

Case File / Name: ASR-0071-2021 DSLC - COMET RALEIGH APARTMENTS

LOCATION:This site is located on the north side of Louisburg Road, east of Forestville Road at
2801 Forestville Road.REQUEST:Development of a 21.6 acre/940,958 sf tract, .98 acres/42,831 sf of right-of-way
dedication, including .155 acres/6,766 sf on Hartham Park Ave Ext, leaving a net
area of 20.463 acres/891,351 sf; zoned RX-4-PK CU. Proposed 224 multi-unit
apartment development, 4 buildings (Proposed Building #1 - 61,236 sf; Building #2-
61,236 sf; Building #3 - 61,236 sf; Building #4 - 61,236 sf & a clubhouse total 5,613
sf) totaling overall gross building area of 250, 557 sf.

Z-34-20 - Forestville Road Tract Site Development Rezoning (Property rezoned to RX-4-PK) Conditional Uses

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 18, 2022 by CE GROUP.

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. Attach and transpose a copy of the NCDOT approval letter for street tree plantings to civil plans set (Site Permit Review).
- 2. The sites adjacent on the Forestville Road frontage are both installing multiuse paths so the have pedestrian and bicycle uses behind the curb. At SPR further detail will be needed on getting the correct ADA ramps and more precise curb and gutter location.

Engineering

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.



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 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

- 5. 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.
- 6. 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

- 7. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E)
- 8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
- 9. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- 10. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
- 11. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).

Urban Forestry

- 12. 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).
- 13. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
- 14. Attach NCDOT planting permit for right of way tree planting along Louisburg Road onto Landscape Plan of Site Permitting Review plan set.

☑ <u>LEGAL DOCUMENTS</u> - 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.

☑ Right of Way Deed of Easement Required ☑ Slope Easement Deed of Easement Required



☑ **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. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
- 2. A demolition permit shall be issued and this building permit number shown on all maps for recording.

Engineering

- 3. A public street right-of-way 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)
- 4. A slope easement 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

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. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).



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- 7. 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).
- 8. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

Urban Forestry

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.41 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 demolition permit shall be obtained.
- 2. Comply with all conditions of Z-34-20 (RX-4-PK-CU).
- 3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

- 4. 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.
- 5. A fee-in-lieu for sidewalk across the Louisburg Road frontage is paid to the City of Raleigh (UDO 8.1.10).
- 6. A public street right-of-way 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



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

Stormwater

- 8. 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).
- 9. 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

- 10. A public infrastructure surety for 70 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.
- 11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).
- 12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 27 street trees along Hartham Park Extension and 49 street trees along Louisburg Road.

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. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
- 3. All street lights and street signs required as part of the development approval are installed.
- 4. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater

- 5. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).
- 6. 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



City of Raleigh Development Services Department One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

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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: October 5, 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:

Date: 06/08/2022

Development Services Dir/Designee Staff Coordinator: Jermont Purifoy

					Р	ROJECT CASE# ASR-0071-2021	
			DEVELOPER				M18/22 1/24/22 1/24/22
			COMET DEVELOPMENT, LLC	ADMINISTRATIVE SITE REVIEW	INDEX TO DRAWINGS	SITE DATA CLIRENT OWNER: PERRY FARM LLC	0 0 F Q
		S.	309 GALLIMORE DAIRY RD. SUITE 102			CURRENT CONNETS: PERFY FARM, LLC 8170 LOURESS: MANUEL CONSUMP FOUD 911 TAVAEL FOREST, NO.2 2017 1748-7-24414 DEED BOOK FAGE: 12849 1195 CURRENT 12849 1195	
Administrative Site Poview /	Application		GREENSBORO, NC 27409	ASR-0071-2021	COVER 1	PIN: 1745-72-4414 DEED BOOK / PAGE: 12849 / 1995	
Administrative Site Review A Planning and Development Customer Service Center - One Exchange P		Raleigh	CONTACT: SETH COKER, MANAGER TEL: (336) 544-2655	FOR	EXISTING CONDITIONS PLAN 2	CURRENT USE: VACANT PROPOSED USE: MULTI-FAMILY APARTMENTS ZONED: RX4-FW-CU (RESIDENTIAL MIXED USE)	
			EMAI : cooker@comotdey.com		RECORDED PLAT		
This form is required when submitting site plans as referer 10.2.8. Please check the appropriate building types and in	nced in Unified Development Ordinance (UDO	Section		COMET RALEIGH APARTMENTS	SITE PLAN	GROSS SITE AREA: 940,958 SF / 21 JO1 AC FORESTVILLE ROAD RW DEDICATION: 42 JA1 SF / 0.903 AC HARDWARE ROAD RW DEDICATION: 574 SF / 0.903 AC	9
		tting.	OWNER		GRADING AND DRAINAGE PLAN6 - 7	HARTHAM PARK AVE. EXT. RW DEDICATION: 6,704 SF / 0,155 AC APARTMENT SITE NET DEVELOPMENT AREA: 881,351 SF / 20.453 AC	Nar Nar OIO
Office Use Only: Case #:	Planner (print):			2801 FORESTVILLE RD	HARTHAM PARK AVE8	COMMON OPEN AREA: 1 COMMON OPEN AREA REQUIRED : 311 923 SE / 2162 AC (2015)	E VI:
Please review UDO Section 10.2.8. as amended by text c	change case TC-14-19 to determine the site pla	n tier. If	PERRY FARM, LLC. 404 EMERSON DR		FORESTVILLE RD WIDENING PLAN	COMMON OPEN AREA REQUIRED: 311,973 SF / 7182 AC (85%) COMMON OPEN AREA PROVIDED: 633,574 SF / ±14,545 AC ±71.1%)	R 15 N 15
Please review UDO Section 10.2.8, as amended by text cl assistance determining a Site Pan Tier is needed a Site P Permit and Development Portal. (Note: There is a fee for the section of	Plan Tier Verification request can be submitted this verification service.)	online via the	RALEIGH NC 27609-4537	RALEIGH, NORTH CAROLINA	UTILITY PLAN 10- 11	PROPOSED NUMBER OF UNITS: 1 BEDROOM UNITS: 128	ALEIC
Site Plan Tier: Tier Two Site Plan Tier Three						2 BEDROOM UNITS: 96 TOTAL DWELLING UNITS: 224	OF R
Building Type	Site Transaction History				OFF-SITE UTILITY EXTENSION	BUILDING 1 61,236 SF BUILDING 2 61,236 SF	5555
	al Subdivision case #:			JULY 28, 2021	TREE CONSERVATION PLAN	BUILDING 1 61,236 SF BUILDING 2 61,236 SF BUILDING 3 61,236 SF BUILDING 4 61,236 SF	E PER
			ZONING CONDITIONS (Z-034-20)	REVISED APRIL 18, 2022	LANDSCAPE 14 - 15	CLUBHOUSE 5.613 SF TOTAL GROSS 250.557 SF	EVIS EVIS
Apartment Open k	Scoping/sketch plan case #: Certificate of Appropriateness #: lot Board of Adjustment #:		For that perform of the Property zoned RX-4/PK-CU: a. Property waves shall maintain a security-five-foot (15') building soluted: a performance of the property of the performance of the performance of the performance 1188; BM 2017, Page 25:54, and Deed Book 13990, Page 447, Enablish C, attached, Bintenstor Solvenkar and angelater to these properties. b. Property owner shall minima is versely-dot (20') which haffer area along these shares building lines with the fiber gravelist. BM 2020, Page 148; Bintenstore of the performance of the performance of the performance of the performance theory along building lines with the fiber gravelist. BM 2020, Page 148; Bintenstore of the performance of the perform		LIGHTING PLAN 16 - 17	AMENITY AREA REQUIRED (@ 101) = 88 155 SF AMENITY AREA PROVIDED = (@ 443 SF [101))	<u> </u>
Townhouse Civi	Zoning Case #:		along the shared boundary lines with the following parcels: BM 2002, Page 1188; BM 2017, Page 215 (Lot 9A); BM 1996, Page 1364; BM 2017, Page		FIRE PROTECTION PLAN 18		NO2 2
	Administrative Alternate #:		235 (Lot 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. Exhibit C, attached, illustrates the setback area adjacent to these properties.		STREET TYPOLOGY PLAN 19	TO RESISTICAL REQUIREMENTS OF HILL UT HAD. WILLOW STITUCIOS (VILLE TO: PRANN'S TREFET 3 NIM SIGE STREET 3 NIM SIGE LOT LINE 0' OR WIN, REAR LOT LINE 0' OR WIN, REAR LOT LINE 0' OR WIN, REAR LOT LINE 0' OR WIN,	
	INFORMATION		b. Property owner shall maintain a twenty-foot (20') wide buffer area along those shared boundary lines with the following parcels: BM 2002, Page 1188:			PRMARY STREET 5' MN. side STREET 6' MN	
Development name: Comet Raleigh Apartments			BM 2017, Page 235 (Lct 9A); BM 1996, Page 1364; BM 2017, Page 235 (Lct 9C); BM 1991, Page 534; and Deed Book 15949, Page 447. Exhibit C			SIDE LOT LINE O' OR IF MIN. REAR LOT LINE O' OR IF MIN.	
Inside City limits? Yes V No			attached, illustrates the location of this buffer area. c. Outside of the buffer area but before any structure or parking areas, and		POND 2 DETAIL 22	PARKING SETBACKS: FRONT STREET 10'	
Property address(es): 8705 Louisburg Re	oad		excluding those areas within a stream buffer, property owner shall construct a frace at least 6.5 tall. Natwithstanding the above in no super strates a		ARCHITECTURAL ELEVATIONS BUILDING 1 - B3.1 - B3.2	SIDE STREET 10' SIDE LOT LINE 0'	
Site P.I.N.(s): 1748-72-4414			be located in any existing or proposed public rights-of-way, access ensuments slone ensumets, utility ensumers or suscenses		SITE DETAIL	BIDE LOTLINE 0' REAR LOTLINE 0' BUILDING HEIGHT 4 STORIES 6F HT	
Please describe the scope of work. Include any additions			a governmental entity that do not permit a fence.		BLOCK PERIMETER PLAN	EXISTING IMPERVIOUS AREA: 3,350 SF / 0.06 AC	CE GROUP
224 unit Apartment Complex with clubhouse pool	and other amenities.		 reconstruint name uses as used to an OLAD Section 0.1.4 shall be the only principal uses permitted on the property. 		ARCHITECTURAL ELEVATIONS BUILDING 1 - B3.1 - B3.2	MPERVIOUS AREA PROPOSED: 251.777 SF / 5.780 AC	5- 5110 01
			 Anong uns poston of the property's common boundary line with adjacent properties zoned R-30 (Wake County), the Neighborhood Transition 	The Harth VAF	ARCHITECTURAL ELEVATIONS BUILDING 2 - B3.3 - B3.4	FUTURE: 6,00 SF / 0.138 AC TOTAL: 257,777 SF / 5.318 AC	301 GLENWOOD AVE. 220
			b. Property owner shall maintain a tency-bot (20) with shafts area along the order of the start of the sta				RALEIGH,NC 27603 PHONE: 919-367-8790
Current Property Owner/Developer Contact Name: Phillip NOTE: please attach purchase agreement when subr	Ip E. Perry, Sr. managing member Perry Farms, mitting this form.	TC	g. Development on this portion of the property shall include a private community amenity area with active recreation features, consisting of at least	CREEX CONTRACTOR	ARCHITECTURAL ELEVATIONS BUILDING 3 - B3.5 - B3.6	TREE CONSERVATION AREA REQUIRED 10% OF NET SITE ARE = ± 80,155 SF TREE CONSERVATION ASEA PROVIDED	FAX: 919-322-0032
Company: Comet Development, LLC	Title: Seth Coker, Manager		10,000 square feet of land area. h. For portions of this area the property developed with the apartment building	PROJECT MAN	ARCHITECTURAL ELEVATIONS BUILDING 4 B3.7 - B3.8	TREE CONSERVATION AREA PROVIDED PRIMARY: (£105,057 SF (11.8% OF SITE)	
Address: 309 Gallimore Dairy Road Suite 102 Green	nsboro, NC 27409		type, a minimum of thirty-five percent (35%) of the net site area of this portion of the property shall be designated as onen area. "Onen Area" as used	A A A A A A A A A A A A A A A A A A A	CLUBHOUSE ELEVATIONS -B1.C.1	PANNING CALCULATION RECOVERY AND AN ANY THE SEARCES 11 SEARCES FEEL AND ANY THE SEARCES 10 SEARCES FEEL AND ANY THE SEARCES 10 TOTAL INCOMES SEARCES ALL REACES 10 COMPACE SEARCES ALL REACES 11 COMPACE SEARCES 11 COMPACE	www.cegroupinc.com
Phone #: 336-544-2655 Email: SCc	oker@CometDev.com		in this Condition 4.h. for development with the apartment building type shall mean land area (i) located outside of nublic right-of-way: (ii) located outside		GARAGE ELEVATIONS-B3.G.1-E3.G.2	1 SPACE PER 1-BR UNIT = 128 SPACES 1.5 SPACES PER 2-8R UNIT = 144 SPACES	
Applicant Name: Joe Faulkner, RLA			any vehicular drive aisle (iii) located outside a vehicular parking area; and (iv) not covered by a principal building. Land area associated with any	FORESTVILLE	COMPACTOR DETAILS SB1.1	PROVIDED PARKING 4335 SPACES (INCLUDES 13 HANDICAP SPACES)	License # C-1739
	301 Glenwood Ave. Suite 220 Raleigh, NC	7603	private community amenity area provided in accordance with Condition 4.g.	VILLAGE	0011101010201020	(11 OKANDE SPACES) BIKE SPACES REQUIRED (11 SPACES) BIKE SPACES PROVIDED (12 SPACES)	
Phone #:919-367-8790 Email: Joe	@CEGroupInc.com		may count toward this open area requirement so long as it complies with the definition of Open Area in this condition.			Dire a need monthe (1,2 mold)	
			 For portions of this area of the property developed with the detached house, attached house or townhome building types, a minimum of thirty percent 				
Page 1 of 2		REVISION 02.19.21	(30%) of the net site area of this portion of the property shall be designated as open area. "Open Area" as used in this Condition 3.q. shall mean land				
Fage A OF A		raleighnc.gov	area (i) located outside of public right-of-way; (ii) located outside of a lot developed with a residential dwelling unit; (iii) located outside a parking				Q
		raleighnc.gov	area: and (iv) owned in accordance with UDO Section 2.5.7.A. Land area				
			associated with any private community amenity area provided in accordance				
			associated with any private community amenity area provided in accordance with Condition 4.g. may count toward this open area requirement so long as it commises with the defirition of Oran Area in this condition				
			they down of region that each material region and the second sec				
	PE + SITE DATE TABLE		associated with any private community amenity was provided in accordance with Condition 4g, any count toward his open area requirements to long as it complies with the definition of Open Area in this condition. Those three zoning areas located east of Forestville Road (perions of the property single to Conditions, 2, 3, 6, 4) shall be interconnected by a multi-	1" = 1000'			
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