LOCATION: This site is located on the south side of Bragg Street at 1201 S. Blount Street.

REQUEST: Development of a 3.84 acre/167,381 sf tract zoned PD (based districts - NX (Land Use) & DX (parking) on Tract A portion of the site, as shown on MP-1-19/Z-14-19. The plan on this vacant site is for 100 residential condominium units, (50-3 bedroom & 50-2 bedroom units) in 10 buildings of 251,218 square feet total with .32 acres/13,999.68 sf of right-of-way dedication, leaving a net area of 3.52 acres/153,381.75 sf.


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 June 24, 2022 by Stewart 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:

General

1. Elevation sheets, for buildings 1-8 & 10, are revised to show building heights from avg. grade points to 'top of roof', demonstrating compliance with MP-1-19/Z-14-19 and max building height for Tract

2. All proposed stairways are labeled on the elevations sheet in the Site Permit Review plans set.

3. Proposed buildings 1-8 & 10 as shown on the elevation sheets, are revised, dimensioning the proposed stairways enclosure from FFE and demonstrate compliance with height encroachment, setbacks and 25% space area, as noted in Sec.1.5.7.D.

4. Permit approval stamps, as shown on the coversheet page, are removed on the civil plans set. This preliminary plan approval is not approving any building permit plans reviews.
5. The proposed building area is revised and noted on the Site Permit plans to match the building area being proposed; on the site data table and application forms, which lists 2 different building gross areas?

6. Demonstrate compliance with UDO Section 2.5.7 regarding required open space.

**Engineering**

7. 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**

8. 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.

9. 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**

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

**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.

- Right of Way Deed of Easement Required
- Utility Placement Deed of Easement Required
- Public Access Deed of 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. A note is placed on any record plat noting Item 9.J of MP-1-19, PD plan related to on-site artist artwork shall be preserved & maintained by the property owner's condominium association responsible for common area maintenance.
2. Provide documentation indicating a Property Owner's Association has been established for the subject development in accordance with UDO Section 4.7.4.

**Public Utilities**

3. 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**

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

**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. Provide fire flow analysis.

2. Comply with all conditions of Z-14-19 & MP-1-19.

3. A note is placed on all building permit plans stating that "Developer shall engage a local artist to create on-site art that recognizes the history and significance of the South Park neighborhood & shall be maintained and preserved by the property owners’ association responsible for common area maintenance per Sec.10.J of the master plan for Carolina Coach (Z-14-19/MP-1-19). And a separate permit shall be required for future artwork.

4. Provide documentation indicating a Property Owner's Association has been established for the subject development in accordance with UDO Section 4.7.4.

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

**Engineering**

6. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)
7. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

8. A public access deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

9. A 5’ utility placement easement deed of easement, in addition to a plat showing the location of the easement along Bragg Street and Branch Street, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

10. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

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

Stormwater

12. 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).

Urban Forestry

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along S. Blount Street, 9 street trees along W. Bragg Street, 9 street trees along S. Person Street, and 9 street trees along Branch Street.
14. A public infrastructure surety for the 36 required street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: July 22, 2025
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: 07/22/2022

Daniel L. Stogall
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy