LOCATION: The site is generally located on the north side of Wadford Drive north of the intersection of Wadford Drive and Wild Wood Forest Drive, with common street addresses of 8620 and 8700 Wadford Drive.

REQUEST: Development of an apartment complex consisting of 9 townhouse type buildings comprising approximately 114,000 square feet of combined gross floor area and containing 55 total dwelling units. The site is approximately 4.4 acres zoned CX-3-PK-CU (Z-62-95).

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 July 16, 2021 by Pabst Design 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:

☐ 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. Demonstrate compliance with UDO Section 7.2.8.D (Retaining Walls).

2. Demonstrate compliance with UDO Section 1.5.7 (Building Height); the post-development grades required to calculate the post-development average grade shall be shown on the plans.

3. Demonstrate compliance with UDO Section 7.2.5.C (Screening - Service Areas).

4. Demonstrate compliance with UDO Section 7.4 (Lighting).

Stormwater

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

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

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

8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas with the allowed disturbed areas and the newly planted areas, and tree protection fencing as required (UDO 9.1.6).

9. 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.

| ☑️ Utility Placement Easement Required | ☑️ Cross Access Agreements Required |
| ☑️ Slope 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. Provide Construction Easement at eastern access drive for future construction/connection with neighboring parcel.

**Engineering**

2. A cross access agreement among the lots identified as PINs 1738104648 and 1738200382 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of 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.

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. A slope easement (10' width along Wadford Drive) 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 these documents 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**

5. A tree conservation plat shall be recorded with metes and bounds showing the disturbed tree conservation areas and newly planted areas (UDO 9.1.6). This development proposes 0.07 acres of tree conservation area disturbed and 0.07 acres of newly planted 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 recombination map shall be recorded prior to building permit, recombining the existing lots into a single lot.

2. The Sheets A1.1 included in this ASR plan set have not been reviewed nor are they approved as part of this ASR plan approval. Compliance with the maximum building height shall be demonstrated and will be reviewed during the building permit review.

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 the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

5. A fee-in-lieu for 1' width of sidewalk and 3.5' of pavement frontage along Wadford Drive (810 LF) shall be paid to the City of Raleigh (UDO 8.1.10).

**Public Utilities**

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

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

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 18 street trees along Wadford Drive.

12. A public infrastructure surety for 18 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

Stormwater

2. 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: December 15, 2024
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: Alyssa Bailey Taylor  Date: 08/18/2021
Development Services Dir/Designee

Staff Coordinator: Kasey Evans
FOR REVIEW ONLY
NOT FOR CONSTRUCTION

1. ALL CONSTRUCTION SHALL BE IN CONFORMITY WITH ALL CITY OF WADFORD AND BOARD OF ZONING APPEALS ORDINANCES.