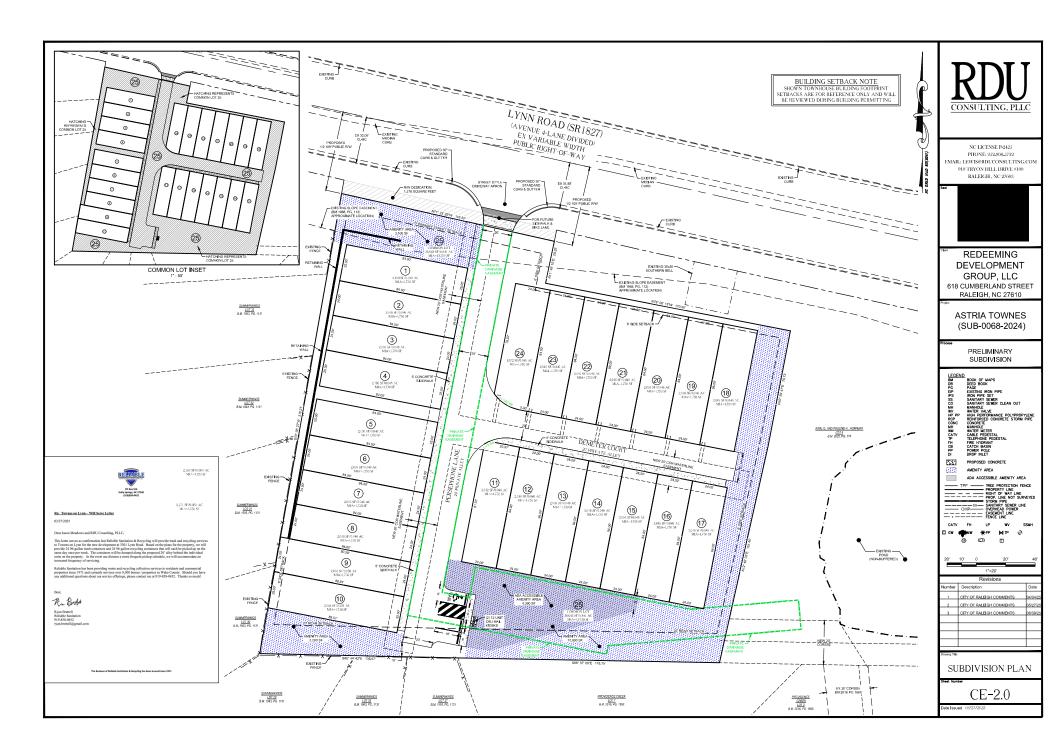
	Revisions	
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	04/04/25
2	CITY OF RALEIGH COMMENTS	05/27/25
3	CITY OF RALEIGH COMMENTS	06/30/25

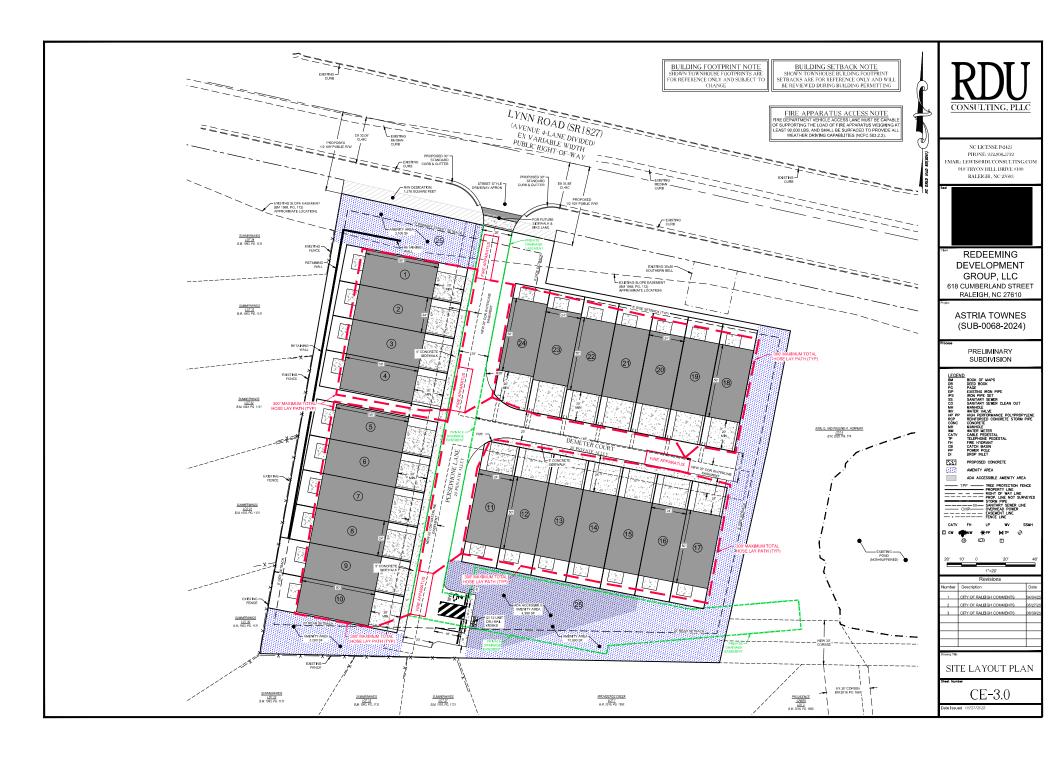
RECORDED
RECOMBINATION PLAT

Number _ __

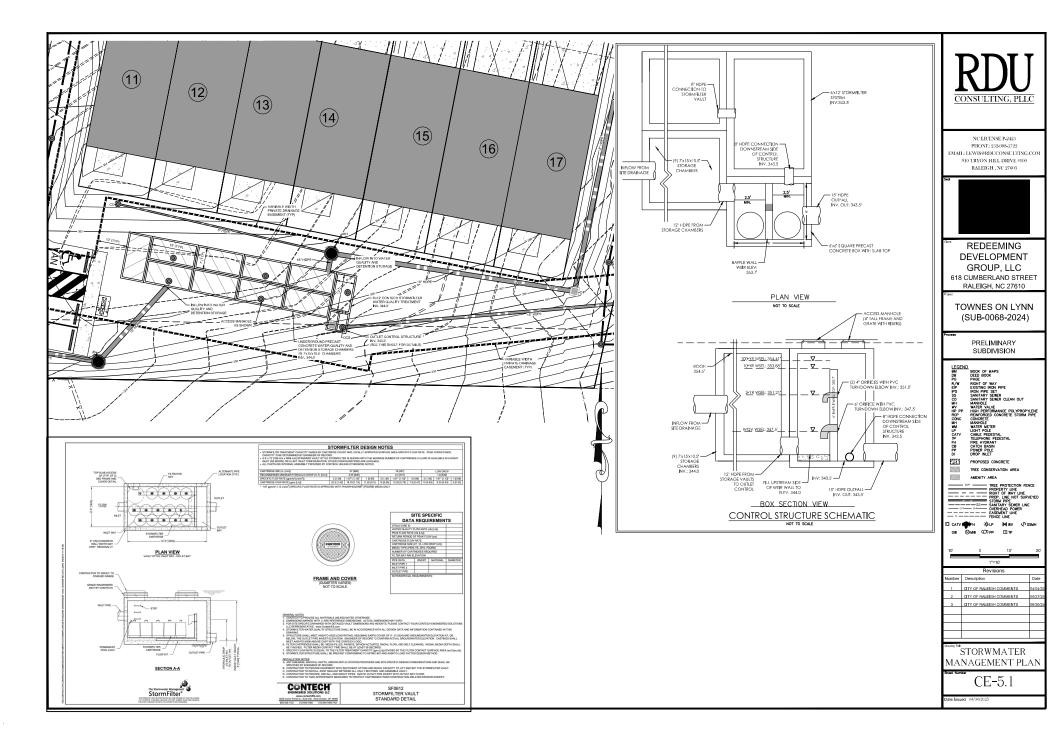
CE-0.1

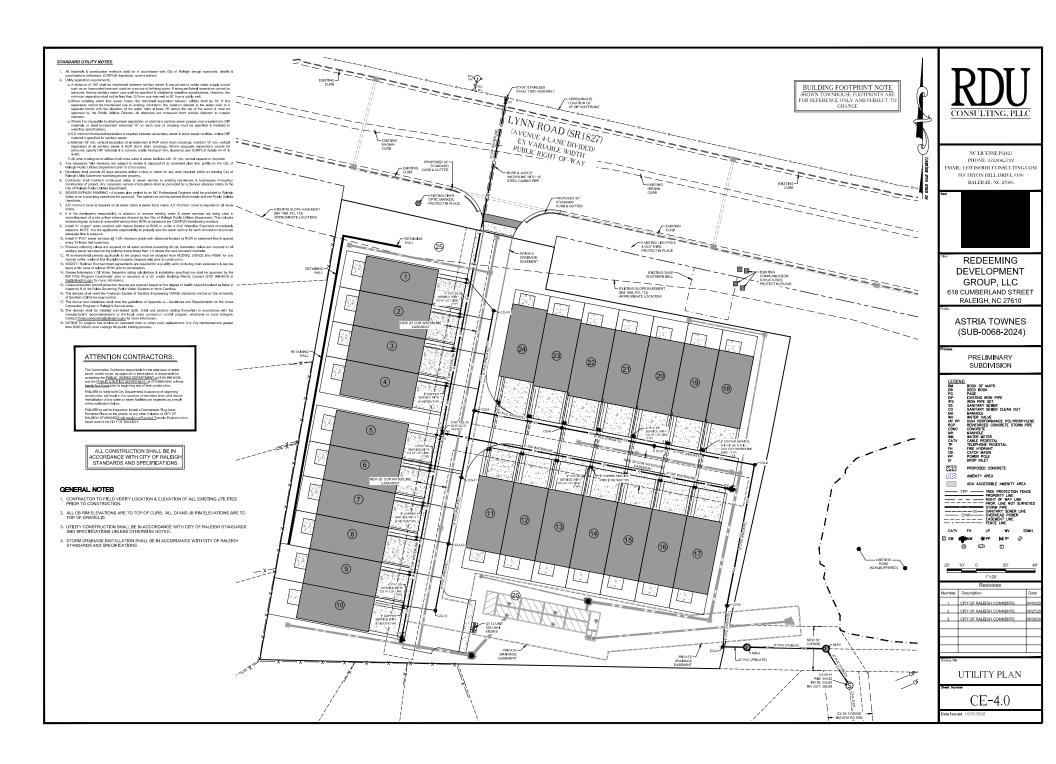


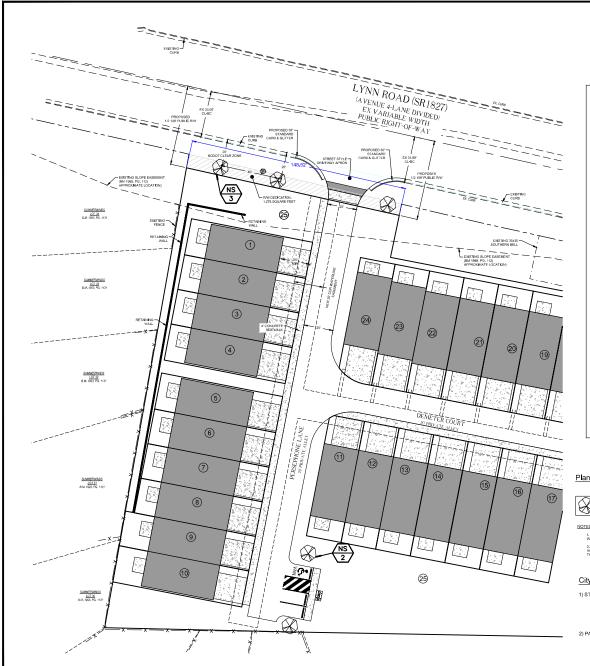




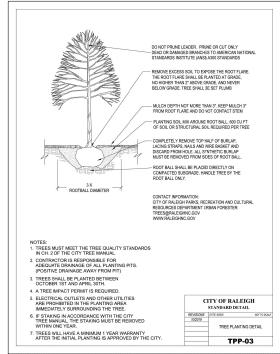
GENERAL NOTES BUILDING FOOTPRINT NOTE SHOWN TOWNHOUSE FOOTPRINTS ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL CB RIM ELEVATIONS ARE TO TOP OF CURB. ALL DI AND JB RIM ELEVATIONS ARE TO TOP OF GRATE/LID. DO O D (OD 1002) CONSULTING, PLLC LYNN ROAD (SR1827) UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED. (AVENUE 4-LANE DIVIDED) EX VARIABLE WIDTH DIRI IC RICHT-OF-WAV STORM DRAINAGE INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS. PUBLIC RIGHT-OF-WAY NC LICENSE P-2425 ATTENTION CONTRACTORS: PHONE: 252-908-5722 EMAIL: LEWIS@RDUCONSULTING.COM The Construction Contractor responsible for the extension of water, perser, and/or reuse, as approved in these plans, is responsible for consisting the <u>PLBLIC WORKS DEPARTMENT of</u> 01(9) 985-24(6). and the <u>PLBE ICUTI THES DEPARTMENT of</u> 01(9) 985-24(6). teemly four hours prior to beginning any of their construction. 910 TRYON HILL DRIVE #100 RALEIGH , NC 27603 FAILURE to notify both City Departments in advance of beginning construction, will result in the issuance of moretary fines, and requirentstallation of any water or sever facilities not inspected as a result this notification failure. or use notification failure. FALURE to call for inspection, install a Downstream Flig, have Permitted Plans on the jobdie, or any other Victaion of CITY OF RALEGH STANDARDS will result in a Fline and Exposite Exclusion future work in the CITY OF RALEGH. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS REDEEMING **DEVELOPMENT** GROUP, LLC 618 CUMBERLAND STREET RALEIGH, NC 27610 **ASTRIA TOWNES** (SUB-0068-2024) 3 24) 23 PRELIMINARY 22 SUBDIVISION 21 20) 4 ID DOOK OF MAPS DEED SOOK PAPS DEED SOOK PERSON PER 19 18) 22 PROPOSED CONCRETE AMENITY AREA ADA ACCESSIBLE AMENITY AREA TPF INEE PROTECTION PENCE PROPERTY LINE ROPOR TWAY LINE PROP. LINE NOT SURVEYED STORM IPPE STORM IPPE OHPP-OVERNED POWER I PROCE LINE FRICE LINE 11 12 13) 14) 8 15) 16) 17) 9 1 CITY OF RALEIGH COMMENTS 2 CITY OF RALEIGH COMMENTS 3 CITY OF RALEIGH COMMENTS GRADING & DRAINAGE PLAN CE-5.0







BUILDING FOOTPRINT NOTE SHOWN TOWNHOUSE FOOTPRINTS ARE FOR REFERENCE ONLY AND SUBJECT TO CHANGE



Plant Schedule:

	KEY	BOTAN ICAL / COMMON NAME	SIZE	ROOT	HT/SPREAD	REMARKS	QUANTITY
\otimes	NS	Nyasa sylvatica / Black Gum	3" Cal. /10" HT.		40-50' HT 20-30' SPREAD	SINGLE STEM	6

 ALL STREET TREES ARE TO BE PLANTED IN ACCORDANCE WITH CITY OF RALEIGH STANDARD DETAIL TPP-03. 2. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

City of Raleigh Planting Requirements:

1) STREET TREES: LYNN ROAD (SR-1827):

149' / 40 LF = 3 Canopy trees
Provided: (3) 3.5" Caliper Black Gums @ ~40' spacing (20' From travel lane per NCDOT Clear Zone Requirements)

2) PARKING TERMINAL ISLANDS: Provided: (2) 3" Caliper Black Gums



NC LICENSE P-2425 PHONE: 252-908-5722 EMAIL: LEWIS@RDUCONSULTING.COM 910 TRYON HILL DRIVE #100 RALEIGH . NC 27603



REDEEMING **DEVELOPMENT** GROUP, LLC 618 CUMBERLAND STREET RALEIGH, NC 27610

ASTRIA TOWNES (SUB-0068-2024)

PRELIMINARY SUBDIVISION



1 CITY OF RALEIGH COMMENTS 2 CITY OF RALEIGH COMMENTS 3 CITY OF RALEIGH COMMENTS

LANDSCAPE PLAN

LA-1