Administrative Approval Action
Case File / Name: ASR-0033-2021
DSLC - Seaboard Block C

LOCATION: This site is located on the north side of W. Peace Street, east of Halifax Street at 10 W. Franklin St.

REQUEST: Development of a 2.27 acre/99,082 sf tract zoned DX-7-UG. A new proposed 295,597 gross floor area mixed-use building development consisting of 204 multi-unit residential apartment units; 10,940 sf retail and 21,370 sf indoor recreation with 11,950 sf of restaurant ground floor spaces. Additionally, the proposed mixed-use development includes a new proposed 184,074 sf parking enclosure with 445 parking spaces.

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 February 8, 2022 by Stewart Inc.

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. Sheet L7, revise the proposed footcandle allowance along Seaboard Ave in accordance with UDO Sec.7.4.4.A; exceeds the max 2.0 footcandles at the right-of-way.

2. Coversheet, under the site data summary, revise and amend the 'proposed use' row to include 'Indoor Recreation' primary use.

3. Sheet L5 (and L7.0), revise the proposed lighting fixture locations and streetscape tree plantings; a min 20'ft radius distance is required for proposed lighting fixtures to the trunks of trees per UDO Sec.7.1.7.G

4. Coversheet, on the 'mixed-use building requirements' table and associated plan sheets, revise the 'provided' min ground floor height information row to match the heights as shown on the elevation sheets.
5. Revise the Grading Sheet C5 & elevation sheets ASR2.1 and ASR2.3, using the Average Post-Development Grades per Sec.1.5.7.A & TC-4-20; remove the old building average spot grades along the building's footprint for pre/post development along the North/South Elevations (Primary Streets - Seaboard Ave & W. Franklin St respectively) and provide the Post-Development grades along the North & South grading & elevation sheets.

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

10. 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.

Engineering

2. That the existing right-of-way for 2,651 sf along Seaboard Avenue is abandoned and a resolution number shown on all plats.

☐ 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. Comply with all conditions of DA-0012-2021.

Engineering

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

4. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

5. 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.

6. An encroachment submittal for the grease trap and other structures that are outside City of Raleigh Standards 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.

7. A Public Access deed of easement be approved by City staff for the Alley between Seaboard Avenue and West Franklin Street, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

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

9. Initiation of the easement exchange process is required (via dedication of new easement on record plat, ending with abandonment of old easement on subsequent deed).

Stormwater
10. 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).

11. 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).

12. 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).

Urban Forestry

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (15) understory street trees along Seaboard Ave. and (4) shade street trees along W. Franklin St.

14. A public infrastructure surety for (10) tree lawn street trees and (3) tree grate 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:

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).

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: June 22, 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.
Administrative Approval Action
Case File / Name: ASR-0033-2021
DSLC - Seaboard Block C

I hereby certify this administrative decision.

Signed: [Signature]
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

Date: 02/23/2022
- REMOVE CONCRETE
- REMOVE CURB & GUTTER
- REMOVE BUILDING AND ASSOCIATED
- REMOVE STORM
- REMOVE CONCRETE STAIRS
- REMOVE RIPRAP
- REMOVE EXISTING FIREHYDRANT AND ASSOCIATED
- REMOVE STORM
- REMOVE LIGHT, TYP.
- REMOVE CONCRETE SIDEWALK
- REMOVE LIGHT, TYP.
- REMOVE CONCRETE CURB
- CONCRETE SIDEWALK
- REMOVE CONCRETE STAIRS
- CONC. SIDEWALK
- REMOVE CONCRETE STAIRS
- REMOVE BRICK WALKWAY
- REMOVE CONCRETE
- REMOVE VEGETATION
- ASPHALT DRIVE
- REMOVE LIGHT, TYP.
- ASPHALT DRIVE
NOTE UDO SEC 1.5.9. TRANSPARENCY:

A.1. GLASS SHALL BE CONSIDERED TRANSPARENT WHERE IT

B.3. IN A MIXED USE BUILDING, OR GENERAL BUILDING WHERE
COMPLIES W/ SEC. 1.5.7.A.1.

1/8" = 1'-0"

SEABOARD AVENUE HAS BEEN DESIGNATED AS A

FACING ENTRANCES (PRIMARY STREETS) SHALL
HAVE A MAXIMUM SPACING OF 75'

SEABOARD STATION PARCEL C
10 W FRANKLIN ST RALEIGH, NC

E PLANS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY THIR...