

Case File / Name: ASR-0050-2020 5825 North Hills City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION:

This site is located on the north side of Millbrook Road, west of North Hills Drive at

5825 North Hills Drive.

REQUEST:

Development of a 5.52 acre/240,451 sf tract zoned RX-4-PL-CU (zoning conditions of Z-41-2019) into two apartment style buildings with a total of 97 units. The site includes right-of-way dedication of .06ac/2,614 sf leaving a net area of 5.46 ac/237,838 sf. One of the proposed buildings will be 102,753 sf with 45 units and the other building will be 121,720 sf with 52 units for an overall total building area of 224,473 sf.

BOA-0006-2021 - BOARD OF ADJUSTMENTS - Variance: Approval of complete relief from the 2'ft ground floor elevation on Building #2 from UDO Sec.3.2.4.F.F1. Approved 3/8/21

DA-0003-2021 - DESIGN ADJUSTMENT: Design Alternate to UDO Sections

8.4.1.B.1 and 2, 8.5.3.A, and 8.5.8.C to allow complete

relief from street type roadway requirements easements and streetscape standards

for portion of old West Millbrook right-of-way. Approved 3/1/21

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 April 7, 2021 by Priest Craven.

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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. The Site Permit Review plans landscaping sheet LS1.0 shall conform with the required Neighborhood Transition Yard design requirements in UDO Section 3.5.3. Sheet LS1.0 shall be amended to show the required fencing/wall and corrected shrub count total per UDO Section 3.5.3.A. & Z-41-19 along all exterior lot lines abutting residentially zoned properties, outside noted the tree conservation boundary areas.
- 2. The proposed lighting fixture and/or tree planting location behind Building #2, shown on sheet LS1.0, is revised to demonstrate compliance with Sec.7.1.7.G of the UDO.



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Public Utilities

- 3. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.
- A plat shall be recorded for all necessary offsite right-of-way to accommodate future waterline construction.

Stormwater

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

Urban Forestry

- 8. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 9. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☑ <u>RECORDED MAP(S)</u> - 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 recombination plat is recorded prior to or in conjunction with any plat recording prior to building permit submittal and permit issuance.
- 2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

3. A Public Access deed of easement 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 this document is not provided, further recordings and building permit issuance will be withheld.



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

Public Utilities

5. 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

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).

Transportation

7. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .553 acres of tree conservation area.

☑ <u>BUILDING PERMITS</u> - 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 prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.
- 2. Comply with all conditions of BOA-0006-2021.
- 3. A demolition permit shall be obtained for existing buildings on site.
- 4. Comply with all conditions of Z-41-19, BOA-0006-2021 and DA-0003-2021.
- 5. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.



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Engineering

- 6. A public infrastructure surety for 15 street trees shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 7. A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 8. A fee-in-lieu for improvements to public right-of-way immediately south of the site shall be paid to the City of Raleigh (UDO 8.1.10), unless the requirement is otherwise addressed.
- 9. A fee-in-lieu for transit infrastructure shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

- 10. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building).
- 11. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
- 12. 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

- 13. 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).
- 14. 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).
- 15. 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

16. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 15 street trees along North Hills Drive.

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

General



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- 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.
- 2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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: September 8, 2024

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.

Date: 05/12/2021

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

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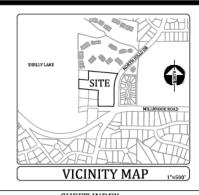
ADMINISTRATIVE SITE REVIEW DRAWINGS FOR RESIDENTIAL CONDOMINIUM DEVELOPMENT

						ISTI HANDENHO TALES	GH NG 2761
TABLE OF LAN PIN	OWNERS	BOOK	DUID	SURVEYSE	SURVE!	SITE ADDRESS	TABLE CI SONING
1704-17-1294	NORTH HILLS INVESTMENT PARTNERS	19879	749	26,572	0.61	724 W NULLEROUK RD	K1+11-0
1706-17-3315	NORTH HILLS JBVESTMEDT PAKIBUKS	19879	730	26,136	0.60	714 W NUCLEROUK RD	KK-4-FL-0
1766-17-3253	INVESTMENT PARTNERS	18679	738	26,136	0.60	914 W MILLEROUX RD	RS-4-71-0
1786-17-SL88	PARTNERS LLC	17869	1443	161.603	371	SEAS MORTH HILLIS DR	83-4-FL0
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OUTDOOR AMENITY AREA REQUIRED		10.00%		23 704 SF	0.55.40
HUT DOOR AMERITY AREA FROVIDED				264943F	DEDAC
POOL AND DECKING (POOL 1768, DEC	K 3580, COURT YARD O	430)		117783F	0.27 (C
AREAS NORTH OF BUILDING 1				3 7145F	0.09 AC
AREAS NORTH OF BUILDING 2				4.902.5F	0.11 AC
AREAS SOUTH OF BUILDING 2				5 650 SF	0.13 AC
BUILDING DATA					
BUILDING #1		BUILDING 4	V2		
FIRST FLOOR	26,485 SF	FIRST FLOO		11.38	9.57
SHOWER DOE	25,516 57	SECON SPEC		29.91	
THIRD FLOOR	25.376 ST	THIRD GLOC		10,21	
POURTH FLOOR	25,276 ST	POURTH F16	0.50	10.21	
TOTAL	102,753 55	TOTAL		121.72	
TOTAL FLORE AREA					224.473 FT
MAXIMUM ALLOWABLE BUTLETING HET	OF THE REAL PROPERTY.	PTC-018-2050	DTION 2.2.1		bB FT
MAXIMUM HEIGHT DERUILDING 1	ar i rokke-tribouri	TW LCGIP 5031	DOTTON SELL		55.297
MAXIMUM HEIS 47 OF BUILDING 2					62.7 PT
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MULTI-UNIT LIVING	, MA. 1 1074 7 . E. E.,	ic-r(nj-zuj			57.18
1 BEDILOOM	L PER UNIT		22		22
	1.5 PER UNIT		52		79
S REDROOM	2 PHC UNIT		23		- 10
GUEST PARKING	NOT REQUIRED		2.5		- 4
	1 PER 200 SE		1.5 00 57		
OUTSIDE REGISTATION (FOOL			11.77N SF		12
TOTAL REQUIRED PARKING SPACES TOTAL POSYLDED PARKING SPACES BUNDICAP PARKING SPACES PROVID			ed		159 219 7
BICYCLE PARKING CALCULATI	O N2 (ODO 2ECTIO	N 7.1.2)			
MULTI-UNIT LIVING SHORT TERM (RESIDENTIAL USE)		1 PEX 20 UNITS			57 IN
REQUIRED PARKING					
PROVIDED PARKING (LF U-MOUNTED R	ACKS IN EACH BLDG ON	PARKING LEYE	L BACH RACK HOL	DS 2 SINES)	18
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FROM SIDESTREET (MIN.)	5	FROM SIDE ST			L4F
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FROM REAR LOT LINE (HIN.)	0.08 Q		DT LINE (MIN.)		D'ORS
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FRIMARY STREET BUILD-TO MAX (ALON				100 F	
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SIDE STREET BUILD-TO MAXIMUM (N/A BUILDING WITH INSIDE BUILD-TO MIRI		100 FT 20%		100 F	
IMPERIORS CALCULATIONS	N 781	2596		251	

IMPERVIOUS CALCULATIONS

RIVERSATION



	SHEET INDEX
SHEET #	SHEET TITLE
C0.00	COVER SHEET
C1.00	EXISTING CONDITIONS & DEMOLITION PLAN
G1_00	GENERAL NOTES AND LEGENDS
C2.00	PRELIMINARY SITE LAYOUT & TRANSPORTATION PLAN
C2.01	PRELIMINARY GROUND FLOOR SITE LAYOUT SHEET
C2.02	SOILD WASTE ACCESSIBILITY AND SERVICE PLAN
C3.00	PRELIMINARY SITE UTILITY PLAN
C3.01	FIRE APPARATUS ACCESS PLAN
C4.00	PRELIMINARY GRADING & DRAINAGE PLAN
C4.01	PRELIMINARY RETAINING WALL PLAN
C5.00	PRELIMINARY STORMWATER MANAGEMENT PLAN
C7.00	EXISTING STRIPING FOR NORTH HILLS DRIVE
C7.01	STRIPING AND WIDENING PLAN FOR NORTH HILLS DRIVE
LS1.00	PRELIMINARY CODE COMPLIANT LANDSCAPE PLAN
LS2.00	PRELIMINARY TREE CONSERVATION PLAN
LT1.00	PRELIMINARY SITE LIGHTING PLAN

OWNER / DEVELOPER:

NORTH HILLS INVESTMENT PARTNERS, LLC

C/O PINELLAS CORPORATION 8311 BANDFORD WAY SUITE 1, RALEIGH, NORTH CAROLINA 27615 (919) 971-9643 JLASSITER@PINELLASCORP.COM

PLANS PREPARED BY:

Priest, Craven & Associates, Inc.

127 AC PLANNERS / LANDSCAPE DESIGNERS / SURVEYORS / ENGINEERS 3803 - B COMPUTER DRIVE SUITE 104, RALEIGH, N.C. 27609 PHONE 919 / 781-0300 FAX 919 / 782-1288 EMAIL PCA@PRIESTCRAVEN.COM FIRM#: C-0488

Administration			pplication Transcription Raleigh
			enced in Unified Development Ordinance (UDO) Section 6 Include the plan credito) document when submitting.
Office Use Only:Trans	action #		Planning Coordinate:
Ru	diding Type		Sin Transaction History
Detacl Attacl Aparter Inventor	had _	Mised use Open lot	Subdivision Instantion #: Stack hamactor #: Coefficials of Appropriateness #: Board of Adjustment #: Zoning Class #: Z41-19 Administrative Allmals #:
		GENERAL II	FORMATION
Development name 580	25 North Hills		
Inside City limits? 7 Y	es 🗌 No		
Property addresses/: 5	825 Nort	h Hills	
Sau P.I.N.(s): 1766-17	-1294, 1706-17	-3349, 171	6-17-3253, 1716-17-5188
			expansions, and change of use. tion of 97 multi-family for sale units in 2 buildings.
Current Property Sween NOTE: please atach p			
Company: North Hills	Investment Par	tners, LLC	Title: Development Manager
Address: 8311 Badfo	rd Way, Suite 1	, Raleigh	27615
Phone # 919-9*1-96	43	Ermit jlass	ter@pinellascop.com
Applicant Name: Ben 1	Milams		
Company: Priest, Crave	v & Associates, Inc.	Address: 38	35 Computer Brive, Suite 104, Raleigh 27606

	E + SITEDATE TABLE
SITE DATA	If developments)
Zoning district (if more than one please provide he acreage of each):	Existing gross floor area (not to be demoished):
RX-4-PL-CU	Existing gross floor area to be demolished:
Gross site ecreage: 5,52	New goes floor area: 234,473.5F
# of parking spaces required: 285	Total sigross (to remain and new): 224,773 to
# of parking spaces proposed: 219	Proposed # of buildings:2
Overlay District (if applicable):	Proposed # of stories for each: 4
Existing use (UDO 6.1.4); VACANT AND SINGLE FAMILY	
Proposed use (UDO 6.1.4) MULT-PAMILY CONDOMNUMS	
STORMWATER	RINFORMATION
Existing Impervious Surface: Acres: 8-10 Square Feet: 7841	Proposed impervious Surface: Acres: 3.21 Square Feet: 19,690
If yes, please provide: Allovial solls: Flood stu	Tenders Tiller
Alluvial solts: Flood stu. FEMA Map Panel 9: 372517968U Neuse River Baffer Yes No 🗸	Wedneds Yes 56-4
Affected solts: Flood site Flood	EVELOPMENTS
Allovide softs: FIDMA Map Parvet 9: 39726/3908U FIDMA # of dwelling units: 907	Total For Fotal units:
Alforder order:	Total F of hotel units:
Allovide softs: FIDMA Map Parvet 9: 39726/3908U FIDMA # of dwelling units: 907	Total F of hotel units:
Alfords onto: Page 1990 1990 PEON 1990 1990 1990 1990 PEON 1990 1990 1990 1990 1990 1990 1990 199	EVELOPAENTS Total F of hotel units: 3 44 or more: b systr project a cottage court? Yes No-
Allouds onto: Flood 842 Flood 942 Flood 942 Flood 942 Fl	EVELOPMENTS Total of Annal reflex More or recover More
All the control of th	EVELENMENTS Tested of horses with: Tested of horses

Z-41-19 ZONING CONDITIONS

THE MAXIMIM NUMBER OF DWELLING UNITS PERMITTED ON THE PROPERTY SUBJECT TO THIS REZONING ORDINANCE SHALL BE 112 DWELLING UNITS

- THE POLLOWING PRINCIPAL USES AS DEFINED IN UDO SECTION 6.1.4 ALLOWED PRINCIPAL USE TABLE SHALL BE PROHIBITED: DORMITORY, FRATERINTY, SORORITY; SCHOOL, PUBLIC OR PRIVATE (IG-12), DAY CARE, OFFICE, MEDICAL, OUTDOOR RECREATION, BED AND BREAKFAST, HOSPITALITY HOUSE, REMOTE PARKING LOT, PERSONAL SERVICE, EATING ESTABLISHMENT, RETAIL SALES.
- OMPLANCE STATUMENT THIS SITE PLAN PROPOSES ONLY RESIDENTIAL USES.
 HE PORTION OF THE PROPERTY LOCATED ON THE SOUTH SIDE OF WINDLESPOOK ROAD SHALL BE SUBJECT TO ACTIVE TREE PRESERVATION, EXCEPT FOR THOSE AREAS ENCUMBERED BY EASEMENTS IN FAVOR OF J
- 4. NO BUILDING DEVELOPED ON THE PROPERTY SHALL CONTAIN MORE THAN THREE STORIES OF HABITABLE SPACE.
- COMPLIANCES FALESCRAFF 4 THE TWO TO THE STATE PLANT PROPOSE ONLY 3 STUDIES OF PART FARES AND AT THE PROPOSE ONLY 15 () AT LEAST ONE STORE STORE
- GRADES OF NORTH HILL DAVY.

 THIS CONDITION BY THE TO THAT FORTION OF THE PROPERTY MEASURING AT LEAST 20 FEET IN WIDTH AS MEASURED ALONG THE PROPERTY'S COMMON BOUNDARY LINE WITH THAT PARCEL IDENTIFIED AS "COMMON AREA" ON THE PLAT RECORDED IN BOOK OF MARE'S 1974, FAME 49-4 (PIR 1706-13-6-17) (THE "NORTHERN TRANSITION AREA", FOR THOSE PORTIONS OF THE NORTHERN TRANSITION AREA WHERE LAND DISTURBING ACTIVITY OCCURS, SUCH AREAS SHALL BE RELIGIATED AT THE POLLOWING LAWER FIFTY (S) SHADE TREAT, OF THOSE PORTIONS OF THE NORTHERN FOR A THE POLLOWING LAWER FIFTY (S) SHADE TREAT, OF THE POLLOWING FIRST THE POLLO

A. IN THE EVENT THE POWER LINE IS LOCATED BELOW GROUND: 4 SHADE TREES, 2 UNDERSTORY TREES AND 15 SHRUBS PER 100 LINEAR FEET, WITHIN AN AREA MEASURING AN AVERAGE OF 15 FEET FROM THE

- 8. FOR THOSE PROPERTIES IDENTIFIED AS LOT 3E, LOT 3F AND LOT 3G, THERE SHALL BE NO PRINCIPAL BUILDING LOCATED WITHIN 215 PERT OF THE SHELLY LAKE PROPERTY (PIN 1706-08-7302).

- STRUCTURAL DESIGN OF ALL BETAINING WALLS
 SHOWN ON THESE PLANS ARE FOR APPROXIMATE LOCATION PURPOSES ONLY.
 THE PRIMARY STREET FOR THE PROBLET IS NORTH HILLS DRIVE.
 THE PRIMARY STREET FOR THE PROBLET IS NORTH HILLS DRIVE.
 THE TIES WILL RECEIVE PRIVATE WASTE COLLECTION.

BOARD OF ADJUSTMENT VARIANCES

BENERAL NOTES:

BOUNDARY PROMISENTED YAKEN FROM A SHRIVEY BY THES OFFICE.

SITE TOPOGRAPHIC INFORMATION ARE TAKEN FROM A SHRIVEY BY THES OFFICE.

SITE TOPOGRAPHIC INFORMATION ARE TAKEN FROM A SHRIVEY BY THES OFFICE.

AND ARE THE ALL AS TAKEN FROM A COMEMBRATION OF A SHRIVEY BY THES OFFICE AND 2017 AREAL.

WITLAND AND STREAM REPITES BY LOCATED ON THESE PROPERTIES.

ALL MATERIALS AND CONTRICTIONS BRAILE BE STREAM CARGEMANCE WITH THE CITY OF RALLEGE,

ACHIEVAND AND STREAM REPITES BY CONTRICTIONS.

AND INFARATICITIES TO BY CONTRICTION FROM THE STREAM CARGEMANCE WITH THE CITY OF RALLEGE,

FROM THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGIT FOR THE CITY OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGITATION OF THE SHARKE BY THE TOWN OF WARD FOREST, THE CITY OF RABIGITATION OF THE WARD FOR THE WARD FOR



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