



Administrative Approval Action

Case File / Name: ASR-0040-2021

DSLC - Enterprise and Garden Place Apartments (ASR)

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located at the southwest corner of the intersection of Enterprise Street and Garden Place, with common street addresses of 17, 21, 25 and 29 Enterprise Street. The site consists of four lots to be recombined.

REQUEST: Development of an approximately 49,635 square foot apartment building containing approximately 30 dwelling units, with structured parking located within the building. The subject property is approximately 0.574 acres zoned RX-3 and SRPOD.

**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 September 7, 2021 by Wake Land Design, PLLC.

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:

Engineering

1. 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.

Stormwater

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. A surety equal to of 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).

☒ **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.

☒ Utility Placement Easement Required



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☒ **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:

Stormwater

1. 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).

☒ **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 map shall be recorded recombining the existing lots into a single lot.
2. A demolition permit shall be obtained for the existing structures on site. The permit number shall be shown on the recombination map for recording.

Engineering

3. A public infrastructure surety for 8 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
4. 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.
5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
6. A 5' utility placement easement and associated deed of easement shall be approved by the City 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 recorded plat. A recorded copy of this document must 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 within this time, further recordings and building permit issuance will be withheld.

Public Utilities

7. 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.



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Stormwater

8. 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).
9. 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

10. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (5) street trees along Enterprise St. and (2) street trees along Garden Pl.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

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: January 28, 2025

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

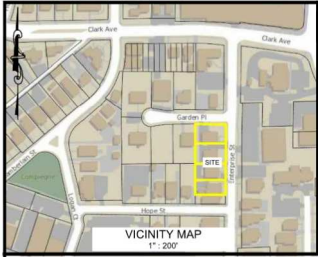
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 10/01/2021

Staff Coordinator: Kasey Evans



SITE DATA	
PROPERTY OWNER/DEVELOPER:	GRAYSON HOMES, LLC 5711 SIX FORKS RD, SUITE 103 RALEIGH, NC 27609
SITE ADDRESS:	17, 21, 25, 29 ENTERPRISE STREET
SITE AREA BEFORE R/W DEDICATION:	25,091 SF - 0.574 AC.
AFTER R/W DEDICATION:	22,620 SF - 0.519 AC.
WAKE COUNTY PIN #:	0794925088, 0794925082, 0794915686, 0794915680
ZONING DISTRICT:	RX-3
OVERLAY DISTRICT:	SRPOD - SPECIAL RESIDENTIAL PARKING OVERLAY DISTRICT
EXISTING USE:	SINGLE FAMILY, TWO FAMILY, THREE FAMILY
PROPOSED USE:	MULTI-UNIT LIVING (APARTMENT BUILDING TYPE)
STREET CLASSIFICATION:	ENTERPRISE STREET - 2-LANE AVE UNDIVIDED GARDEN PLACE - NEIGHBORHOOD YIELD STREET
STREETSCAPE REQUIRED:	6' TREE LAWN 6' SIDEWALK
STREETSCAPE PROVIDED:	6' TREE LAWN 6' SIDEWALK
REQUIRED PARKING:	(5) 1-BEDROOM UNITS @ 1 SPACE PER UNIT = 5 SPACES (14) 2-BEDROOM UNITS @ 1.5 SPACES PER UNIT = 21 SPACES (11) 3-BEDROOM UNITS @ 2 SPACES PER UNIT = 22 SPACES NET REQUIRED: 48 SPACES
PROVIDED PARKING:	52 SPACES PROVIDED (8 COMPACT, 44 STANDARD SPACES) 15.4% COMPACT SPACES (50% MAX PER UDO 7.1.6.B-2)
BICYCLE PARKING REQUIRED:	SHORT TERM: 1 SPACE PER 20 UNITS, MINIMUM 4 SPACES
PROVIDED:	4 SPACES (LOCATED IN LOWER PARKING LEVEL)
AMENITY AREA REQUIRED:	2,263 SF (10%)
PROVIDED:	3,124 SF ROOFTOP AMENITY (13.8%)

<p>UDO SEC. 8.3.2.A BLOCK PERIMETER</p> <p>THE LEAST RESTRICTIVE ZONING WITHIN THE SUBJECT BLOCK IS OX-5AL. THEREFORE, IN ACCORDANCE WITH UDO 8.3.2.2.B, BLOCK PERIMETER IS NOT APPLICABLE DUE TO THE SITE AREA BEING 0.53 ACRES WHICH IS LESS THAN THE 3 ACRE MIN. SITE AREA APPLICABILITY FOR OX ZONING.</p>	<p>UDO SEC. 8.3.2.A CROSS ACCESS</p> <p>IN ACCORDANCE WITH UDO 8.3.5.D CROSS ACCESS REQUIREMENTS ARE NOT APPLICABLE TO THE FOLLOWING ADJOINING PROPERTIES:</p> <ul style="list-style-type: none"> PIN# 0794925088 (WESTERN BOUNDARY) - PROPERTY IS OCCUPIED BY A DETACHED BUILDING TYPE (UDO SEC. 8.3.5.D.5.a) PIN# 0794915681 (WESTERN BOUNDARY) - PROPERTY IS OCCUPIED BY A DETACHED BUILDING TYPE (UDO SEC. 8.3.5.D.5.a) PIN# 0794915686 (SOUTHERN BOUNDARY) - PROPERTY IS OCCUPIED BY A DETACHED BUILDING TYPE (UDO SEC. 8.3.5.D.5.a)
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ENTERPRISE AND GARDEN PLACE APARTMENTS

TIER 3 SITE PLAN

ASR-0040-2021

RALEIGH, NORTH CAROLINA

MAY 11, 2021
REVISED JULY 1, 2021
REVISED SEPTEMBER 7, 2021

OWNER/DEVELOPER:
GRAYSON HOMES, LLC
5711 Six Forks Rd, Suite 103
Raleigh, NC 27609
919-578-6222
mike@graysonhomes.com

CIVIL ENGINEER:



WAKE LAND DESIGN, PLLC

NC LICENSE P-1839
PHONE: 919-889-2614
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27528

TREE CONSERVATION EXEMPTION
THIS PROJECT TRACT IS LESS THAN 2.0 ACRES AND THEREFORE EXEMPT FROM TREE CONSERVATION IN ACCORDANCE WITH UDO SEC. 9.1.2.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD83

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

SOLID WASTE INSPECTIONS STATEMENT
ROLL OFF TRASH AND RECYCLING CONTAINERS SHALL BE STORED WITHIN THE PARKING GARAGE AND COLLECTED BY A PRIVATE COLLECTION SERVICE.

Additional Site Review Application
For Single and Multi-Family Residential Development - One Single Family, Suite 400 - Raleigh, NC 27601 - 919-889-2622

This form is required when submitting the application for a Unified Development Ordinance (UDO) Section 8.3.5.D. Please review the application for the type and to use the appropriate document when submitting.

Office Use Only: Case #: _____ Planner (print): _____

I have reviewed UDO Section 10.2.6, as amended by last change date **TC-14-19** to determine the site plan fee. I have read and approved the application for the Plan. I am not submitting this application for the site plan fee. **Permit and Development Fee:** (Check one) There is no fee for this application service.

Building Type	Site Transaction History
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input checked="" type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Office/Industrial <input type="checkbox"/> Open Office <input type="checkbox"/> Other

GENERAL INFORMATION

Development Name: Enterprise and Garden Place Apartments
 Has City Map? ☒ Yes ☐ No
 Property Address: 17, 21, 25, 29 Enterprise Street
 Site # : In (0) 0794915680, 0794915686, 0794925082, 0794925088
 I have drawn the site plan, including all site, landscape, and drainage of the site.
 I have drawn an apartment site plan, including all site, landscape, and drainage of the site.

Current Property Owner/Developer/Client Name: _____ (Required Purchase Contract, no need to be signed)

NOTE: please attach purchase agreement when submitting this form.

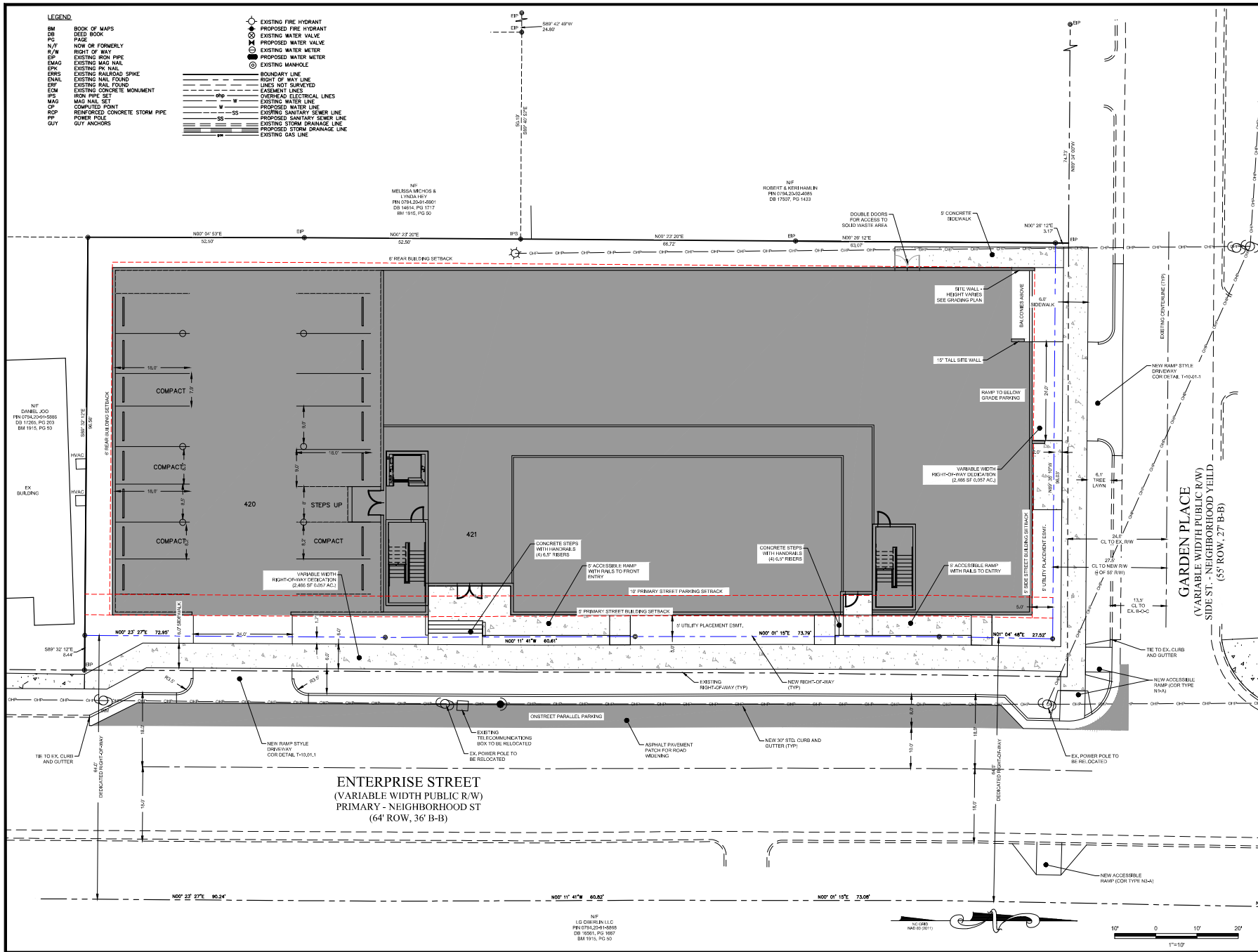
Company: Enterprise Pk., LLC Title: Manager
 Address: 5711 Six Forks Rd, Suite 103
 Phone: 919-578-6222 Email: mike@graysonhomes.com
 App. sent to: Jason J. Poupard
 Company: Wake Land Design, PLLC Address: P.O. Box 418 Clayton, NC 27528
 Phone: 919-889-2614 Email: jason@wakelanddesign.com

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 WLD-001-2021
 wldesign.com

DEVELOPMENT TYPE + SITE DATA TABLE	
(Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): RX-3	Existing gross floor area (not to be demolished): N/A
Gross site acreage: 0.574 AC	Existing gross floor area to be demolished: 10,078 SF
# of parking spaces required: 52	New gross floor area: 49,635 SF
# of parking spaces proposed: 52	Total of gross (to remain and new): 49,635 SF
Overlay District (if applicable): SRPOD	Proposed # of buildings: 1
Existing use (UDO 6.1.4): Single Family, Multi Family	Proposed # of stories for each: 3
Proposed use (UDO 6.1.4): Multi-Family	
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 0.44 AC Square Feet: 19,200 SF	Proposed Impervious Surface: Acres: 0.44 AC Square Feet: 19,200 SF
Is this a flood hazard area? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, please provide: Alluvial soils: _____ Flood study: _____ FEMA Map Panel #: _____	
Neuse River Buffer Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Wetlands Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
RESIDENTIAL DEVELOPMENTS	
Total # of dwellings units: 30	Total # of hotel units:
# of bedroom units: 1br 5 2br 14 3br 11 4br or more	
# of lots: 1	Is your project a cottage court? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, Michael J. Poupard, will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and substantial policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>Michael J. Poupard</u>	Date: 9/11/2021
Printed Name: Michael J. Poupard	

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 REVISION 02.29.21
 raleighnc.gov

Kasey Evans
 Kasey Evans
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WAKE LAND DESIGN, PLLC
CIVIL ENGINEERING
PROJECT MANAGEMENT
LAND PLANNING
RALEIGH ZONING SPECIALISTS

NC LICENSE P14839
PHONE: 919-889-2514
EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27328



GRAYSON HOMES
5771 SIX FORKS RD.
SUITE 103
RALEIGH, NC 27609

ENTERPRISE AND GARDEN PLACE APARTMENTS

TIER 3 SITE PLAN

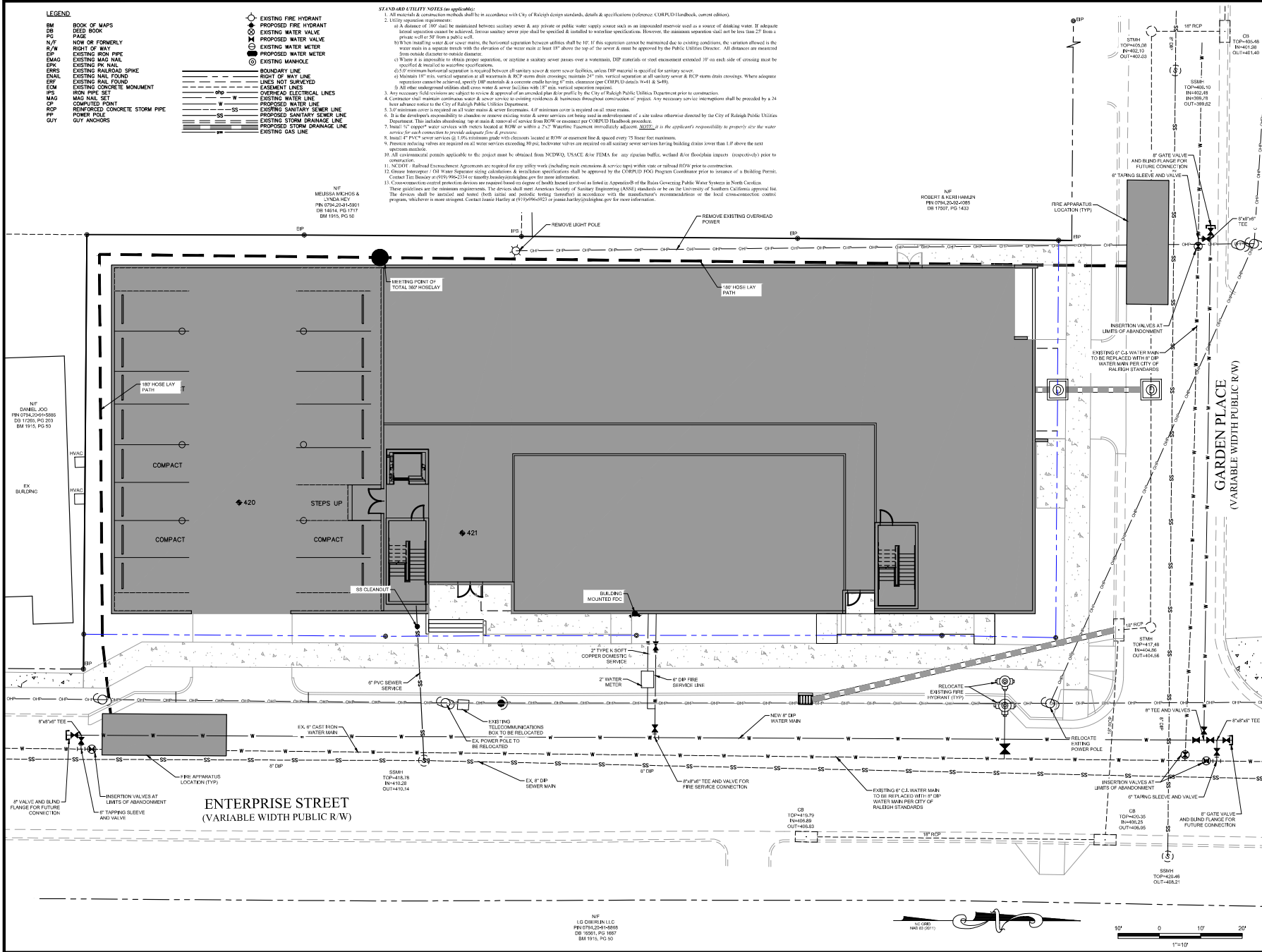
Revisions		
Number	Description	Date
1	CITY OF RALEIGH COMMENTS	7/1/21
2	CITY OF RALEIGH COMMENTS	9/7/21



FIRST FLOOR SITE PLAN

CE-2.1

Date Issued: 5/11/2022



WLD
WAKE LAND DESIGN, PLLC
CIVIL ENGINEERING
PROJECT MANAGEMENT
LAND PLANNING
RALEIGH ZONING SPECIALISTS

NC LICENSE P1839
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EMAIL: JASON@WAKELANDDESIGN.COM
P.O. BOX 418
CLAYTON, NC 27328



Subcontractors



GRAYSON HOMES
5771 SIX FORKS RD.
SUITE 103
RALEIGH, NC 27609

ENTERPRISE AND GARDEN PLACE APARTMENTS

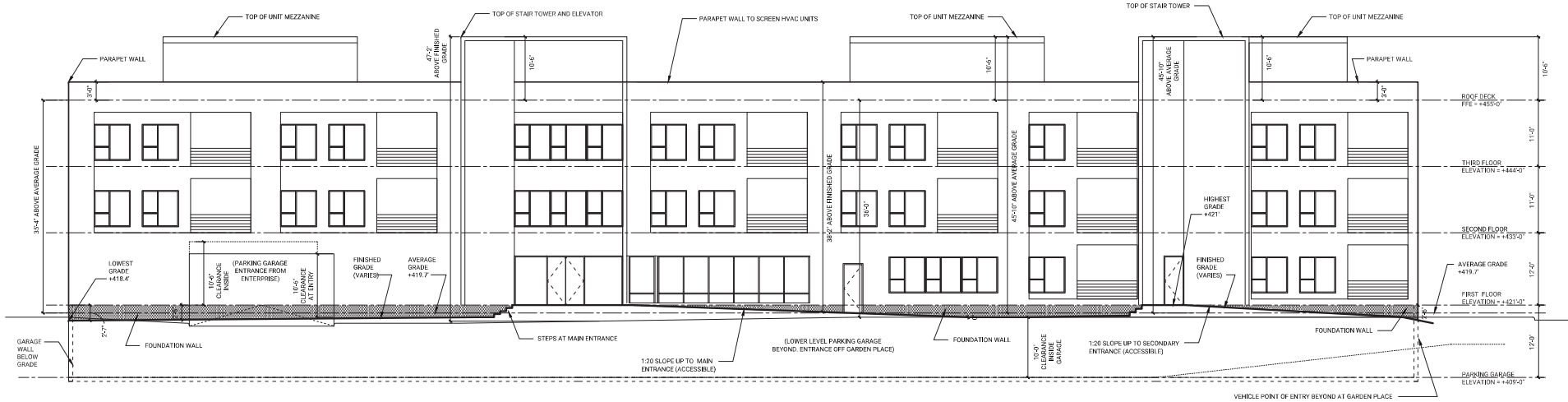
TIER 3 SITE PLAN

Revisions		
Number	Description	Date
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2	CITY OF RALEIGH COMMENTS	9/7/21

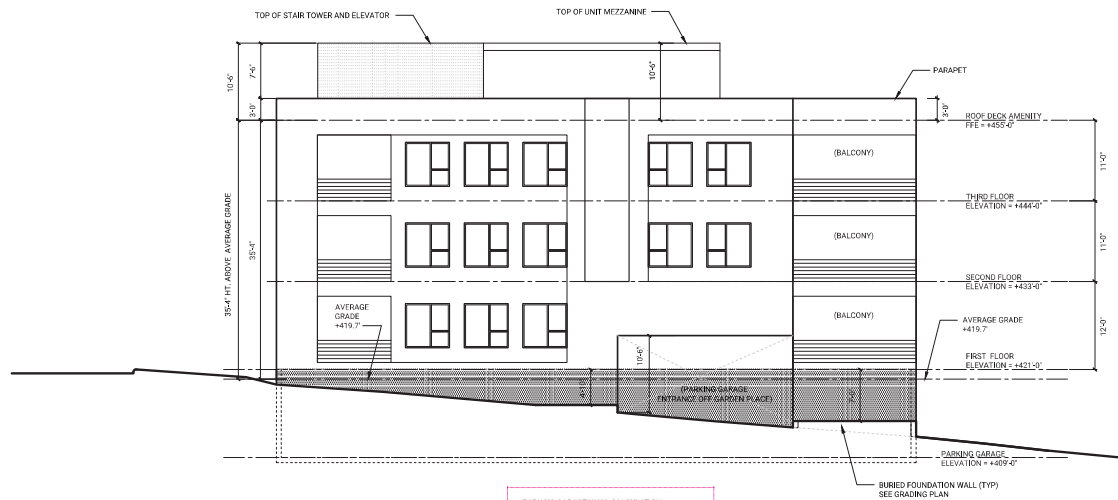
UTILITY AND FIRE APPARATUS PLAN

CE-5

Date Issued: 5/11/2021

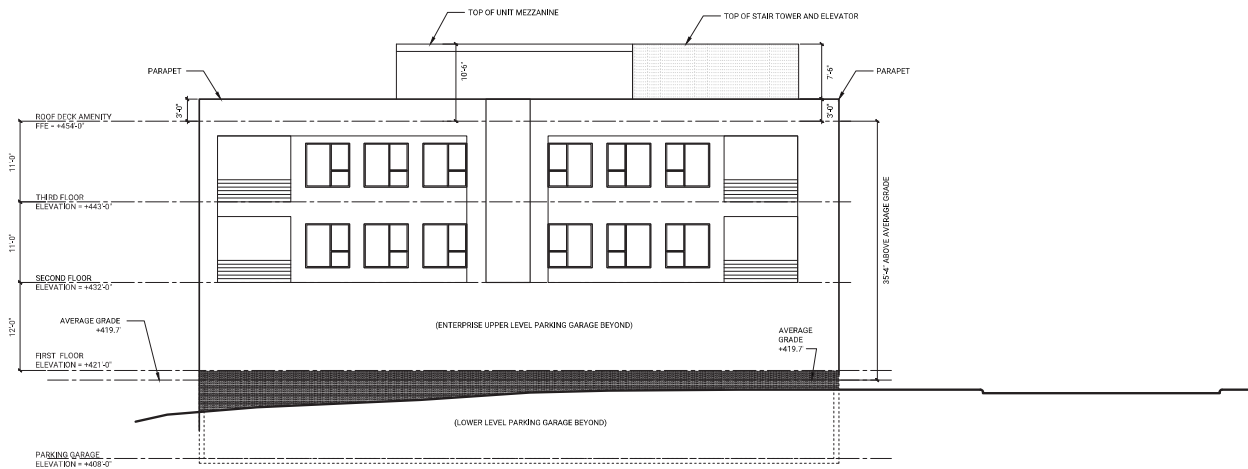


02 EAST BUILDING ELEVATION ALONG ENTERPRISE
SCALE = 1/8" = 1'-0"



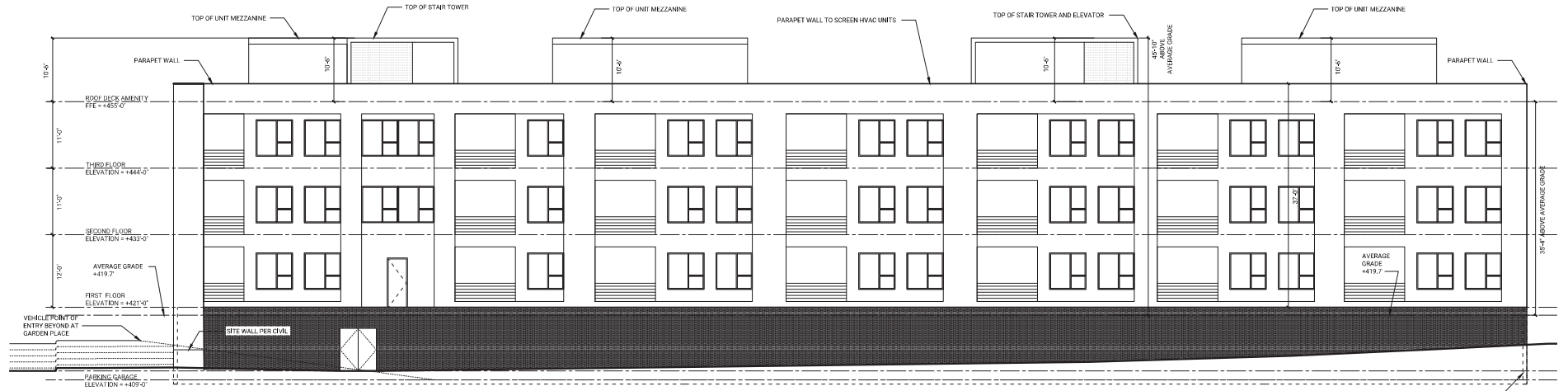
01 NORTH BUILDING ELEVATION ALONG GARDEN PLACE
SCALE = 1/8" = 1'-0"

NORTH WALL	
TOTAL AREA = 1,104.8 SQFT	
AREA ABOVE GRADE = 454.8 SQFT = 41.2%	
AREA BELOW GRADE = 650.0 SQFT = 58.8%	
EAST WALL	
TOTAL AREA = 2,836.1 SQFT	
AREA ABOVE GRADE = 388.8 SQFT = 10.9%	
AREA BELOW GRADE = 2,447.3 SQFT = 89.1%	
SOUTH WALL	
TOTAL AREA = 1,104.9 SQFT	
AREA ABOVE GRADE = 388.2 SQFT = 27.9%	
AREA BELOW GRADE = 716.7 SQFT = 72.1%	
WEST WALL	
TOTAL AREA = 2,833.5 SQFT	
AREA ABOVE GRADE = 1,366.3 SQFT = 48.2%	
AREA BELOW GRADE = 1,467.2 SQFT = 51.8%	
TOTAL WALL AREA = 7,879.3 SQFT	
AREA ABOVE GRADE = 3,018.1 SQFT = 38.3%	
AREA BELOW GRADE = 4,861.2 SQFT = 61.7%	



PARKING GARAGE WALL CALCULATION
ALONG SOUTH ELEVATION
TOTAL AREA = 1104.9 SQFT
AREA ABOVE GRADE = 308.2 SQFT = 27.9%
AREA BELOW GRADE = 796.7 SQFT = 72.1%

02 SOUTH BUILDING ELEVATION
SCALE = 1/8" = 1'-0"



PARKING GARAGE WALL CALCULATION
ALONG WEST ELEVATION
TOTAL AREA = 2,833.5 SQFT
AREA ABOVE GRADE = 1,046.3 SQFT = 36.9%
AREA BELOW GRADE = 887.2 SQFT = 31.3%

01 WEST BUILDING ELEVATION
SCALE = 1/8" = 1'-0"

INDICATES GARAGE WALL BELOW GRADE

