LOCATION: This site is located on the south side of Glenwood Avenue, east of Fairhill Drive at 5715 Glenwood Avenue.

REQUEST: Development of a 8.40 acre tract zoned OX-5-PK & OX-3-CU into a proposed 267,073 square foot / 248 unit multi-family residential apartment development. Building #1 being 119,116 sf of gross floor area. Building #2 being 140,957 sf of gross floor area. A clubhouse being 6,450 sf of gross floor as well as a mailbox kiosk of 550 sf area. A Shared Parking Study analysis was approved for this site (which also includes the AT&T building site located on lot 1) requiring a minimum of 389 parking spaces for the site. The applicant is proposing 418 total overall for the entire site (Lots 1, 2). The lot proposed for this development is part of a recently approved subdivision plan (SUB-0040-2019) which was not recorded at the time of this plan approval.

Primary Street Determination: per TC-5A-18 - Glenwood Avenue

BOA-0017-2019: Variance - Build-to & Driveway Spacing


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 February 18, 2020 by KIMLEY HORN.

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. Photocopies of the approved Shared Parking Study analysis agreement are included with the submittal of the Site Permit Review plans set.

Engineering
2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

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

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

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).

☐ 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:

General

1. A note is placed on all plat recording stating: "Per TC-5A-18 Glenwood Avenue has been designated as the Primary Street Designation."

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).

☐ 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. The subdivision plat, SUB-0040-2019 and associated plats related to ASR-0070-2019 are recorded with the Wake County Register of Deeds prior to permits issuance.


3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

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

5. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

6. 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.

7. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

8. ITE Trip Generation prompts UDO 8.11.2 and 8.11.3. Applicant will either 1) Complete full build-out of transit shelter per COR TT-01 thru TT-10 within proximity of existing transit stop or will pay fee-in-lieu for transit shelter. No transit easements required as there is 15’ between back of sidewalk and proposed ROW line. City will contact Mr. Tim Carter with an estimate for transit shelter FIL by 2/14/2020 so applicant can make decision and document decision by SPR submitta

Stormwater

9. 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).

10. 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

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 understory street trees in in 6 ft. planting area in right-of-way along Fairhill Dr.; along Glenwood Ave. Lot to north: 13 single-stem understory trees and 7 existing trees in 8 - 20 ft. wide planting area in right-of-way and Lot to south: 22 single-stem understory trees 7 - 12 ft. wide planting area in the right-of-way.

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

General

1. Final inspection of all tree conservation areas and 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.
Stormwater

3. 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: April 1, 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: [Signature]

Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

Date: 04/01/2020
ADMINISTRATIVE SITE REVIEW
5715 GLENWOOD APARTMENTS
ASR-0070-2019 (ASR)
SUB-0040-2019 (SUBDIVISION)
SKETCH TRANS.#586696
Z-92-86
5715 GLENWOOD AVE.
RALEIGH, NORTH CAROLINA 27612
A DEVELOPMENT BY: NGI ACQUISITIONS, LLC

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
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RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 653-2927
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CIVIL ENGINEER:
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This document is preliminary and not for construction.