LOCATION: The site is generally located on the west side of Bellwood Drive south of Cameron Street and north of Clark Street, with a common street address of 1801 Cameron Street.

REQUEST: Development of two 6-story apartment buildings containing a total of 369 dwelling units and approximately 422,451 square feet gross floor area, and structured parking. The subject property is approximately 4.8 acres and zoned RX-7-PL-CU (Z-42-20).

Design Alternate (DA-19-21) approved granting a 146’ driveway spacing from an existing neighboring driveway along Clark Avenue, in lieu of the minimum 200’ spacing set forth in UDO Section 9.5.2.C, subject to conditions of approval of the Design Alternate.

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 November 18, 2021 by Mcadams.

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 striping and markings and any easements if applicable for the signal at Smallwood Drive and Clark Avenue will need detailed review and full signal plans approved prior to site permitting review approval.

2. The driveway exit from the parking deck onto Clark Avenue has conditions placed upon it from the Appearance Commission findings on October 7, 2021. The Appearance Commission findings shall be noted on the cover sheet of the plans and compliance will need to be shown on the plans.

3. Demonstrate compliance with UDO Section 7.4 (Lighting).

4. Demonstrate compliance with the maximum building height of 90 feet.

5. Demonstrate compliance with UDO Section 7.2.5.E (Building Foundation Walls).
Engineering

6. 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

7. 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.

Stormwater

8. 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).

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

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

Urban Forestry

12. A tree impact permit must be obtained for the removal of 1 existing street tree in the right of way along Bellwood Drive prior to the issuance of a demolition or grading permit, whichever comes first.

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.

Cross Access Agreements Required

UTILITY PLACEMENT 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:

Engineering
1. A 5’ utility placement easement and associated deed of easement 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.

2. 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.

3. A cross access agreement among the lots identified as PINs 1704122721 and 1704125771 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

4. Infrastructure Construction Plans (SPR submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Transportation

5. A transit deed of easement for those portions of the transit stop that will be outside the public right of way shall be approved by City staff and the location of the easement shall be shown on a plat 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 this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

**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. Demonstrate compliance with zoning condition #3 (Z-42-20)

2. Demonstrate compliance with UDO Section 7.2.5.C for all building integrated service areas.

3. A demolition permit shall be obtained.

**Engineering**
4. 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.

Public Utilities

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

Stormwater

6. 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).

7. 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).

8. 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

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 20 street trees along Clark Avenue, 17 street trees along Bellwood Drive, and 4 street trees along Cameron Street for a total of 41 street trees.

10. A public infrastructure surety for 41 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 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.

2. Final inspection of all right-of-way street trees by Urban Forestry Staff.

3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater
4. 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:** April 13, 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: Alycia Bailey Taylor

Staff Coordinator: Kasey Evans
CAMDEN VILLAGE DISTRICT
ADMINISTRATIVE SITE PLAN
1801 CAMERON STREET
RALEIGH, NORTH CAROLINA

EXISTING CONDITIONS

C1.00
CAMDEN VILLAGE DISTRICT
1801 CAMERON STREET
RALEIGH, NORTH CAROLINA

SITE PLAN
CMN19000-S1
LJV
JLB

EXISTING CLARK AVENUE
EXISTING PARKING DECK
EXISTING CAMERON VILLAGE LIBRARY
EXISTING PARKING LOT
BUILDING 1
SMALLWOOD DRIVE
EXISTING SMALLWOOD DRIVE
EXISTING BELLWOOD DRIVE
SECONDARY STREET
EXISTING CAMERON STREET
PRIMARY STREET
BUILDING 2
PRIMARY STREET
PUBLIC WATER MAIN REPLACEMENT CONSTRUCTION DETAILS TO BE PROVIDED WITH SITE PERMIT REVIEW SET.

EX. WATER SERVICES TO BE REINSTALLED TO ADJACENT PROPERTY OWNERS. CONTRACTOR TO COORDINATE CLOSELY WITH THE CITY OF RALEIGH AND ADJACENT PROPERTY OWNERS PRIOR TO WATER LINE REPLACEMENT.
NOTES:

1. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

2. STREET TREES SHALL BE LOCATED NO CLOSER THAN 30' FROM STOP SIGNS, 10' ON EITHER SIDE OF UTILITY PIPES, 10' FROM DRIVEWAY, 10' FROM A FIRE HYDRANT AND 20' FROM ANY LIGHT POLES. SEE RALEIGH CITY TREE MANUAL FOR ADDITIONAL MINIMUM SEPARATIONS FROM SITE ELEMENTS TO STREET TREES.

3. CONTRACTOR SHALL REPLACE ANY EXISTING STREET TREE WHICH IS DAMAGED OR DESTROYED DURING CONSTRUCTION WITH AN EQUAL SPECIES AND SIZE TO BE APPROVED BY LANDSCAPE ARCHITECT AND/OR GOVERNING AGENCY.

4. ALL EXISTING STREET TREES AND THEIR CRITICAL ROOT ZONES SHALL BE PROTECTED TO THE MAXIMUM EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.

5. ALL TREES LOCATED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE LIMBED UP TO A MINIMUM 8' ABOVE FINISHED GRADE.

6. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR TREES INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY.

LANDSCAPE CALCULATIONS:

STREET TREES

CAMERON STREET:
- 160 LF
- 4 TREES (1/40 LF)
- 4 TREES Provided

BELLWOOD DRIVE:
- 682 LF
- 17 TREES (1/40 LF)
- 17 TREES Provided

CLARK AVENUE:
- 403 LF
- 10 TREES (1/40 LF)
- 20 UNDERSTORY TREES*

*WHERE OVERHEAD UTILITIES ARE PRESENT UNDERSTORY TREES SHALL BE PLANTED ON AVERAGE 20' SPACING.
TYPICAL WALL SCREENING FOR ELEVATED PATIO SLAB

TYPICAL PLANTER DETAIL

ELEVATIONS ARE SHOWN IN GREYSCALE TO SHOW SCALE AND MASSING, AND DO NOT REFLECT ACTUAL COLORS.

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