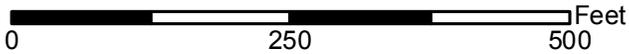


# EVANS PLACE SR-3-2015



Zoning: **R-10, SRPOD**  
CAC: **West**  
Drainage Basin: **Bushy Branch**  
Acreage: **0.34**  
Square Feet: **5,816**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Marvin Powell**  
Phone: **(919) 795-0918**





# Administrative Action

## Administrative Site Review

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** SR-3-15 / Evans Place

**General Location:** This site is located on south and west sides of Pineland Circle between Western Boulevard and Powell Drive.

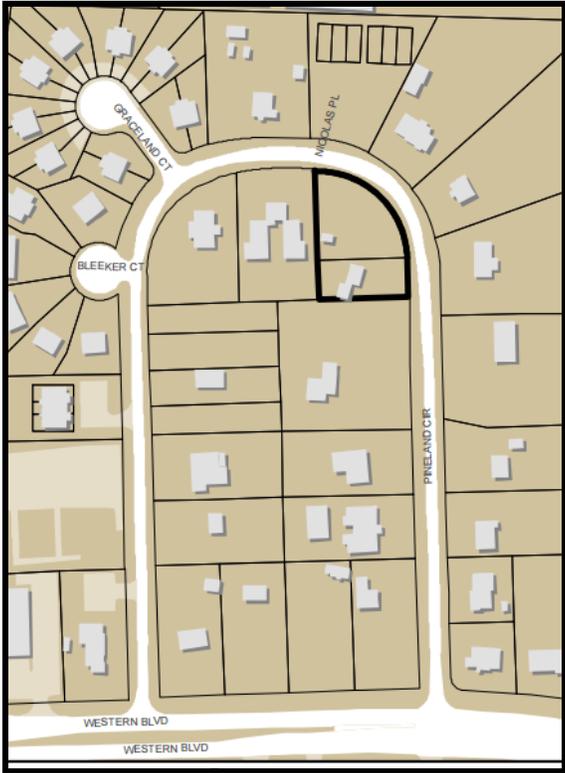
**CAC:** West

**Request:** Development of a .16 acre tract and a .18 acre tract zoned Residential-10 and Special Residential Overlay Parking District, each with a proposed attached house building type. Proposed development will contain four units total. These lots are utilizing a transfer of density from the 2.5' of right-of-way dedicated along the property's frontage on BM 2014 PG 999 in accordance with Section 1.5.2 of the UDO. Parking will be provided in a shared lot meeting the requirements of Section 1.5.5.D.

**Design Adjustment:** NA  
**Administrative Alternate:** NA

**Contact:** Michael Kane, PE, Capital Civil Engineering

**Cross- Reference:** S-1-14, S-45-14



SR-3-15 Location Map



**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF APPROVAL:**

***Prior to issuance of a mass land disturbing permit for the site:***

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeded a site, shall be paid to the City;

**Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:**

2. That condition 1, above, be met;

**Prior to issuance of building permits:**

3. That a cross access agreement among lots 2 and 3 as shown, owned Marvin O'Hara Powell, approved by the Planning Department for recording in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department within 1 day of lot recording;
  4. That the final site plan show a shade tree adjacent to the proposed parking lot and shrub screening between the parking lot and the street in accordance with Section 7.1.7.B.
- 

I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

*Kunth Bowen (A. Barton)*

Date: 3-27-15

**Staff Coordinator:**

Justin Rametta

**SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.**

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**FINDINGS:**

City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 3/9/15, submitted by Capital Civil Engineering.

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**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** 3/27/2018

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES  
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.