LOCATION: The site is located on the south side of Olympia Drive, west side of Ileagnes Road, and north side of Tryon Road. The site is addressed at 1400 Ileagnes Rd, which is inside City limits.

REQUEST: Development of a vacant 7.35-acre tract zoned PD (Z-70-2004) with a small portion located in the Swift Creek Watershed Protection Overlay District (SWPOD). The plans propose multi-unit living with 222 dwelling units. These will be located in six apartment buildings and will be accompanied by a clubhouse in a civic building. Total gross floor area for the development will be 308,758 square feet.

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 December 11, 2019 by Dillon Smith.

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. Additional information will be provided in the Site Permitting plans regarding the proposed pool, specifically that it will contain an uninterrupted linear dimension greater than 65’, to determine whether a Special Use Permit will be required prior to building permits (UDO 6.7.3.G.5).

2. The Site Permitting plans will provide more detail in the average grade determination table. Specifically, expand the table to show all spot elevations and each elevation’s average, so it is clear how you arrived at the overall average for existing and proposed conditions.

3. On the elevations, a dimension will be provided from the most restrictive average grade to the top of roof. This submittal gave height measurements to top of parapet walls, making it clear the buildings are under the max building height of 80’. However, corrected building height dimensions shall be provided in the Site Permitting plans.

4. A scale was not provided on the Landscape Plan. The bottom of the Landscape Plan (Sheet L001) states "As Noted" which is not a scale. This shall be corrected in the Site Permitting plans.

Engineering
5. 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.

Public Utilities

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.

Urban Forestry

7. Tree protection fence protecting existing right of way trees must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑️ 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:

Public Utilities

1. 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.

☑️ 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. Provide fire flow analysis.

Public Utilities

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

Urban Forestry

3. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 2 street trees along Olympia Dr.

4. A public infrastructure surety for two street trees shall be provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
The following are required prior to issuance of building occupancy permit:

Urban Forestry

1. Final inspection of all new and existing right of way street trees by Urban Forestry Staff. Any trees that do not meet city standards will require replacement with a 3" caliper large maturing tree, prior to issuance of certificates of occupancy.

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: January 28, 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: ___________________________ Date: 01/29/2020

Development Services Dir/Designee

Staff Coordinator: Ryan Boivin
ADMINISTRATIVE SITE REVIEW
FOR
RENAISSANCE PARK APARTMENTS
RALEIGH, NORTH CAROLINA

SOLID WASTE COMPLIANCE STATEMENT
1. Solid waste removal is to be arranged in accordance with the approved site plan.
2. Solid waste disposal is to be carried out in accordance with any applicable regulations.

TIME CONSERVATORY COMPLIANCE STATEMENT
1. Time conservation measures are to be implemented to minimize disturbance to the site.
2. Time conservation measures are to be monitored and reported as required.

DRAWING LIST

DRAWING SHEET
DRAWING TITLE
GD0001 COVERS
CO001 EXISTING CONDITIONS, DEMOLITION & CLEARANCE PLAN
CI001 SITE PLAN
CI002 UTILITY PLAN
CI003 GRADES & DRAINAGE PLAN OVERVIEW
CI004 GRADES & DRAINAGE PLAN EMBANKMENT - NORTHEAST
CI005 GRADES & DRAINAGE PLAN EMBANKMENT - SOUTH
CI006 SITE DETAILS
CI007 SITE DETAILS
CL001 PLANTER PLANS
CL002 SITE PLAN LIGHTING
CL003 SITE PLAN PHOTOGRAPHIC
CL004 SITE LID BRIDGES
CL005 SITE STORMWATER

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