LOCATION: This .925 acre site zoned Residential 10 and Special Residential Parking Overlay is located on the south side of Marcom Street between Gorman Street and Varsity Drive at 3601 Marcom Street.

REQUEST: Development of a .925 acre site zoned R-10 into a total of nine apartment units (in 2 buildings) with associated parking and infrastructure.

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 October 28, 2020 by Thompson and Associates.

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. Demonstrate compliance with Raleigh Street Design Manual B-20.01. by providing Bike Rack Placement detail in an inset. Please review the following link for standard detail dimensions: https://cityofraleigh0drupal.blob.core.usgovcloudapi.net/drupal-prod/COR16/B-20.01.pdf (7.1.2.C and UDO Section 7.1.8.) and
2. Add "SRPOD" to the application on the cover sheet under "Overlay District" and
3. Documentation from utility company (letter and/or email) that they approve crossing of the utility easement adjacent to the right of way

Stormwater

2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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

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).
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.

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 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

2. 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.

3. That the existing right-of-way for Spring Street is abandoned and recombined into the subject lot as proposed and a resolution number be shown on all plats.

Stormwater

4. 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 prior to the issuance of building permits, recombining the existing lot and the right of way proposed for closure into a single tract.

Engineering
2. A fee-in-lieu for 2.5 feet of pavement and 6 ft sidewalk along the frontage of the development is paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

Stormwater

4. 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).

5. 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).

6. 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

7. A fee-in-lieu for 2 street trees along Marcom Street shall be paid to the City of Raleigh (UDO 8.1.10).

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

Stormwater

1. 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: December 16, 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.

I hereby certify this administrative decision.

Signed: Alysia Bailey Taylor  Date: 12/16/2020
Development Services Dir/Designee

Staff Coordinator:
INDEX OF SHEETS FOR MARCOM STREET APARTMENTS
SHEET 1 EXISTING CONDITIONS/DEMOLITION PLAN
SHEET 2 PRELIMINARY SITE PLAN
SHEET 3 PRELIMINARY UTILITY PLAN
SHEET 4 PRELIMINARY GRADING PLAN
SHEET 5 PRELIMINARY STORMWATER PLAN
SHEET 6 PRELIMINARY LANDSCAPE PLAN
SHEET 7 PRE-DEVELOPMENT DRAINAGE PLAN
SHEET 8 POST-DEVELOPMENT DRAINAGE PLAN
SHEET A5.1 BUILDING ELEVATIONS
SHEET A5.2 BUILDING ELEVATIONS

ADMINISTRATIVE SITE REVIEW PLANS
FOR
MARCOM STREET APARTMENTS
3601 MARCOM STREET
C.O.R. CASE #ASR-0065-2019
CITY OF RALEIGH, NORTH CAROLINA
AUGUST 26, 2019 1ST SUBMITTAL
REVISED: MARCH 9, 2020
REVISED: MAY 15, 2020
REVISED: OCTOBER 28, 2020

THOMPSON and ASSOCIATES, P.A.
1114 EXECUTIVE DRIVE
SUITE G, UNIT 2
CARY, NC 27511
TEL 919 455-1556  FAX 919 455-1556