LOCATION: This site is located on the west side of Wake Forest Road, north of St. Albans Drive at 901 St. Albans Drive.

REQUEST: Development of a 8.79 acre/382,684 sf tract, zoned OX-5 GR CU and CM, with 0.15 acres/6,498 sf of right-of-way dedication leaving a net area of 8.64 acres/376,186 sf. A proposed 204 unit apartment development, totaling 283,978 gross sf, with 120 1-bedroom units; 80 2-bedroom units and four 3-bedroom units.

Z-60-98 - St. Albans Drive Re-Zoning Conditional Uses and Block Perimeter.

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 October 28, 2021 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. On prior submittals there was a slope easement shown per BM 1987 PG 1961 DB 4219 PG 911. The easement was not shown on the 4th review of the administrative site review. The slope easement is shown to have been acquired by the City of Raleigh. To remove the slope easement the developer will have to discuss the process for slope easement removal and have the item addressed prior to site permitting review plan approval.

2. The buffered bike lanes will be reviewed further to ensure they are meeting the 8’ width and buffered standard prior to site permitting review approval.

3. The south wall parking deck elevation (closest to St. Albans Dr), on sheet A301, provide and label the spot grades & average post-development grades for the parking deck’s height with dimensions, demonstrating compliance with TC-4-20, UDO Sec.1.5.7 & Sec.3.2.4.D.

4. Sheet A301, per TC-4-20, label and spot grade the Post-Development Grades & average on the South Elevation wall plane, with the height dimensioned, for the maintenance building
5. The TW/BW grades for stand-alone & or foundation wall heights along the Sections B & C or walls #4,5 & 6 shown on the South Elevation, are properly labeled on sheet A300, demonstrate comply with TC-19-19 and UDO Sec.7.2.8.

6. The Green Frontage setback data information, per UDO Sec.3.4.6.C.C1, is listed and provided on the site information table under #8, on sheet LS1.1.

**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 surety equal to or the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B). This is for the additional TN offset taking into consideration the previous payment.

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

**Urban Forestry**

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

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).

**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.

- Cross Access Agreements Required
- Transit Easement Required
- Greenway Easement Required
- Slope Easement Required
- Utility Placement 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. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

Engineering

2. A cross access easement for the shared access with the adjacent Coastal Federal Credit Union site located at 1000 St Albans Road (PIN 1715280163) shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld. The developer shall show the cross access easement through the drive aisle of the Meridian development (901 St Albans) to the Meridian driveway access point to St Albans drive connection on the western side of the site.

3. 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

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

Stormwater

5. 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).

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).

7. 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).

Transportation

8. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

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 1.061 acres of tree conservation area.

**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. A cross-access agreement for SWS accessibility is recorded and a copy shall be provided prior to building permit approval.

2. Comply with all conditions of Z-60-98

3. The greenway easement as shown on the preliminary plan shall be dedicated prior to issuance of building permits.

**Engineering**

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

5. A fee-in-lieu for street widening west of the western access point shall be paid to the City of Raleigh (UDO 8.1.10). Additionally there will be a fee in lieu for 1’ of sidewalk width to the west of the western access location and for transit stop infrastructure for future construction of a transit stop in the transit easement proposed on site.

6. A public infrastructure surety for 28 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

**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 tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 28 street trees along Saint Albans Drive.

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 all tree conservation areas and right of way street trees by Urban Forestry Staff

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. 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.

Stormwater

4. 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: March 30, 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: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 12/01/2021

Staff Coordinator: Jermont Purifoy
Meridian at North Hills

901 St Albans Drive
Raleigh, North Carolina 27609

Application

Administrative Site Review Application

Sheet Index

Notes

Project Team

REFERENCE: Z-60-98

ASR-0086-2020

Administrative Site Review
1st Submittal: October 22, 2020
2nd Submittal: February 11, 2021
3rd Submittal: April 8, 2021
4th Submittal: October 28, 2021