LOCATION:
This site is located on the east side of Oberlin Road, north of Fairview Road at 2504, 2506, 2508, 2510, 2512, 2516, 2518, 2520, 2522, 2526, 2528, 2530, 2532, 2534 & 2538 Bicton Place & 2610 Welham Alley.

REQUEST:
Development of a 1.13 acre/49,329 sf tract zoned R-10 in a Frequent Transit Area. This tract was originally approved as part of the Budleigh East Subdivision (SUB-0054-2020)(SPR-0197-2021). This proposed multi-unit re-development includes former townhome lots 16-29, which will be recombined into 1 tract/Lot 16, as shown on the preliminary plan for a proposed 24 multi-units total (6 units per building) in four, 3-story apartment buildings. The overall proposed gross building area is 70,576 sf (17,644 sf per building). Note, the proposed amenity area for this development, Budleigh East Flats, will include sharing a portion of the recorded amenity area for Budleigh East Subdivision on Lot 55. This site portion of the overall Budleigh Development plan is located in the R-10 portion and does not include any rezoning conditions.

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 August 8, 2022 by WithersRavenel.

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. A referenced copy of the approved retaining wall civil design approval elevations, as located and noted in the rear of private driveway of Lots 16-29, is insert into the civil plans set for ASR-0027-2022.

2. A detail of the proposed short-term bicycle parking and space maneuverability diagram, per the Raleigh Transit Manual B.20.01, is inserted the civil plans set.

3. Demonstrate compliance with the SWS pickup for the multi-unit apartments, with a transposed copy of the Will Serve letter, for private hauler service, to the SPR plans set sheets.

4. Elevation grade levels drawings and details for all proposed retaining walls designs are included with the SPR plans set.
5. Lot 30, approved as part of the Budleigh East Subdivision (SUB-0054-2020; SPR-0197-2021) is labeled and referenced with the BM/PG # on all plans set sheets.

6. Demonstrate compliance with Sec.2.7.1.D.D5.F.F5, dimensioning & noting the required 4' or 20' setbacks, for the rear garage and buildings to the private driveway alley.

7. A note is placed in the site data table "minimum lot area calculations," referencing 'UDO Sec.2.7.1. Frequent Transit Area' with the information shown, and the site design requirements noted in UDO Sec.2.7.1 A-G are noted on the Site Permit plans set.

Stormwater

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

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

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

2. A recombination plat shall be recorded, recombining existing Lots 16-29 into Lot 16 per the approved preliminary ASR approval.

3. A Shared Amenity Agreement between Lot 16 of Budleigh East Apartments (ASR-0027-2022) and the preliminary subdivision approval for SUB-0054-2020 Budleigh East Subdivision shall be recorded prior to or in conjunction with any plat recordings.

**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. 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).

6. 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).
7. 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).

8. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

**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 demolition permit shall be obtained.

2. Provide fire flow analysis.

3. A recombination map shall be recorded, recombining the existing lots into a single tract.

4. A copy of the Shared Amenity Agreement for Lot 16 and SUB-0054-2020 shall be recorded and a copy of the recorded, signed, agreement provided with building plans for permitting.

**Public Utilities**

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

**Urban Forestry**

6. Tree impact permits must be obtained for the approved streetscape tree installations in the right of way. This development proposes 10 street trees along Bicton Place.

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

**General**

1. Final inspection of right of way street trees by Urban Forestry Staff.

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

**Stormwater**

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
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: December 29, 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: 09/01/2022
Daniel L. Stagall
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
EXISTING CONDITIONS AND DEMOLITION NOTES

1. All work shall be in accordance with the City of Irvine Engineering Standards and Provisions.
2. All excavations shall be made in accordance with the City of Irvine Construction Code.
3. Excavations shall be made with proper ground support and shoring as required by the City of Irvine.
4. All work shall be performed in accordance with the City of Irvine Engineering Standards and Provisions.
5. All work shall be performed in accordance with the City of Irvine Construction Code.
6. All work shall be performed in accordance with the City of Irvine Engineering Standards and Provisions.
7. All work shall be performed in accordance with the City of Irvine Construction Code.
8. All work shall be performed in accordance with the City of Irvine Engineering Standards and Provisions.

NOTE: ALL SITE IMPROVEMENTS AND UTILITIES SHOWN IN GRAY ARE EXISTING OR PROPOSED PER PLAN SPR-019-T-2021 AND WILL BE EXISTING AT THE TIME OF CONSTRUCTION.