LOCATION: This site is located north of Wade Avenue on the east side of Dixie Trail at 1210 Dixie Trail.

REQUEST: Development of an overall 1.99 acre/86,665 sf site, zoned R-4 & R-10 into a proposed two (2) lot subdivision. Proposed New Lot 1, with an existing church/civic use structure, which will remain, having a lot gross area of 75,094 sf with 1,395 sf of right-of-way dedication leaving a total net area of 73,699 sf/1.692 acres. Proposed New Lot 2, which has an existing dwelling to be demolished, having a gross area of 11,571 sf and 474 sf of right-of-way dedication leaving a total net area of 11,097 sf/.255 acres.

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 August 19, 2020 by CURK LANE.

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:

- **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.

- **Slope Easement Required**
- **Greenway Easement Required**
- **Utility Placement Easement 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. The final subdivision map for recording shall show a greenway easement dedication to the City of Raleigh. Label the extent (boundary) and span (width) of the greenway easement area to demonstrate compliance with UDO Section 8.6.1.

**Engineering**

2. A fee-in-lieu for 1' in sidewalk width across the frontages of the two lots is paid to the City of Raleigh (UDO 8.1.10).
3. 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 recording. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

5. 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.

Stormwater

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

7. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

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

9. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

Urban Forestry

10. A public infrastructure surety for 11 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

**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**

1. For any site or building improvements, all parking and service screening requirements comply with UDO design standards noted, in accordance to Sec.7.1.2, Sec.7.2.5.C & Sec.7.2.1, prior to issuance of permits.
Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications. Future developments on both lots will need to be connected to city water and sewer.

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 11 street trees along Dixie Trail.

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

Urban Forestry

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: October 1, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: October 1, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed: [Signature]
Development Services Dir/Designee
Date: 10/01/2020

Staff Coordinator: Jermont Purifoy