



# Administrative Approval Action

Case File / Name: ASR-0054-2022  
DSLCL - WILMINGTON MIXED USE

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 E. Lenoir Street, west of S. Blount Street at 521 S. Wilmington Street.

**REQUEST:** Development of a vacant 62,135 sf/1.43 acre tract zoned DX-20-SH CU. A proposed Multiple Module Height structure, Building-1 (552,365 sf) and Building-2 (30,320 sf) totaling 582,685 gsf, for a 20-story (Building Module #1) and 5-story (Building Module #2) Mixed-Use building structure; including 398 multi-units residential (331 1-bedrooms; 64 2-bedrooms; two 3-bedrooms) and retail spaces, with an enclosed parking deck enclosure of 173, 220 sf.

Z-1-22 - 521 S. Wilmington Street: Approximately 1.43 acres rezoned to Downtown Mixed-Use with Shopfront Frontage with conditional uses. Adopted 1/5/2021. Effective 1/10/2021.

**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 January 11, 2023 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. Sheet C2, revise or remove the Build-to Requirements data table. Per UDO Sec.1.5.6, the listed information shown is incorrectly label and mismatch the coversheet data table block. Label needs to be dimensioned, and revised to show the "Required" and "Provided" data sf information listed on the coversheet information.



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2. Transparency row/block design requirements, per the coversheet data table, is revised, amending & noting also A). conditions listed in DA-19-22 in addition to amending and listing the 'required' transparency design per UDO Sec.3.2.6.F.F1 requirements (%) for ground level and the noting the ground level requirements (0'-12'ft) in addition to the DA-19-22 alternate requests approval information.
3. Review and revise the mislabeled UDO reference shown in the data table for allowable 'amenity' area deduction noted, for the 50'ft reduction, per UDO Sec.1.5.3.C.3.
4. On the coversheet revise labels and amend the parking setback data information on the data table and plans sheet set in accordance with UDO Sec.3.2.6.C (labeling 0' or 3') and noting "Shopfront" design frontage setbacks in the data table.
5. Applicant revises the 'long-term bicycle' parking reference labels on sheet C2 and plans set sheets, to match the information data table, for the provided total # of spaces.
6. Transparency design dimensioning, tables for the South, East & West Elevations are re-calculated & revised, on sheets A1008, 1009 & 1011, in accordance with UDO Sec.1.5.9.B; and the calculations table and elevations also include the approved Design Alternate DA-19-22 transparency design % sf requirements as necessary.
7. Building spec designs material references and information is removed from the civil SPR plans set
8. The paving needs as a result of the proposed improvements and construction activity to be reviewed in further detail at SPR as will circulation of the alley. There are varying property lines shown throughout the surrounding maps so that will need further verification during SPR and map review
9. Sheet ASR-1008, revise the building #2 module reference of '6 stories' to read 5 stories per the depiction and story height definition in UDO Sec.1.5.7.C.
10. Applicant reviews and revises the coversheet site data table, 'building data' information box information on the civil plans set, for clarity.

## Engineering

11. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to the City of Raleigh Transportation Department – Mobility Strategy and Infrastructure Division prior to Site Permit review approval.
12. 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

13. 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



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

☒ **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.

<input checked="" type="checkbox"/>	Sidewalk Deed of 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:***

## Engineering

1. A sidewalk deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

## Public Utilities

2. SPR submittal must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions. Extensions may be required based on Urban Main Replacement policy due to pipe age/condition or capacity issues.

## Stormwater

3. 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).
4. 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).



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

☒ **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. Comply with all conditions of DA-19-22.
2. A recombination plat is reviewed and recorded with the Wake Co Register of Deeds prior to any permit plans approval and inserted into the permit plans set.

## Engineering

3. 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.

## Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along S Wilmington St, 10 street trees along E. Lenoir St, and 2 street trees along S. Blount St.
5. A public infrastructure surety for the 15 required street 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. 2 of the street trees are along an NCDOT portion, and the remaining 13 street trees are along COR portion.

***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.
2. All street lights and street signs required as part of the development approval are installed.



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3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

## Stormwater

4. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
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:** February 8, 2026

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

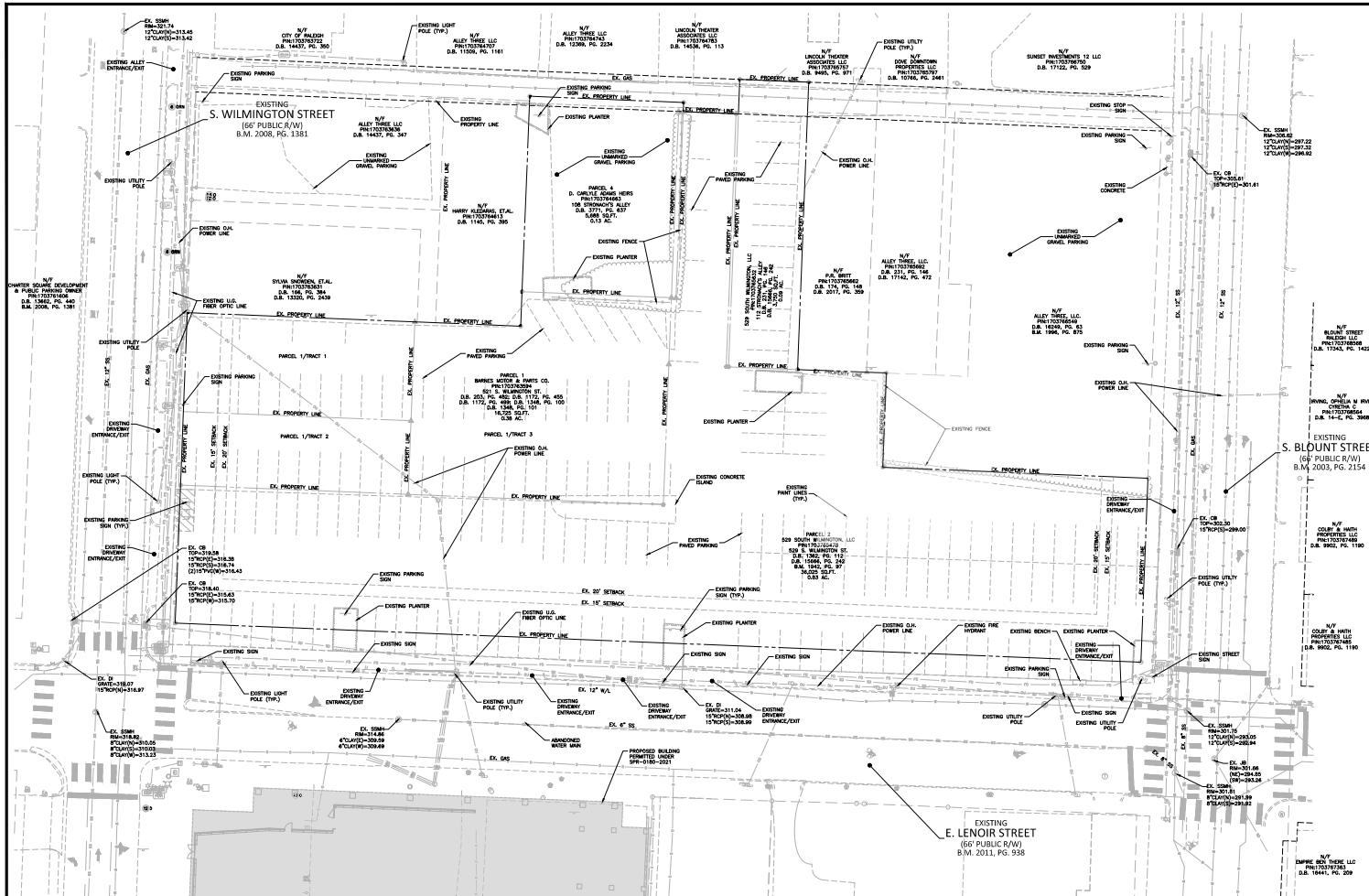
**4-Year Completion Date:**

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.

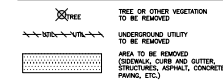
I hereby certify this administrative decision.

Signed: Daniel L. Stegall Date: 02/08/2023  
Development Services Dir/Designee  
Staff Coordinator: Jermont Purifoy





DEMOLITION LEGEND



NOTE: SEE PLAN FOR DETAILED DEMOLITION PROCEDURES, SEQUENCING AND SPECIFICATIONS.

**McADAMS**  
The John R. McAdams Company, Inc.  
One Glenwood Avenue  
Suite 201  
Raleigh, NC 27603  
phone 919.823.4300  
fax 919.382.2269  
license number: C-0293, C-187  
www.mcadamsco.com

CLIENT

WILMINGTON OWNER, LLC  
670 TIDAL REAL ESTATE PARTNERS, LP  
520 WEST 27TH STREET, SUITE 403  
NEW YORK, NEW YORK  
PHONE: 212.352.8224

**WILMINGTON ST. MIXED USE  
ADMINISTRATIVE SITE REVIEW  
521 WILMINGTON STREET  
RALEIGH, NORTH CAROLINA 27601**



ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

NO.	DATE
1	06.26.2022
2	01.27.2023
3	01.11.2023

RESPONSE TO CITY AIP COMMENTS  
RESPONSE TO AIP AIP COMMENTS  
RESPONSE TO AIP AIP COMMENTS

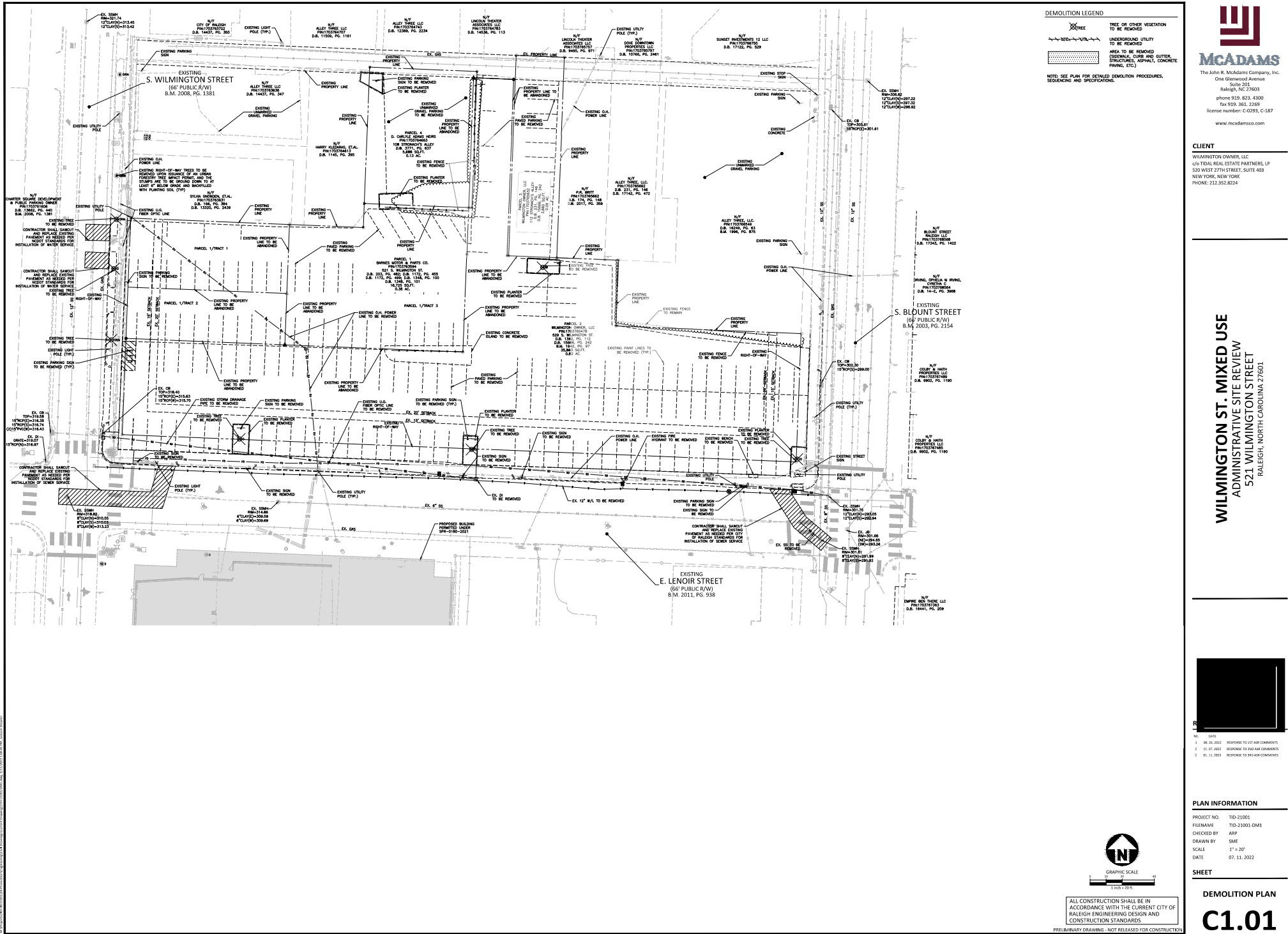
PLAN INFORMATION

PROJECT NO. TID-21061  
FILENAME TID-21061-XC1  
CHECKED BY ARP  
DRAWN BY SAE  
SCALE 1" = 20'  
DATE 07.11.2022

SHEET

EXISTING CONDITIONS

**C1.00**



## CLIENT

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c/o TIDAL REAL ESTATE PARTNERS, LP  
520 WEST 27TH STREET, SUITE 403  
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**WILMINGTON ST. MIXED USE**  
ADMINISTRATIVE SITE REVIEW  
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## REVISIONS

No.	Date	
1	08.06.2002	RESPONSE TO 1ST ASR COMMENTS
2	11.07.2002	RESPONSE TO 2ND ASR COMMENTS
2	01.11.2003	RESPONSE TO 3RD ASR COMMENTS

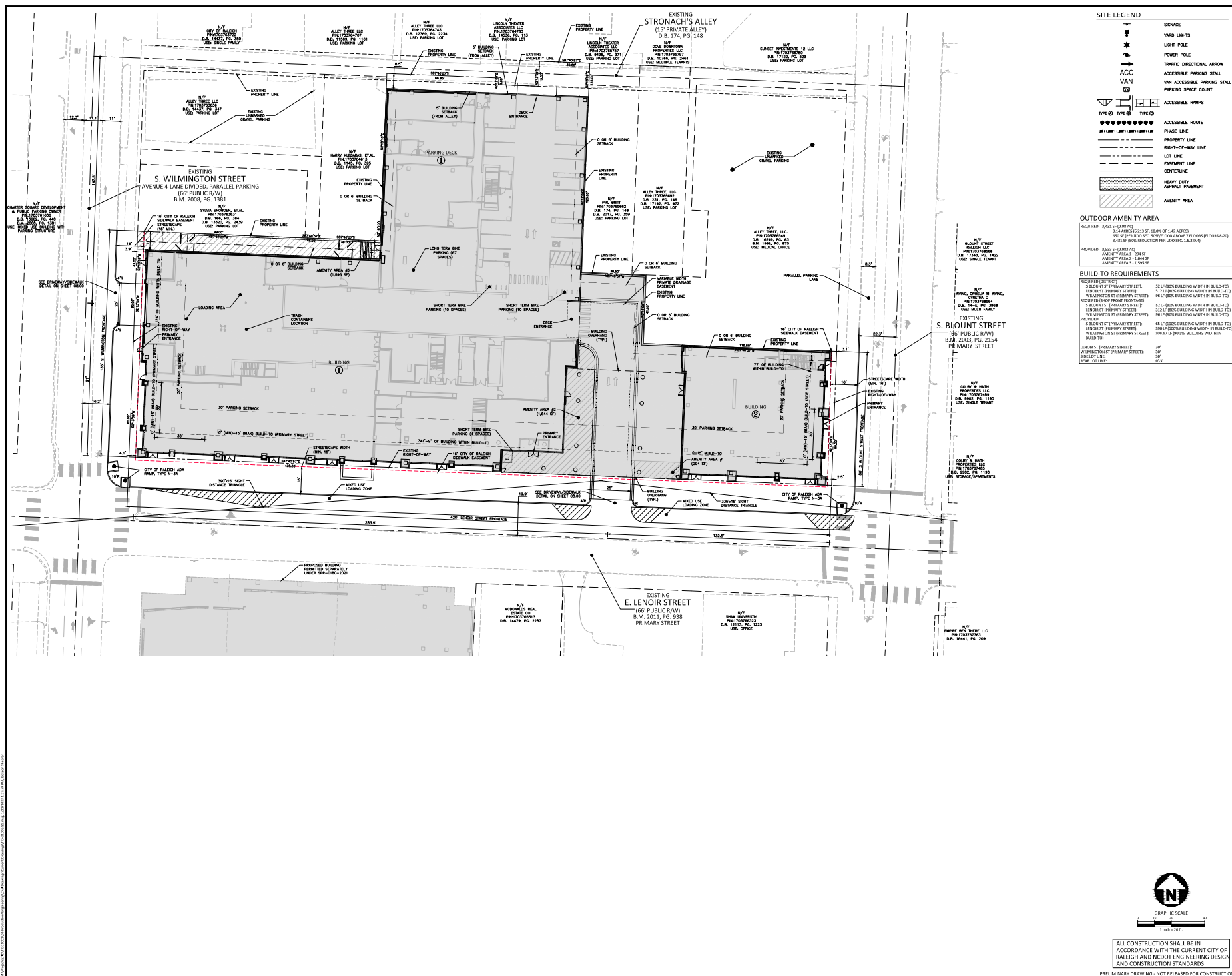
## PLAN INFORMATION

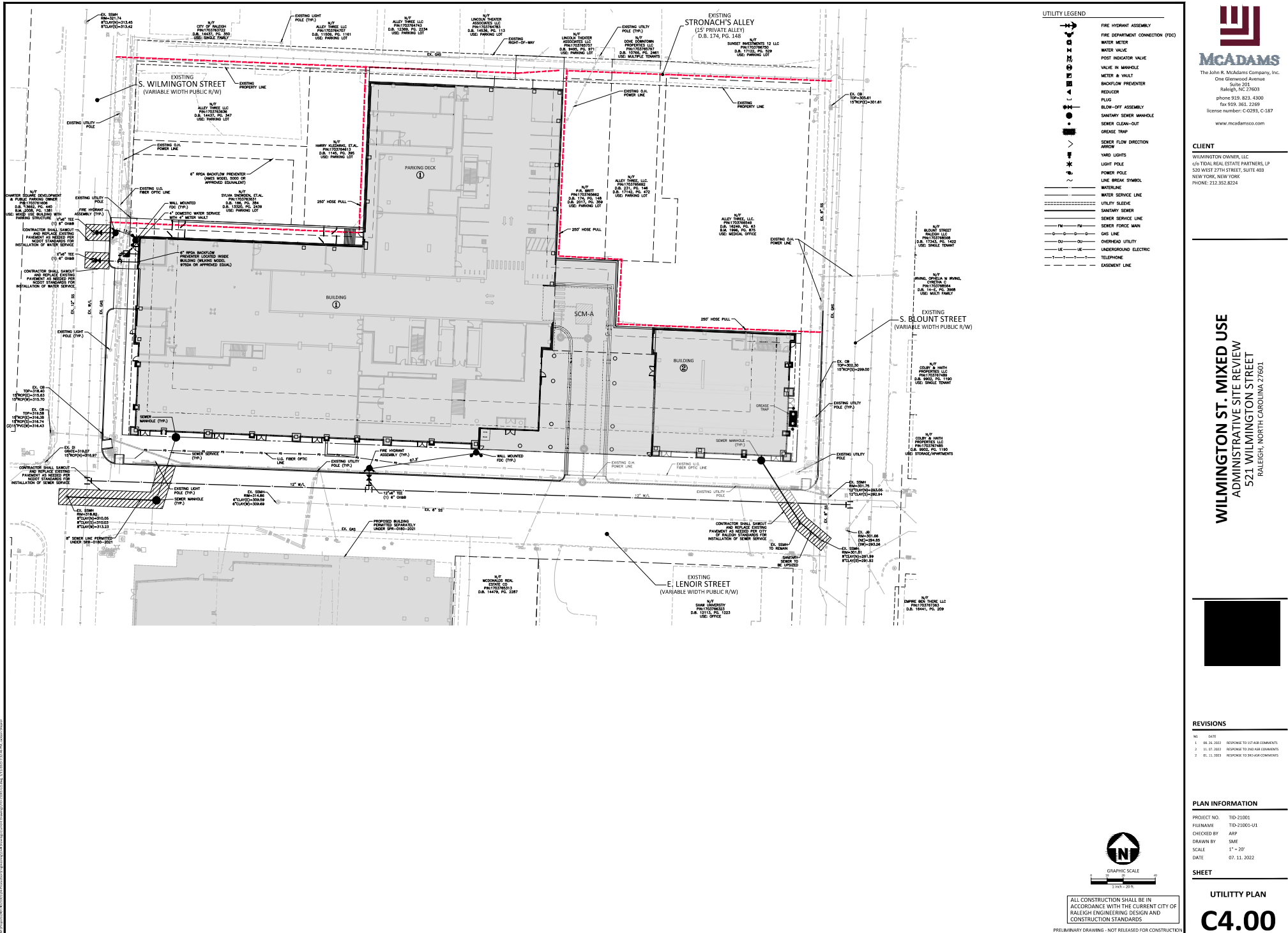
PROJECT NO.	TID-21001
FILENAME	TID-21001-S1
CHECKED BY	ARP
DRAWN BY	SME
SCALE	1" = 20'
DATE	07.11.2022

## SHEET

## SITE PLAN

**C2.00**





REVISIONS	
NO.	DATE
1	08.24.2022
2	01.07.2023
3	02.11.2023

PLAN INFORMATION	
PROJECT NO.	TID-21061
FILENAME	TID-21061-01
CHECKED BY	ARP
DRAWN BY	SME
SCALE	1" = 20'
DATE	07.11.2022

**SHEET**

**UTILITY PLAN**

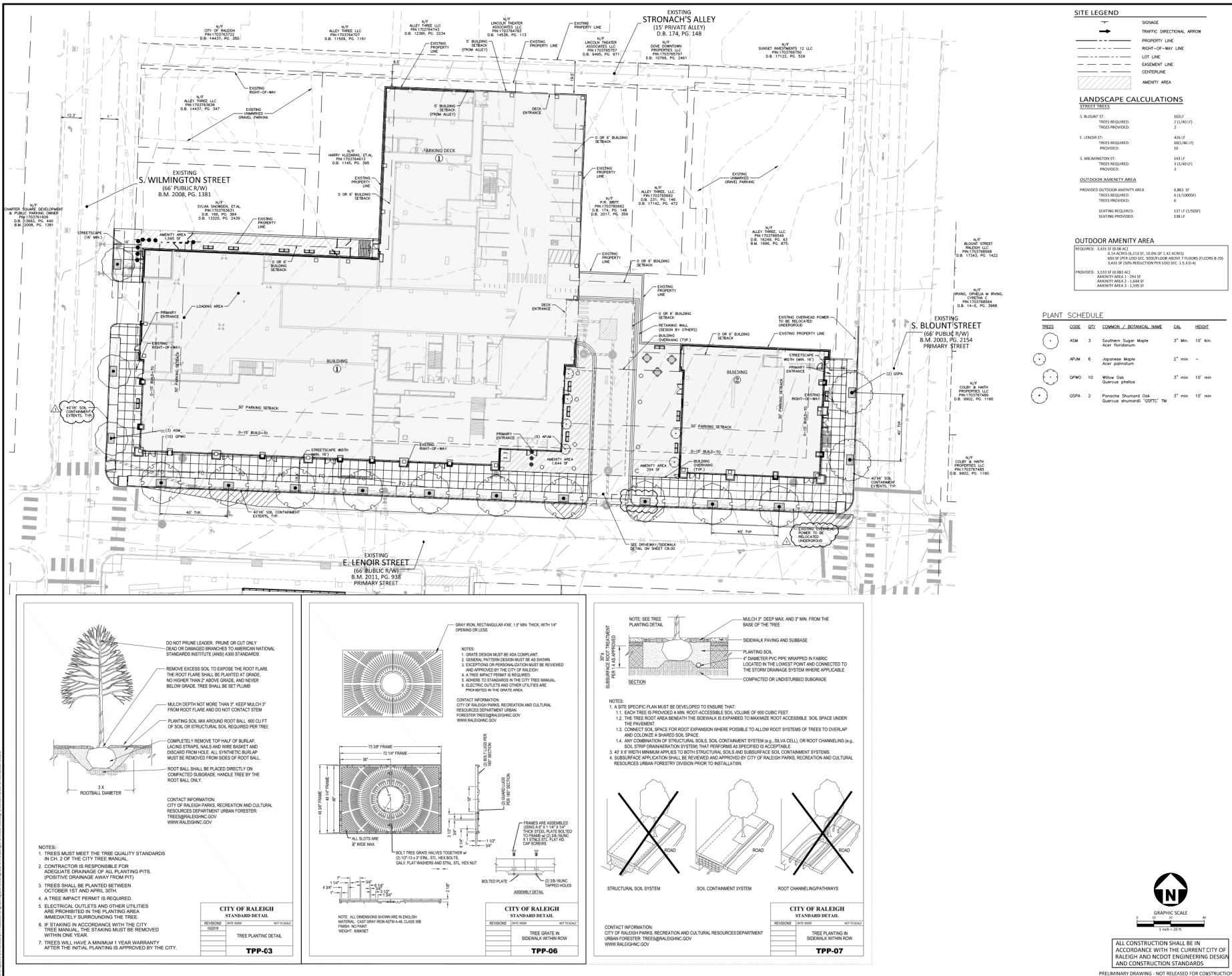
**C4.00**

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PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**CLIENT**

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ADMINISTRATIVE SITE REVIEW  
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## REVISIONS

## PLAN INFORMATION

## CODE LANDSCAPE PLAN



	OP-, OK-, NK-, CK-, IX-	DX-
<b>D. Height</b>		
D1 Principal building (max)	Set by district	Set by district
D2 Accessory structure (max)	25'	25'
<b>E. Floor Heights</b>		
E1 Ground story height, floor to floor (min)	13'	13'
E2 Upper story height, floor to floor (min)	9'	9'
<b>F. Transparency</b>		
F1 Ground story (min)	50%	60%
F2 Upper story (min)	20%	20%
F3 Blank wall (max)	20'	30'

See Sec. 1.5.4.D "Building Setbacks" for specific building element requirements.

	District	-3	-4	-5	-7	-12	-20	-30	-40
<b>A. Max Height</b>									
A1 Building height (max stories)	3	4	5	7	12	20	30	40	
A2 Building height (max feet)	50'	68'	80'						
<b>B. Min Height (Urban Frontages Only)</b>									
B1 Building height (min stories) street facing façade(s) at min	n/a	n/a	n/a	2	2	3	3	3	
B2 Height (cumulative min % of building width(s))	n/a	n/a	n/a	75%	75%	75%	75%	75%	
B3 Depth of min height from front building façade into lot (min)	n/a	n/a	n/a	30'	45'	60'	60'	60'	