LOCATION: This site is located on the north side of Hillsborough Street, south Clark Avenue at 3402 Hillsborough St. It is composed of several parcels to be recombined.

REQUEST: Development of a 2.18 acre/94,961 sf tract zoned OX-3-UG and SPROD. The development includes a total right-of-way dedication of 6,704 sf (0.02 ac) leaving a net area of 2.03 ac/88,257 sf for a proposed 200 unit multi-unit living apartment building. The proposed gross floor area of the building is +/- 71,000 sf for 24 studios, 132 1-bedrooms; 40 2-bedrooms and four 3-bedrooms. The Primary Street Designation shall be Hillsborough Street.

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 10, 2021 by Timmons Group.

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. On Sheet C6, the Neighborhood Transition Yard boundary zones must be shown per the NTY table and UDO Sec.3.5.3.A

2. Demonstrate height compliance for the light fixture shown on the Light Plan sheet 1/1 by dimensioning the detail exhibit height from base to top of fixture, per UDO Section 7.4.5.

3. Demonstrate the proposed vehicular parking lighting fixture complies with UDO Section 7.1.7.G. (Lighting Plan sheet 1/1)

4. Demonstrate compliance with UDO Sec.7.2.8.E for building foundation wall by dimensioning the foundation wall heights, within 30 ft of the public right-of-way, and provide detailed illustrations of the proposed treatments.

5. All site design encroachment agreements for compliance with building foundation wall, per UDO Sec.7.2.8.E., are approved prior to Site Permit Review plans approval

6. Striping and markings plan will be reviewed in detail and the gap in sidewalk at the corner of Furches and Hillsborough Streets needs to be addressed to meet standard.
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.

8. An encroachment submittal for benches that are atypical within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Stormwater

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).

☑️ 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.

☑️ 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 demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

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 transit deed of easement 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. A recombination plat shall be recorded with the Wake Co Register of Deeds in conjunction with any plat recording or prior to building permit plans approval.

2. A demolition permit shall be obtained.

**Engineering**

3. 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.

**Urban Forestry**

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (13) understory street trees along Hillsborough St., (3) understory street trees along Furches St. and (3) understory street trees along .

5. A fee-in-lieu for (1) required street tree along Furches St. is paid to the City of Raleigh (UDO 8.1.1).

6. A public infrastructure surety for (13) tree grate 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
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3402 Hillsborough Street Apartments

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: April 7, 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: Alyssa Bailey Taylor
Development Services Dir/Designee

Date: 12/09/2021

Staff Coordinator: Jermont Purifoy
ADMINISTRATIVE SITE REVIEW
3402 HILLSBOROUGH STREET
ASR-0020-2020
3402 HILLSBOROUGH STREET (SR-3007),
3410 HILLSBOROUGH STREET & 3414 HILLSBOROUGH STREET
RALEIGH, NORTH CAROLINA 27607
WAKE COUNTY

OWNER/DEVELOPER:
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JIM ZANONI
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PH. (704) 334-7211
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CIVIL ENGINEER:
TIMMONS GROUP
PATRICK BARBEAU, P.E.
5419 TRINITY ROAD, SUITE 102
RALEIGH, NC 27607
PH. (919) 866-4512
PATRICK.BARBEAU@TIMMONS.COM

VICINITY MAP

SITE DATA TABLE

TRAFFIC GENERATION INFORMATION

APPLICABLE EXCEPTIONS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH, NCDEQ AND NCDOE STANDARDS, SPECIFICATIONS, AND DETAILS

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