LOCATION: The site is located at 3900 Sumner Boulevard and will be situated on lot 1 of Phase 3 in SUB-S-55-2018. The lot is located south of Sumner Boulevard and west of Triangle Town Boulevard. The PIN number is 1726682647. The 3.83 acre site is zoned Commercial Mixed Use-5 Stories with an Urban Limited Frontage (CX-5-UL-CU).

REQUEST: Development of a Multi-unit living Congregate Care Apartment Building with 90 units, amenity areas, and associated infrastructure. The total proposed gross square footage of the buildings is 119,913 square feet. Review Z-27F-2014 for zoning conditions.

This project is associated with the following approved Design Alternates/variances:
- a 2597’ variance from the 2500 block perimeter standard (8.3.2 A), and a 11,914’ variance from the 2500’ maximum block perimeter. (A-70-19)
- Reduction in the primary street build To requirement (3.4.7 E) for Lot 1 (A-102-1)

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 June 15, 2022 by J DAVIS ARCHITECTS.

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. Label mechanical equipment on the elevations and landscape plan sheet to demonstrate compliance with 7.2.5 D.

2. Demonstrate compliance with building height in UDO Section 1.5.7. Elevations at Sumner Boulevard and Triangle Town Boulevard must show a dimension from post development average grade to the top of roof.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

**Urban Forestry**

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑ **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.

| ☑ Stormwater Maintenance Covenant Required | ☑ Right of Way Deed of Easement Required |
| ☑ Utility Placement Deed of Easement Required | ☑ Transit 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:**

**Stormwater**

1. 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).

2. 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).

3. 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).

4. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

5. 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).
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).

**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. Plan Set Must demonstrate compliance for congregate care UDO Section 6.2.2 C. Please include a floor plan for each floor. Please dimension and label all shared/common areas in the building as well as office space and any other uses proposed in the congregate care facility.

2. Demonstrate compliance with zoning conditions outlined in Z-27F-2014.

3. Conditions applicable to the creation of the lot for this development, Lot 1 of SUB-S-55-2018, shall be met including recordation of the lot and necessary street right-of-way, easements, and tree conservation areas as specified in the approved subdivision plan.

**Engineering**

4. 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)

5. A 5’ utility placement 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)

6. A fee-in-lieu for a slim fit transit shelter and accompanying elements (Brasco Slim Fit, 36 Gallon Trash receptacle, 64 foot Metal Bench, and Solar Light) shall be paid to the City of Raleigh (UDO 8.1.10). The 6x20 pad itself will be constructed by the developer at their cost.
7. A transit 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)

8. 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.

Public Utilities

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

Urban Forestry

10. A tree impact permit must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 15 street trees along Triangle Ridge Road and 6 street trees along Sumner Boulevard for a total of 21 street trees.

11. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. Final inspection of tree conservation areas and right of way street trees by Urban Forestry Staff.

2. The CO is contingent upon substantial completion of the portion of road needed to serve the building, meaning full unobstructed access that meets public safety and access requirements (everything except final lift of asphalt, street trees). Public sidewalk for access to the building requesting CO would be required.

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:** July 14, 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:  

Daniel L. Stegall  
Development Services Dir/Designee  

Date: 07/14/2022  

Staff Coordinator: Daniel Stegall