LOCATION: The 13.89 acre site is located at 3249 Blue Ridge Road and the PIN number is 0785859551. In addition, the site is described as being west of Edgemont Drive and north of Blue Ridge Road. Note, the property is within the city limits of the City of Raleigh.

REQUEST: The applicant is requesting to subdivide 13.89 acres into 2 lots under UDO Section 2.1.2 for conventional subdivisions and UDO Section 10.2.5. Lot 1, which accommodates an existing civic use is zoned Residential-4 (R-4) and will be 9.86 acres. Lot 2 is zoned Office Mixed Use -3-Parking Limited Conditional Use (OX_3-PL-CU) and will be 3.97 acres. Zoning conditions for the site may be reviewed under case Z-067-20.

One variance has been approved by the Board of Adjustment for this project, noted below.

1. A reduction was granted in Tree Conservation specified in UDO Section 9.1.3

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: ASR-0017-2022: DSLC - Administrative Site Review [ASR]/Administrative Site Review

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 May 5, 2022 by TIMMONS GROUP.

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:

Urban Forestry

1. Tree protection fence protecting approved Tree Conservation Areas and Tree Save Variance Areas (BOA-0079-2021) must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

2. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing 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.
The following items must be approved prior to recording the plat:

General

1. The greenway easement as shown on the preliminary plan shall be dedicated via recorded map prior to, or in conjunction with the recording of a map in any phase affected by the greenway. No written deed of easement will be required at this time.

Engineering

2. A cross access agreement among the proposed lot 2 and PIN 0785857032 (as shown on the plans) 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. The cross access easement shall be shown through the site through the driveway onto Blue Ridge Road access.

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 5’ utility placement easement 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)

Urban Forestry
5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1 acre 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.

The following items must be approved prior to the issuance of building permits:

General


Urban Forestry

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. Final inspection of all tree conservation areas 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: October 5, 2025
Record at least ½ of the land area approved.

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

I hereby certify this administrative decision.

Signed: Daniel L. Stegall
Development Services Dir/Designee

Date: 06/08/2022

Staff Coordinator: Daniel Stegall