LOCATION: The parent tract zoned CX-3-PL is located on the southwest corner of the intersection of Sawmill and Six Forks Roads within an existing shopping center site located at 7461 Six Forks Road.

REQUEST: Subdivision of a 9.265 acre tract into two lots of 8.8 acres and 0.47 acres size within an existing Celebration Shopping Center.

One Design Alternate was approved for this subdivision (DA-0030-2021) Alternative driveway spacing and width standard (8.3.5), alternative street cross section s for both Sawmill, and Six Forks Road. (8.4 and 8.5),

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 24, 2022 by Kimley-Horn.

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. NCDOT will need to review the plans to ascertain if the NCDOT stem length standards are being met.

2. Per Raleigh Street Design Manual Article 9.4, 5’ accessible sidewalks shall be provided to the street rights of way.

Stormwater

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).

Urban Forestry

4. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas as required (UDO 9.1.5).
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.

Cross Access Agreements 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. A demolition permit shall be issued and this permit number shown on all maps for recording.

Engineering

2. A cross access agreement among the lots identified on the approved plan for SUB-0076-2021 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

3. SPR must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions. Conversion of any private sewer into public will need to be approved by the City of Raleigh Public Utilities Department. The 6” sewer line to the site will need to have a replacement 8” sanitary sewer line designed with the SPR submittal.

Stormwater

4. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

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

Urban Forestry

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 0.93 acres of tree conservation area.

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.
Administrative Approval Action
Case File / Name: SUB-0076-2021
DSLC - Starbucks Celebration

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 or future abandonments.

2. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

Stormwater

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

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

General

1. 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.

2. Final inspection of all tree conservation areas by Urban Forestry Staff.

Stormwater

3. 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: December 15, 2025
Record at least ½ of the land area approved.

5-Year Sunset Date: December 15, 2027
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ____________________________ Date: 08/18/2022
Staff Coordinator: Michael Walters