LOCATION: This 6.14 acre site zoned PD (Z-32-18) is located at the southeast corner of the intersection of Western Blvd and S. Saunders Street at 927 S. Saunders Street.

REQUEST: This is the initial portion of Phase 1 (phase 1 A) of Park City South, an urban, pedestrian-oriented mixed-use development. This partial phase (phase 1-A) consists of an 11 story building of approximately 371,640 gross square feet including 16,800 square feet of retail and office use plus 336 residential units, structured parking and associated infrastructure along with the initial portion of the greenway.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SPR-0179-2021: 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 June 11, 2021 by Kimley-Horn and Associates.

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:

General

1. An exhibit showing the phase 1-A and phase 1-B, and any other sub-phases making up Phase One of this development as outlined in Z-32-18, (the South Saunders Planned Development) should be included along with a detailed description showing how Phase One is to be permitted utilizing sub-phases.

2. That a bike share station with a minimum footprint of 320 square feet is shown and established in accordance with the Traffic Impact Analysis. The final location and construction details shall be approved by the City of Raleigh Transportation Planning Bike/Ped Division.

Engineering

3. That the existing right-of-ways for the overall development are abandoned and a resolution number shown on all plats.

4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.
Public Utilities

5. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

6. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.

Stormwater

7. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

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

9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

Urban Forestry

11. 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).

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

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.

Sidewalk Easement Required

Greenway 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 greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.
2. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

3. 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).

4. 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).

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). Phase I of this development proposes (.59) acres 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

1. A recombination map shall be recorded, recombining the existing lots into a single tract as shown on the proposed plan.

2. In accordance with UDO Section 4.7.4 requiring open space for a Planned Development, demonstrate compliance with UDO Section 2.5.7.

3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

4. A demolition permit shall be obtained for the existing structure on site.

Engineering

5. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

6. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
7. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

8. A public infrastructure surety for (15) tree grate street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

9. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

10. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

Stormwater

11. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

12. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

13. 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).

14. If total land disturbance will be over 12,000 sq. ft. for multiple houses, a separate site plan submittal & approval will be required. Site plans require an erosion control plan. (UDO 9.4.6.)

Urban Forestry

15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (17) street trees along S Saunders St. and (3) street trees along Pbulic Street "A".

16. 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. Prior to issuance of the first certificate of occupancy for Phase 1A, developer shall obtain construction drawing approval and dedicate the public right-of-way for the entirety of the new internal public street. Developer may post a security instrument in accordance with UDO section 8.1.3. for any improvements associated with the new internal public street not yet constructed at the time of issuance of the first certificate of occupancy for Phase 1A.

Stormwater

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

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: December 8, 2024
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.

I hereby certify this administrative decision.

Signed: ________________________ Date: 08/11/2021
Alycia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Michael Walters
ADMINISTRATIVE SITE REVIEW
PARK CITY SOUTH - PHASE 1A
ASR-0006-2021
SKETCH TRANS. # SCOPE-0150-2020
MP-3-18
927 S SAUNDERS ST.
RALEIGH, NORTH CAROLINA 27603
A DEVELOPMENT BY: KANE REALTY CORPORATION
4321 LASITER AT NORTH HILLS AVE #250
RALEIGH, NC 27609

PROJECT LOCATION
NTH

PARK CITY SOUTH - OVERVIEW MAP WITH DETAIL INTENSITIES

Administrative Site Review Application

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FOR REV.

SHEET

PROJECT OWNER AND CONSULTANT

OWNER:

KANE REALTY CORPORATION

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HIGH POINT, NC 27262

PHONE: 336-544-2509

ARCHITECT:

RODEHEAVER & ASSOCIATES, INC.

550 S. WINTON RD., SUITE 100
HIGH POINT, NC 27262

PHONE: 336-544-2509

Landscape Architect:

KEMPERMeyer & Associates, Inc.

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Civil Engineer:

KRAMER ENGINEERING & CONSULTING, INC.

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HIGH POINT, NC 27262

PHONE: 336-544-2509

Prepared in the Office of:

KIMLEY HORN

6201 FAYETTEVILLE STREET - SUITE 500 - RALEIGH, NORTH CAROLINA 27601

PHONE: (919) 677-2000

NC CERTIFICATE OF AUTHORIZATION: F-0102

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