



Administrative Approval Action

Case File / Name: SUB-S-10-2019
RENAISSANCE PARK PHASE 13

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

LOCATION: This site is located south of Tryon Road on the west side of Moonbeam Drive.
REQUEST: Development of Phase 13, a vacant undeveloped 1.9 acre tract zoned Planned Development (PD) and Swift Creek Watershed Protection Overlay District (SWPOD) into a proposed 12 lot subdivision composed of 11 residential lots and 1 common area lot. This tract is part of the approved Renaissance Park Master Plan (MP-4-04) and the area of subdivision case S-68-2005 Renaissance Park (formerly known as Amelia Park).

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: RCMP-0173-2019: DSLC - Recorded Maps/Subdivision

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 September 19, 2019 by WithersRavenel, Inc.

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:

Engineering

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. 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

5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.



Administrative Approval Action

Case File / Name: SUB-S-10-2019
RENAISSANCE PARK PHASE 13

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

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 shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.
2. The Primary Street Determination shall be shown and noted on all plats of recording.

Engineering

3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

Stormwater

4. 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).

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 7 street trees along The Arts Drive and 14 street trees along Moonbeam Drive for a total of 21 street trees.

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:



Administrative Approval Action

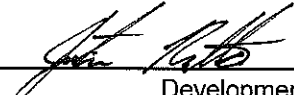
Case File / Name: SUB-S-10-2019
RENAISSANCE PARK PHASE 13

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

3-Year Sunset Date: November 27, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: November 27, 2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 11/27/2019
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy