LOCATION: This site is located on the north side of Edwards Mill Road, east/west of Duraleigh Road at 4800 Duraleigh Road.

REQUEST: Development of a 17.17 acre/748,267 sf tract, as part of an 26.38 ac/ 1,149,371 sf parent tract, Lot 1 (as part of an approved SUB-0075-2020) zoned RX-5-CU into a ~+/-374,000/306 unit multi-unit apartment complex.

Board of Adjustment (BOA-0069-2020) - Approved January 11, 2021: A variance for relief from the 2'ft min ground floor elevation requirements per UDO Sec.3.2.3.G.1 & Sec.3.2.4.F.1 for apartment & townhomes building types. In addition a 70% min building width Primary Street build-to set forth in UDO Sec.3.2.3.E.2 for proposed townhomes on the south side of the proposed Neighborhood Street to allow for 45% min building width in the Primary Street; and an 70% building width in the Primary Street Build-to, per UDO Sec.3.2.3.E.2 for proposed townhomes on the east side of the proposed Neighborhood Local street to allow for 60% of building width in the Primary Street Build-to.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SUB-0075-2020: DSLC - Preliminary Subdivision/Preliminary Subdivision

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 May 27, 2021 by JOHN A EDWARDS AND CO.

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. The Post-Development Avg. calculation # listed & shown on the elevation sheets, for Building #3, is revised to match the average shown on the charts & Grading Sheet C4.01.

2. A label is provided for all maintenance repair rooms shown on the elevation illustration sheets, where applicable, on the Site Permit Review plans set.

3. The preliminary subdivision for Lots 1-3, SUB-0075-2020, is recorded with Wake Co. Register of Deeds and a copy of the approved, signed plat is included with the Site Permit Review plans set.
Public Utilities

4. 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

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

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

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

Urban Forestry

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

9. 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).

☑️ 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.

Engineering

2. A public infrastructure surety for 57 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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. 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).

5. 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).

**Urban Forestry**

6. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.43 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**


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

**Public Utilities**

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

**Stormwater**

4. 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).

5. 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).

6. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

7. 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).
Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 27 street trees along Mint Leaf Lane and 30 street trees along Cypress Tree Lane.

9. 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. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.

2. 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.

3. All street lights and street signs required as part of the development approval are installed.

4. Developer will construct a pedestrian connection from Duraleigh Road to the City of Raleigh Greenway Easement recorded in Deed Book 15580, page 938 of the Wake County Registry. This is accordance with Zoning Condition #11 from Ordinance 2020 141 ZC 802 (Z-47-17 - 4800 Duraleigh Road).

5. Developer to install sidewalk connection within 10' of future Crabtree Creek West Greenway Trail. Final section of sidewalk connection will be provided by City of Raleigh if the Crabtree Creek West Greenway Trail is not completed prior to final certificate of occupancy.

Stormwater

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

7. 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: November 4, 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: Alycia Bailey Taylor
Development/Services Dir/Designee

Date: 07/06/2021

Staff Coordinator:
4800 DURALEIGH ROAD
APARTMENTS
ADMINISTRATIVE SITE REVIEW
4800 DURALEIGH ROAD
RALEIGH, NC 27612

ASR-0013-2021
ASSOCIATED WITH SUB-0075-2020
FEBRUARY 24, 2021
REVISED APRIL 28, 2021
REVISED: MAY 27, 2021

ZONING CONDITIONS (2-47-19):
1. USES- Shall not be used for any residential or accessory uses. BUILDINGS SHALL NOT BE ALTERED
   OR ENLARGED IN ANY WAY THAT WOULD INFRINGE ON THE RESIDENTIAL
   USES, ANDshall NOT EXCEED 1,200 SQUARE FEET.
2. RESIDENTIAL DENITY SHALL NOT EXCEED 1 UNIT PER ACRE. INDIVIDUAL PATIO, DECK OR BALCONY
   MAY NOT EXCEED 150 SQUARE FEET.
3. APARTMENT BUILDING SIZE SHALL NOT EXCEED 80% OF THE SOUTHERN AND WESTERN EXISTING
   BUILDING SIZE. THIS LIMIT IS IN EFFECT FOR ALL PERMITS.
4. BUILDINGS SHALL NOT BE SURROUNDED BY THE PROPOSED BUILDING SIZE IN EFFECT FOR ALL PERMITS.
5. ACROSS THE SOUTHERN AND WESTERN PROPERTY LINES, THE PROPOSED BUILDING SIZE IS NORTHERN
   PROFILE AND EASTERN PROPERTY LINES. THIS LIMIT IS IN EFFECT FOR ALL PERMITS.
   A PERMANENT ACCESS ROUTE THROUGH THE FRONT YARD MAY NOT EXCEED 20% OF THE
   PROPERTY SIZE.
   B. A PERMANENT ACCESS ROUTE THROUGH THE FRONT YARD MAY NOT EXCEED 20% OF THE
   PROPERTY SIZE.
6. ALL EXISTING OFFSITE ACCESS ROUTES SHALL BE PROTECTED OR RETAINED, EXCEPT TO THE PROPERTY
   SIZE REDUCED BY 20% OF THE FRONT YARD SIZE. NO EXIT TO PROPERTY IS TO BE MADE.

BOARD OF ADJUSTMENT CASE # REFERENCE: SQA-0059-2020
SQA-0059-2020 - (1-22-22)

DECISION: APPROVED THE PROPOSED?

The project is associated with application 3054.2034-05. All maps and plans are incorporated by reference.

STORMWATER MANAGEMENT:
This project is associated with application 3054.2034-05. All maps and plans are incorporated by reference.

DEVELOPER:
WP EAST ACQUISITIONS
521 E. MONROE ST., SUITE 310
CHARLOTTE, NC 28202
704-668-0434

CONSULTANT:
DESIGN RESOURCE GROUP
2409 MCCLUSKY BLVD. SUITE 200
CHARLOTTE, NC 28205

CIVIL ENGINEER:
JACCO
3201 NICK ST.
RALEIGH, NC 27605
919-838-4428

COVER SHEET
C0.0