LOCATION: The site is generally located on the south side of St Albans Drive, north of Church at North Hills Street, and east of the intersection of St Albans Drive and Church at North Hills Street, with a common street address of 540 St Albans Drive.

REQUEST: Development of a 202,546 square foot mixed-use building containing approximately 200 dwelling units and 14,000 square feet of commercial space, and a 301 parking space addition totaling 115,696 square feet to the existing 228 space parking structure. The site is approximately 2.6 acres in size and zoned PD (MP-3-16, North Hills East).

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 24, 2020 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. Demonstrate compliance with UDO Section 3.2.6.F1 (Transparency) in accordance with UDO Section 1.5.9.

2. Demonstrate compliance with UDO Section 3.2.5.F3 and 3.2.6.F3 (Blank Wall Area) in accordance with UDO Section 1.5.10.


**Stormwater**

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

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

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

7. A TCPED (Traffic Control and Pedestrian Plan) must be submitted and approved prior to any permit issuances for any work on the site or in the right-of-way.

☑ 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 verification that cross access easements between Lots 1, 2, and 3 for the shared driveway have been recorded.

2. Record the lots as shown on the preliminary plan in accordance with approved subdivision case S-46-2017 and meet all conditions of that subdivision approval. A copy of the recorded subdivision plat shall be provided prior to building permit issuance.

3. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

Public Utilities

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

Stormwater

5. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

6. 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).

7. 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).

8. 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
9. A public infrastructure surety for 9 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

10. 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 St. Albans Drive.

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

Stormwater

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

Urban Forestry

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

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 14, 2023
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: 12/14/2020

Staff Coordinator: Kasey Evans