



Administrative Approval Action

Case File / Name: ASR-0047-2019
Crabtree North Apartments

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

LOCATION: This site consists of four parcels and is located north of Glenwood Avenue, west of Lead Mine Road at 2225, 2235, 2245, and 2255 Charles Drive.

REQUEST: Development of a 5.18 acre tract zoned CX-12-UG-CU into a 313,595 SF gross floor /168 unit apartment building with a parking deck structure. The site encompasses multiple existing lots 1-4, (0796-51-8542; 0796-51-8761; 0796-51-9955; 0796-51-1064) which will be recombined into 2 proposed lots as part of this development. The proposed multi-family use building will consist of 117 units designated studio-1 bedroom; 47 2-bedroom & 4 3-bedroom units.

Z-7-12 - Rezoning: Lead Mine Rd & Charles Dr.

A-147-19: Variance for Block Perimeter.

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 May 20, 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. A recombination plat is recorded, recombining existing Lots 1-4 into Lots 1 and 2 and a copy of the plat is included or inserted inside the Site Permit Review plans set.

Stormwater

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).



Administrative Approval Action

Case File / Name: ASR-0047-2019
Crabtree North Apartments

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

5. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

6. Tree protection fence around street trees that are to remain must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
7. A tree impact permit must be obtained for the removal of 7 existing street trees.

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:

Public Utilities

1. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

2. 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 for the existing structures on Lots 1-4.
2. Comply with all conditions of Z-7-12 & A-147-19
3. A recombination plat is recorded with the Wake County Register of Deeds office recombining existing lots 1-4 into lots 1 and 2 as shown on the preliminary plan.

Engineering



Administrative Approval Action

Case File / Name: ASR-0047-2019
Crabtree North Apartments

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

4. 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.
5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
6. A cross access agreement among the proposed lots for the proposed shared driveway to cross the property line shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

7. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).
8. 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).
9. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications, recombination, and right-of-way dedications.

Stormwater

10. 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).
11. 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).
12. 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).
13. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
14. 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).



Administrative Approval Action

Case File / Name: ASR-0047-2019
Crabtree North Apartments

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

Urban Forestry

15. 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 Charles Drive.
16. A public infrastructure surety for the street trees 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

1. Final inspection of all 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.
3. All proposed retaining walls are reviewed for compliance by the Zoning Inspector in accordance with Sec.7.2.8.D for building material & height compliance.
4. All proposed site lighting are inspected & comply with Sec.7.4.1 & Sec.7.4.5 comply with the design & height requirements of the UDO

Stormwater

5. 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, 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.

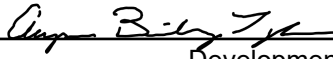


Administrative Approval Action

Case File / Name: ASR-0047-2019
Crabtree North Apartments

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

I hereby certify this administrative decision.

Signed:  Date: 06/22/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy