



Administrative Approval Action

Case File / Name: ASR-0073-2019
Renaissance Park

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

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



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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).



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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: _____

Development Services Dir/Designee

Date: 01/29/2020

Staff Coordinator: Ryan Boivin



**REVIEW DRAWING
NOT FOR CONSTRUCTION**



5. ALL SIDEWALK IS 5' WIDE UNLESS OTHERWISE NOTED.











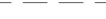


#	PLAN KEY NOTES
1	RENAISSANCE PARK SIGN
2	HS-2 VAN ACCESSIBLE PARKING SIGN
3	HS-1 STANDARD ACCESSIBLE PARKING SIGN
4	STOP SIGN
5	HANDICAP PARKING SPACE STRIPING (TYP.)
6	5' WIDE CONCRETE SIDEWALK (TYP.)
7	30" CONCRETE CURB AND GUTTER (TYP.)
8	30" CONCRETE SPILL CURB AND GUTTER (TYP.)
9	CURB RAMP WITH 2' LONG, BLACK CAST-IN-PLACE TRUNCATED DOMES BY ARMOR-TILE OR EQUAL (FULL WIDTH OF RAMP OR CROSSWALK). (TYP.)
10	CONCRETE WHEEL STOP (TYP.)
11	DUMPSTER ENCLOSURE
12	DESIGN BUILD RETAINING WALL (TYP.)
13	CONCRETE STAIRS W/ CHEEK WALL (TYP.)
14	BUILDING FOUNDATION RETAINING WALL (TYP.)
15	KEY NEW ASPHALT 2' WIDE X 1.5" DEEP MILL STRIP (TYP.)
16	SITE LIGHTING - SEE LIGHTING PLAN (TYP.)
17	ELECTRICAL TRANSFORMER PAD PER DUKE ENERGY'S PADMOUNT TRANSFORMER CONCRETE FOUNDATION SPECIFICATIONS (SEE SHEET C1201 & C1202 FOR PAD ELEVATION)

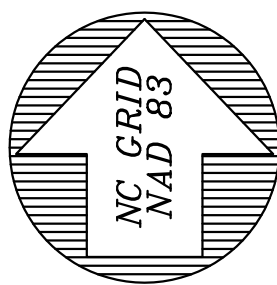
PROJECT NAME:	RENAISSANCE PARK APARTMENTS
PROPERTY ADDRESSES:	1400 ILEAGNES RD, RALEIGH, NC 27603
PROPERTY PIN NUMBER:	1702-12-5184
CURRENT LAND OWNER:	AMELIA PARK LLC 448 VIKING DR STE 220 VIRGINIA BEACH VA 23452-7331
REAL ESTATE ID:	0341354
DEED REFERENCE	D.B. 014572 PG. 01478
PROPERTY ZONING:	PD
CURRENT USE:	VACANT
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
EXISTING AREA OF TRACT:	7.35 AC.
BUILDING SETBACKS:	ILEAGNES RD = 10 FT. TYRON RD = 10 FT. SIDE LOT LINES = 6 FT. REAR LOT LINES = 10 FT.
EXISTING BUILDING GROSS FLOOR AREA:	0 S.F.
PROPOSED BUILDING GROSS FLOOR AREA:	302,926 S.F.
PROPOSED DWELLING UNITS:	222 UNITS TOTAL 111 STD = 1 BR UNITS = 819 S.F. 35 END = 1 BR UNITS = 783 S.F. 60 = 2 BR UNITS = 1,188 S.F. 16 = 3 BR UNITS = 1,469 S.F.
VEHICULAR PARKING SUMMARY:	REQUIRED: 1 BEDROOM: 1/UNIT + 1/10 UNITS = 161 SP. 2 BEDROOMS: 2/UNIT + 1/10 UNITS = 126 SP. 3 BEDROOMS: 3/UNIT + 1/10 UNITS = 50 SP. TOTAL REQUIRED: 337 SPACES* TOTAL PROPOSED: 346 SPACES* *INCLUDES ACCESSIBLE PARKING SPACES
ACCESSIBLE PARKING SUMMARY:	REQUIRED: 8 SPACES (INCLUDING 2 VAN) PROPOSED: 19 SPACES (INCLUDING 2 VAN)
BICYCLE PARKING SUMMARY:	SHORT-TERM REQUIRED: 1/20 UNITS SHORT-TERM REQUESTED: 12 SPACES SHORT-TERM PROPOSED: 20 SPACES
EXISTING IMPERVIOUS SURFACE AREA:	2,073 S.F.
PROPOSED IMPERVIOUS SURFACE AREA:	235,000 S.F.

SEE DETAIL REFERENCE		
T2	WHITE STOPBAR (24"; 120 MIL)	
TE	WHITE SOLID LANE LINE (4"; 120 MIL)	
TQ	WHITE CROSSWALK LINE (8"; 120 MIL)	

		HEAVY-DUTY ASPHALT
		STANDARD DUTY ASPHALT
		CONCRETE PAVEMENT

SYMBOL/ABBREVIATION		DESCRIPTION
EXISTING	PROPOSED	

	TREE
	GUARDRAIL
	FENCE
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	ADJOINER PROPERTY LINE
	EASEMENT LINE
	SETBACK LINE
	15' LANDSCAPE BUFFER LINE
	RETAINING WALL
	TREE LINE
	WETLANDS
	SWIFT CREEK WATERSHED OVERLAY PROTECTION DISTRICT



(GRAPHIC SCALE IN FEET)
1 inch = 40 ft.

1 NOT FOR CONSTRUCTION

[illegible]

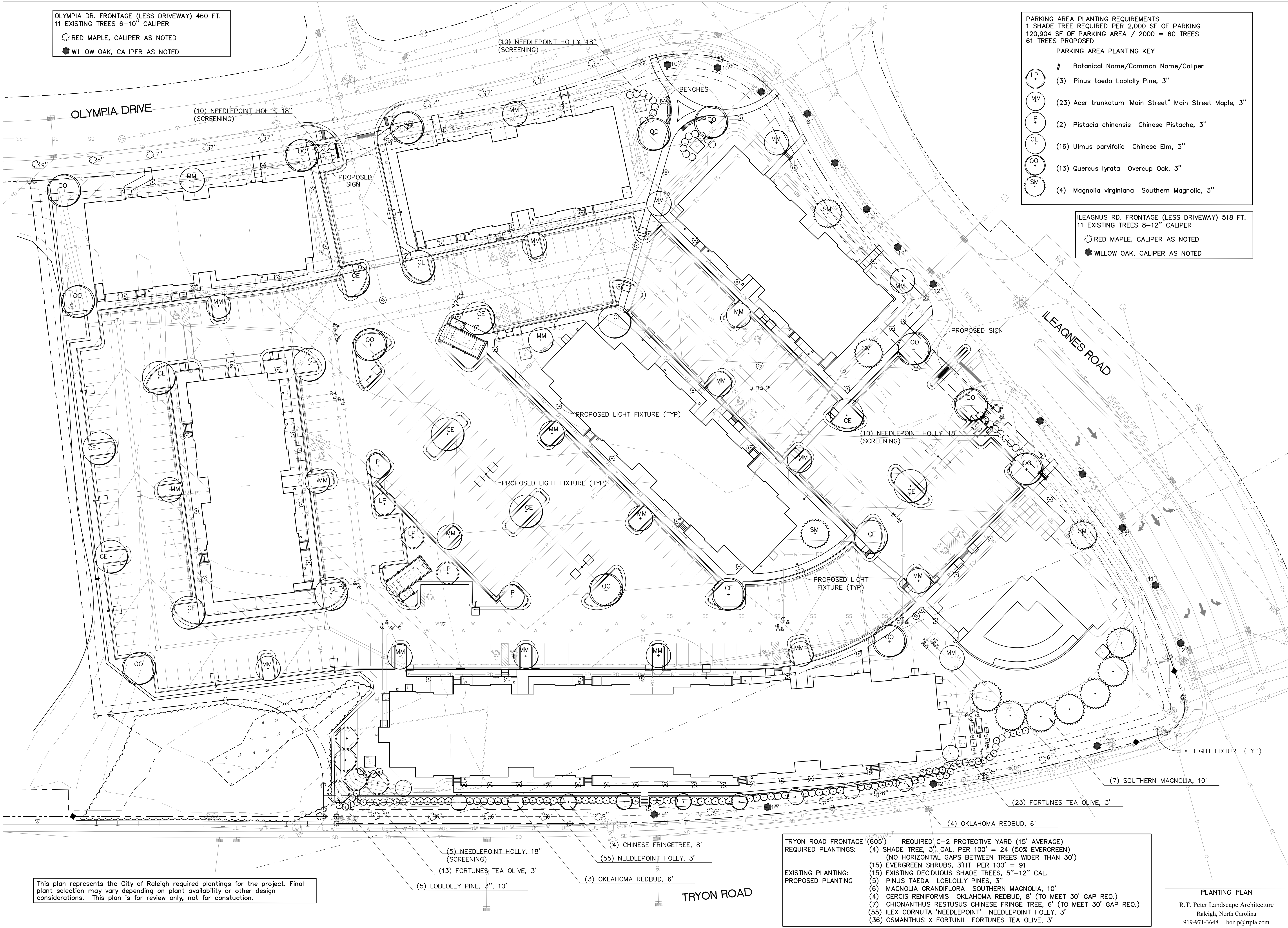
RENAISSANCE PARK APARTMENTS

RALEIGH, NORTH CAROLINA

ADMINISTRATIVE SITE REVIEW DRAWINGS

JOB NUMBER: 119008.08
DATE: 27 SEP 19
SCALE: AS NOTED
DRAWN BY: D.W.S.
REVIEWED BY: G.J.R.

SHEET
C1001



OLYMPIA DR. FRONTAGE (LESS DRIVEWAY) 460 FT.
11 EXISTING TREES 6-10" CALIPER
RED MAPLE, CALIPER AS NOTED
WILLOW OAK, CALIPER AS NOTED

- PARKING AREA PLANTING REQUIREMENTS
1 SHADE TREE REQUIRED PER 2,000 SF OF PARKING
120,904 SF OF PARKING AREA / 2000 = 60 TREES
61 TREES PROPOSED
- PARKING AREA PLANTING KEY
- | # | Botanical Name/Common Name/Caliper |
|------|--|
| (3) | Pinus taeda Loblolly Pine, 3" |
| (23) | Acer trunkatum 'Main Street' Main Street Maple, 3" |
| (2) | Pistacia chinensis Chinese Pistache, 3" |
| (16) | Ulmus parvifolia Chinese Elm, 3" |
| (13) | Quercus lyrata Overcup Oak, 3" |
| (4) | Magnolia virginiana Southern Magnolia, 3" |

ILEAGNUS RD. FRONTAGE (LESS DRIVEWAY) 518 FT.
11 EXISTING TREES 8-12" CALIPER
RED MAPLE, CALIPER AS NOTED
WILLOW OAK, CALIPER AS NOTED

TRYON ROAD FRONTAGE (605')
REQUIRED C-2 PROTECTIVE YARD (15' AVERAGE)
REQUIRED PLANTINGS:
(4) SHADE TREE, 3" CAL. PER 100' = 24 (50% EVERGREEN)
(NO HORIZONTAL GAPS BETWEEN TREES WIDER THAN 30')
(15) EVERGREEN SHRUBS, 3'H.T. PER 100' = 91
(15) EXISTING DECIDUOUS SHADE TREES, 5"-12" CAL.
(5) PINUS TAEDA LOBLOLLY PINES, 3"
(6) MAGNOLIA GRANDIFLORA SOUTHERN MAGNOLIA, 10'
(4) CERCIS RENIFORMIS OKLAHOMA REDBUD, 8' (TO MEET 30' GAP REQ.)
(7) CHIONANTHUS RESTUSUS CHINESE FRINGE TREE, 6' (TO MEET 30' GAP REQ.)
(55) ILEX CORNUTA 'NEEDLEPOINT' NEEDLEPOINT HOLLY, 3'
(36) OSMANTHUS X FORTUNII FORTUNES TEA OLIVE, 3'

EXISTING PLANTING:
PROPOSED PLANTING

PLANTING PLAN
R.T. Peter Landscape Architecture
Raleigh, North Carolina
919-971-3648 bob.p@rtpla.com

REVISIONS

DATE

NUM

REVISION/DATE

AMELIA PARK, LLC
448 VIKING DR.
SUITE 220
VIRGINIA BEACH, VA
CRAIG DAVIS
(919) 678-4301
(919) 678-4258
craig.davis@cradropproperties.com

ISSUED

DATE

ADMIN. SITE PLAN SUBMITTAL #1 27 SEP 19

RENAISSANCE PARK APARTMENTS

RALEIGH, NORTH CAROLINA

ADMINISTRATIVE SITE REVIEW DRAWINGS

119008.08

DATE: 27 SEP 19

SCALE: AS NOTED

DRAWN BY: RTP

SHEET

L001



- PREFINISHED ALUMINUM FASCIA
- PREFINISHED DARK BRONZE VINYL SINGLE HUNG, AND FIXED WINDOWS
- FIBER CEMENT FLAT PANELS WITH EXTRUDED ALUMINUM TRIM, COLOR TO MATCH WINDOWS
- FIBER CEMENT FLAT PANELS WITH EXTRUDED ALUMINUM TRIM, COLOR TO BE WHITE
- POWDER COATED ALUMINUM GUARDRAILS AND MESH INFILL
- PREFINISHED ALUMINUM SCUPPERS AND DOWNSPOUTS
- VERTICAL PREFINISHED METAL SIDING, COLOR TO BE MANUFACTURER'S PRE-FINISHED
- BRICK VENEER, 2C-8", WITH CAST STONE ACCENTS
- WALL SCONCE, TYP.

BLDG. 3 SOUTH ELEVATION (PARKING LOT SIDE),
BLDG. #2, #4, #5 SIM.



BLDG. 3 NORTH ELEVATION (OLYMPIA DRIVE SIDE)
BLDG. #2, #4, #5 SIM.



BLDG. 3 EAST ELEVATION (WEST SIDE OPP. HD.)
BLDG. #2, #4, #5 SIM.

NOTE:
-AS PER 1.5.9 TRANSPARENCY REQUIREMENTS ARE NOT
APPLICABLE TO RESIDENTIAL USES
-BLANK WALL AREA IS FOR THOSE USES LOCATED ON AN
URBAN FRONTAGE