LOCATION: The site is generally located on the south side of Wakefield Pines Drive west of the intersection of Wakefield Pines Drive and Falls of Neuse Road, with a common street address of 2730 Wakefield Pines Drive.

REQUEST: Development of an approximately 18,120 square foot 3-story Apartment Building containing 6 dwelling units. The property is approximately 1 acre zoned NX-3 in the Urban Watershed Protection Overlay District (UWPOD).

BOA-0065-2021 variance granting relief from the minimum forestation requirements set forth in UDO Section 9.1.9.A and UDO Section 9.1.9.A.1, a variance from the sidewalk width requirement and the planting strip width requirement set forth in UDO Section 8.5.6.B, a variance from the general utility easement dedication requirement set forth in UDO Section 8.4 and UDO Section 8.5, subject to the conditions of approval.

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 15, 2022 by Drye-McGlamery Engineering, 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:

General

1. The landscape plan shall be updated to reflect the updated site layout and to demonstrate compliance with all landscaping requirements.

2. The landscape plan shall be updated to reflect the site layout consistent with the other plan sheets, and demonstrating compliance with the UDO.

Stormwater

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

✔ 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. 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.

Stormwater

2. 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).

3. 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:

Public Utilities

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

Stormwater

2. 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).

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).
Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (4) street trees along Wakefield Pines Dr.

6. A public infrastructure surety for (4) 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.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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 25, 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: Daniel L. Stogall
Development Services Dir/Designee
Date: 04/28/2022

Staff Coordinator: Kasey Evans
NOTE: ALL SIDEWALK ROUTES ON SITE WILL BE ADA ACCESSIBLE EXCEPT RISER ROOM ACCESS.

NOTE: REFER TO TRANSPORTATION PLAN C-2.1 FOR EXISTING STREET AND RIGHT-OF-WAY DIMENSIONS.
Note: Variance Condition 3 Part 2 - New trees being planted to meet this requirement shall be at least 2 caliper inches at the time of planting. Each caliper inch of existing trees reserved to meet this condition shall be counted toward meeting this standard.

PLANT SCHEDULE

IP

EJA

SOD

CV3

TREES

AB

UWPOD - Wooded Area (0.10 AC)

Provided:  7 Trees

LANDSCAPE REQUIREMENTS

Outside of critical root zones of existing trees.

*See BOA-0065-2021 for additional description of variance condition

Total Lot Area

Total Parking Area = 11,996 SF

UWPOD PRESERVED

UWPOD EXISTING

NET LOT AREA

20% OF LOT

TOTAL PROPOSED WOODED AREA

Required:  181" (1.04 ac x 40% / 200 sf x 2")

Required: (1) 2" tree / 200 sf = 22 trees

Required: Min. 2" per 100 sf = 87"

Required:  20% of Lot = 0.20 AC

Proposed: 186.5"

Existing Trees: 131.5"

Provided:  5 Trees

Total Frontage = 182' - 4"
NORTH AND SOUTH EXTERIOR ELEVATION

SCALE: 1" = 1'-0"

LAYOUT NOTATION

1. BRICK VENEER WITH BROWN BOND AND CONCRETE CEMENT
2. FIBER CONCRETE LAP SIDING WITH "T" COTTONWOOD, PAINTED
3. THERMOCORE LAP SIDING WITH "T" EXTERIOR, PAINTED
4. THREE COAT STUCCO ON LATH, SAVIdeePAINTED
5. WINDOWS ARE WITH ALUMINUM FASCIA
6. ALUMINUM COAT SHEET WITH SPR
7. ALUMINUM FASCIA ON ROOF SHEAR
8. INSULATED GLASS WINDOWS WITH CLAD EXTERIOR
9. INSULATED FIBER VENTED DOORS AND TRIM, PAINTED
10. ALUMINUM INSULATED GLASS (EXTERIOR) AND ROLLER SHADE