LOCATION: The site is generally located east of S Saunders Street south of Centerline Street, with a common street address of 126 Penmarc Drive currently. The building site is on proposed Lot 21 of approved subdivision SUB-0008-2021.

REQUEST: Development of an approximately 398,622 square foot, 8-story mixed use building containing 276 dwelling units. The subject property is approximately 1.89 acres zoned CX-40-UL-CU (Z-13-20).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SUB-0008-2021: DSLC - Preliminary Subdivision/Preliminary Subdivision

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 7, 2022 by McAdams.

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. The subdivision (SUB-0008-2021) creating the lot for this site must be recorded prior to SPR approval.

2. Building elevations updated to demonstrate compliance with pedestrian requirements (UDO Section 3.4.7.E and UDO Section 1.5.8).

**Public Utilities**

3. incorporate all PU recommendations on preliminary ASR into the SPR design phase of project

4. SPR-0135-2022 & SUB-0008-2021 plat (phase 1 & 2 RCMP) must be approved & recorded prior to SPR approval for this ASR

**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).

- **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.

Urban Forestry

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 4.2 acres of tree conservation area.

3. A public infrastructure surety for 6 street tree pits along Centerline Street and 7 street tree pits along Rigby Street 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.

The following items must be approved prior to the issuance of building permits:

Public Utilities

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

Stormwater

2. Impervious restrictions for each lot must be recorded on a plat prior to building permit issuance.

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).

Urban Forestry

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

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Centerline Street and 7 street trees along Rigby Street.
The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of right of way street trees by Urban Forestry Staff.

2. Before any Certificate of Occupancy can be issued for any residential units constructed within the area subject to the zoning condition, an Affordable Housing Deed Restriction must be placed on the subject property per Zoning Condition Number 17 (Z-13-20).

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: December 8, 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. Stogall
Development Services Dir/Designee
Date: 08/11/2022

Staff Coordinator: Kasey Evans