Administrative Approval Action
Case File / Name: SUB-S-29-2019
Evans Place on Burt Subdivision

LOCATION:
The site is located on the south side of Burt Drive and east side of Collegeview Avenue. The site is addressed at 3609 Burt Dr, which is inside City limits.

REQUEST:
Subdivision of a 0.64-acre tract comprised of two lots zoned R-10 and located in the Special Residential Parking Overlay District (SRPOD). The plans propose three lots to Attached House standards. New Lot 1 is 0.21 acres/9,054 sq ft, Lot 2 is 0.19 acres/8,386 sq ft, and Lot 3 is 0.21 acres/9,073 sq ft.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:
ASR-0063-2019: DSLC - Administrative Site Review [ASR]/Administrative Site Review
SPR-0228-2019: DSLC - Site Permitting Review/Major [Signature Set]

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 7, 2019 by Capital Civil Engineering.

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:

Stormwater

1. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a residential subdivision of one acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

2. A mass grading permit is required prior to commencing land disturbing activity (demolition). A surety equal to 0.5 of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

3. A tree impact permit must be obtained for the removal of 5 existing street trees prior to the issuance of a grading permit.

☐ 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. Any impervious added, or fee in lieu paid, for right-of-way improvements must be subtracted from the maximum impervious allowed on each lot. The impervious restriction for each lot must be recorded on a plat prior to building permit.

2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

3. A fee-in-lieu for 6-ft wide sidewalk along the length of Burt Drive frontage (203-ft) is paid to the City of Raleigh (UDO 8.1.10).

4. 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.

5. A fee-in-lieu for 6-ft wide sidewalk along the length of Collegeview Ave frontage (131-ft) is paid to the City of Raleigh (UDO 8.1.10).

6. A 5' utility placement easement and associated deed of easement along both Burt Drive and Collegeview Ave 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 recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

7. A 5' slope easement and associated deed of easement along Collegeview Ave 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 recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

8. A public infrastructure surety 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:
Engineering

1. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Urban Forestry

2. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 5 street trees along Burt Drive and 2 street trees along Collegeview Avenue for a total of 7 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:

3-Year Sunset Date: September 24, 2022
Record at least ½ of the land area approved.

5-Year Sunset Date: September 24, 2024
Record entire subdivision.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 09/25/2019

Development Services Dir/Desigee

Staff Coordinator: Ryan Boivin