LOCATION: This 4.85 acre parcel zoned DX-20-UG is located in the southwest corner of the intersection of S. Salisbury and W. South Streets, and bounded on four sides by S. Salisbury, W. South Street, McDowell, and Kindley Street. The final side is established by Southern Railway. The site address is 700 South Salisbury Street.

REQUEST: This site consists of four lots, the fourth being set aside for future development. (See SUB-0026-2020) Lots one, two, and three are proposed for two high rise towers, one mixed use, the other residential multi-family with a separate parking deck wrapped with residential multi-family use. The total gross building area proposed is 641,475 square feet.

One Administrative Alternate was approved for this project: AAD-16-2021 - Reduction of the Build To requirement for lots 2 and 3. (1.5.6), Alternative Building Massing (3.3.3) for each of the buildings

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 March 9, 2022 by J DAVIS ARCHITECTS.

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. Provide a will serve letter from a waste services provider indicating that the site can be serviced. The letter shall state that they have reviewed the plans, will be collecting the garbage an recycling, and note that they can collect safely. The will serve letter is to be added to the SPR plan set.

2. See sheet A1.02. The proposed pool must be <65’ in both width and length and/or less than 4000 square feet or special use approval is required by the Board of Adjustment. (UDO 6.7.3.G.5). Provide width and length dimensions for the proposed pool as well as the square footage.

Stormwater

3. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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

☑ Recorder 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:

Public Utilities

1. 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.

☑ 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. 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).

3. A subdivision map shall be recorded (SUB-0026-2020)

Public Utilities

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

Stormwater

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. 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).

Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation with tree grates in the right of way. This development proposes 9 street trees along Salisbury St., 9 street trees along Kindley St., 9 street trees along W. South St., (27) street trees total.

9. A public infrastructure surety for (27) street trees with grates shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

General Condition

1. Regarding the parking deck and residential screening - the CO for the active uses (the apartment) should be allowed first or in conjunction with the deck to ensure the parking deck has screening.

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: August 11, 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

Development Services Dir/Designee

Date: 04/14/2022

Staff Coordinator: Michael Walters