

# Administrative Approval Action

Case File / Name: ASR-0098-2021 DSLC - Multi-Family South 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 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:

☑ <u>SITE PERMITTING REVIEW</u> - 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).

☑ <u>RECORDED MAP(S)</u> - 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.



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#### 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.

☑ <u>BUILDING PERMITS</u> - 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:

#### **Public Utilities**

 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.
- 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).
- 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.



# **Administrative Approval Action**

Case File / Name: ASR-0098-2021 **DSLC - Multi-Family South** 

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

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**

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. Date: 08/11/2022 Development Services Dir/Designee Staff Coordinator: Kasey Evans

his form is	remired when sub	smitting site plans	as referenc	red in Unified Development Ordinance (UDO) Section
		opriate building ty	pes and inc	ced in Unified Development Ordinance (UDO) Section dude the plan checklist document when submitting.
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	Apartment		Open lot	Board of Adjustment #:
	Townhouse		Civic	Zoning Case #; Z-13-20 Administrative Alternate #;
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NOTE: pl	roperty Owner/Devi ease attach purch	ase agreement w	when subm	itting this form
	MK South III L			Title: Steve Malik, Managing Member
		y, 4321 Lassi	ter at No	rth Hills Ave, Raleigh, NC 27609
hone #:	919-719-3573	E	mail: lhob	bs@kanerealtycorp.com
	Name: David Bo	yette, PE, Pro	ject Man	ager
	McAdams			ne Glenwood Ave., Suite 201, Raleigh, NC 2760
Phone #:	919.244.9528	E	mail: boye	ette@mcadamsco.com
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# **MULTI-FAMILY SOUTH**

126 PENMARC DRIVE

#### RALEIGH, NORTH CAROLINA 27603 **ADMINISTRATIVE SITE REVIEW**

CITY OF RALEIGH CASE #: ASR-0098-2021 PROJECT NUMBER: 2021-110149 DATE: NOVEMBER 10, 2021 **REVISED FEBRUARY 24, 2022** REVISED JUNE 01, 2022

Know what's below.

Call before you dig.

REVISED JULY 07, 2022 126 DENIMARY DRIVE DALEIGH MORTH CAROLINA FLOODPLAIN/FIRM PANE 0.19 ACRES, 8,248 SF (82,480 SF \* 10%) 0.19 ACRES, 8,442 SF ALL AT GROUND LEVEL SEATING & TREES REQUIRED SEATING -11F/50 SF = 8,248/50 = 16S LF TREES -1-2\* CALIPER /1,000 SF = 8,248/1,000 = 8 TREE QUIREMENTS MET FOR SITE THROUGH PRELIMINARY VEHICLE PARKING 66 SPACIS (1.0 PER UNIT)
2 SPACES (1.0 PER UNIT)
8 SPACES (1.0 PER S00 SF LESS 1ST 10,000 SF)
284 SPACES (1.0 PER 500 SF)
284 SPACES 264 SPACES (1st 16 DWELLING UNITS EXEMPT) 262 FULL SIZE SPACES 53 COMPACT SPACES 275 TOTAL SPACES NOTES 14 SHORT-TERM (LO PER 20 UNITS, MIN. 4) 0 LONG-TERM (NOT REQUIRED) 0 SHORT-TENM (LD PER 10,000 SF, MIN. 4) 0 LONG-TERM (LD PER 50,000 SF, MIN. 4) 4 SHORT-TERM (LD PER 50,000 SF, MIN. 4) 4 LONG-TERM (LD PER 50,000 SF, MIN. 4) BUILD-TO REQUIREMENT 141 IF OF 281.5 IF OF FRONTAGE (50%, 0°-20') 241.5 IF OF 281.5 IF (85.8%) 146.5 IF OF 283.0 IF (85.8%) 258.4 IF OF 293.0 IF (85.2%) NOT APPICABLE - PRIVATE STREET NOT APPICABLE - PRIVATE STREET

**VICINITY MAP** 

N.T.S.

BUILDING/STRUCTURE SETBACK

SHEET INDEX

A202

A501A

2-3	ALTA/NSPS & TOPOGRAPHIC SURVEY
3-3	ALTA/NSPS & TOPOGRAPHIC SURVEY
C0.01	PROJECT NOTES
C0.02	ZONING CONDITIONS
C0.03	TRIP GENERATION TABLES
C0.04	COMMUNITY MEETING DOCUMENTATION
C1.01	DEMOLITION PLAN
C2.00	OVERALL SITE PLAN
C2.01	SITE PLAN
C3.00	GRADING PLAN
C4.00	UTILITY PLAN
C8.00	SITE DETAILS
C8.01	SITE DETAILS
C8.02	SITE DETAILS
C8.03	WATER DETAILS
C8.04	WATER DETAILS
C8.05	SEWER DETAILS
C8.06	SEWER DETAILS
L2.00	TREE CONSERVATION PLAN
L7.00	PLANTING PLAN
L7.90	PLANTING & SOILS DETAILS
A200	G1 LEVEL PLAN
Δ201	1ST FLOOR PLAN

2ND FLOOR PLAN

ELEVATIONS - ZONING CALCULATIONS

ELEVATIONS - ZONING CALCULATIONS

I. THE MINIMUM CORNER CLEARANCE FOR A DRIVEWAY FROM THE CURB LIVE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FER FROM THE POINT OF TANGENCY OF THE CURB. NO DRIVEWAYS SHALL ENCROACH ON THIS MINIMUM CORNER CLEARANCE. RSDM SECTION 6.5.2. B. CENTERLINE STREET AND RIGBY STREET ARE MIXED USE STREETS; THUS, WE HAVE DESIGNATED THEM AS PE

#### RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LAME, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LAME, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION INTETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE SOURCE.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NODOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE INCOOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", INCOOT "ROADWAY STANDARD DRAWING MANUAL", AND THE INCOOT SUPPLEMENT TO THE MUTCH.
- ALL PUBLIC SIDEWALSS MUST BE ACCESSIBLE TO PEDESTRANS WHO ARE VISUALLY IMPARED AND/OR PEDEL WITH MOBILITY CONCERNE DISTING AND ATBRIANTAYE PEDESTRAN BOUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPAINAT WITH THE PUBLIC ROWN OF WAY ACCESSIBLET GUIDEDURES PROVINGE, THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNFORM TRAFFIC CONTROL DEFICES (MUTTO).
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION

#### ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, seeer, and/or reuse, as approved in these plans, is responsible for contacting the Public Works Department of (919) 3982-4950, and the Public Utilities Department of (919) 1982-4540 of least Jesuity faur hange prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require reinstallation of any water or sewer facilities not inspected as a result of this n

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Roleigh Standards will result in a <u>Fine and Possible Exclusion</u> from future work in the City of Roleigh.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

#### SOLID WASTE INSPECTION STATEMENT:

- THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANC WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL.

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTIO OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED ON EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.
CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE
THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

#### CELTRACKING TABLE

ASR NUMBER	CITY CASE NUMBER	PROJECT NAME	GSI MEASURES INLUDED
1	ASR-0098-2021	MULTI-FAMILY SOUTH	NONE
2	ASR-0099-2021	CENTRAL OFFICE	PLANTER BOXES, BIORETENTION AREAS, PERMEABLE PAVERS



The John R. McAdams Company, In-

phone 919, 823, 4300 license number: C-0293, C-187

#### CONTACT

David Boyette PHONE: 919, 244, 9528

#### CHENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE



#### PROJECT DIRECTORY

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609

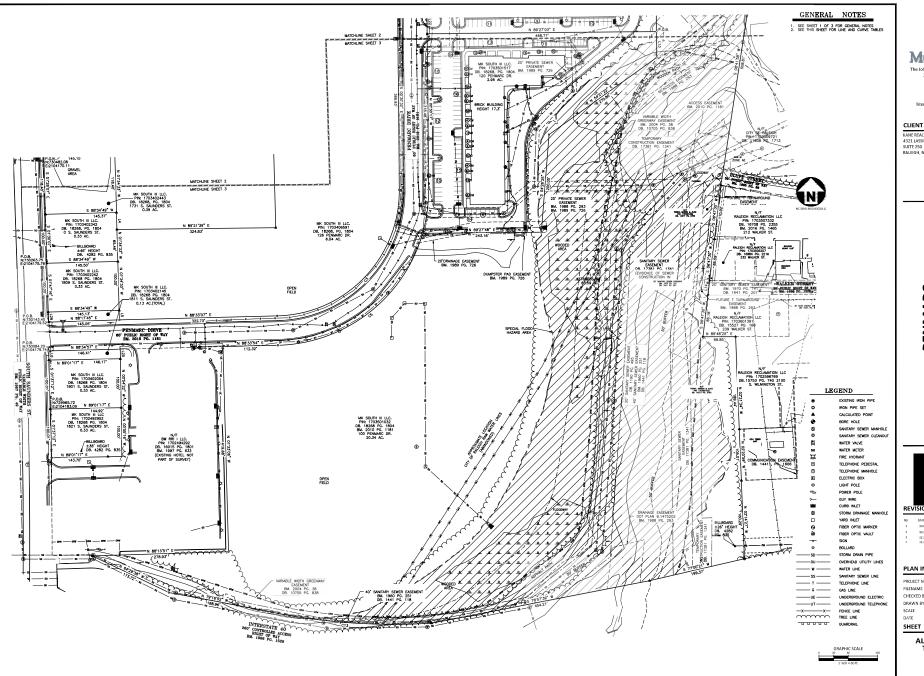


#### REVISIONS

#### ADMINISTRATIVE SITE REVIEW FOR:

MULTI-FAMILY SOUTH DRAWINGS RALEIGH, NORTH CAROLINA, 27603 PROJECT NUMBER: 2021110149

Kasey Evans





phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293, C-187

#### CLIENT

KANE REALTY 4321 LASSITER AT NORTH HILLS AVE., SUITE 250 RALEIGH, NORTH CAROLINA

# PENMARC ASSEMBLAGE ALTA/NSPS LAND TITLE SURVEY RALEIGH, NORTH CAROLINA



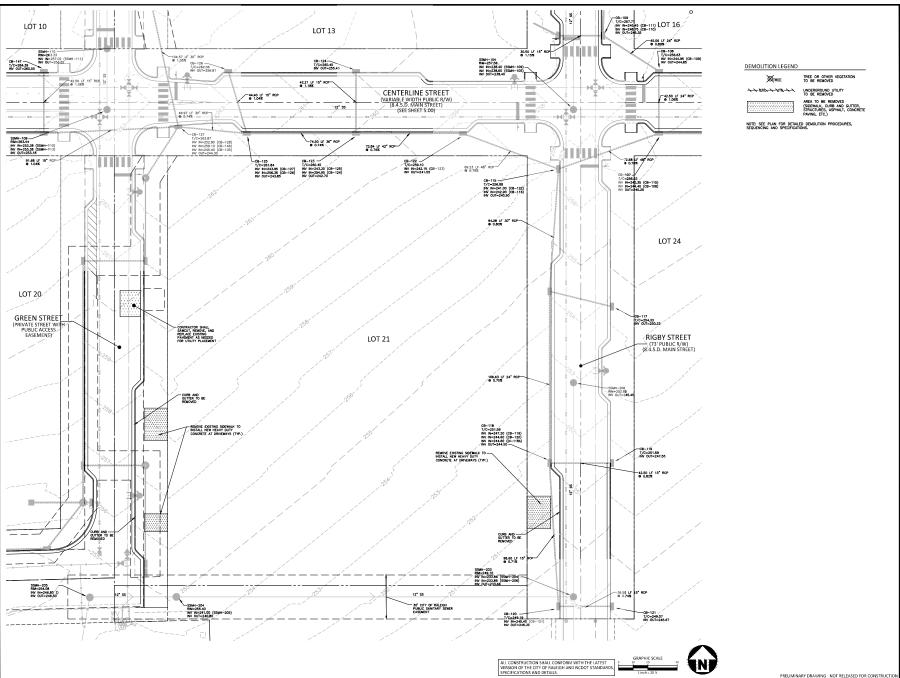
DATE
30.03.2019 COMMENTS
30.18.2019 FIELD DATA
12.18.2020 COMMENTS
12.28.2020 NEW COMMENTS

#### PLAN INFORMATION

PROJECT NO. KAN19020 CHECKED BY RTF DRAWN BY 09.05.2019

ALTA/NSPS LAND

TITLE SURVEY





#### MCADAM

The John R. McAdams Company, Inc. One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

.....

#### CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609



# MULTI-FAMILY SOUTH 126 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 27603



#### REVISIONS

02.24.2022 CITY OF RALEISH COMMENTS 06.01.2022 CITY OF RALEISH COMMENTS 07.07.2022 CITY OF RALEISH COMMENTS

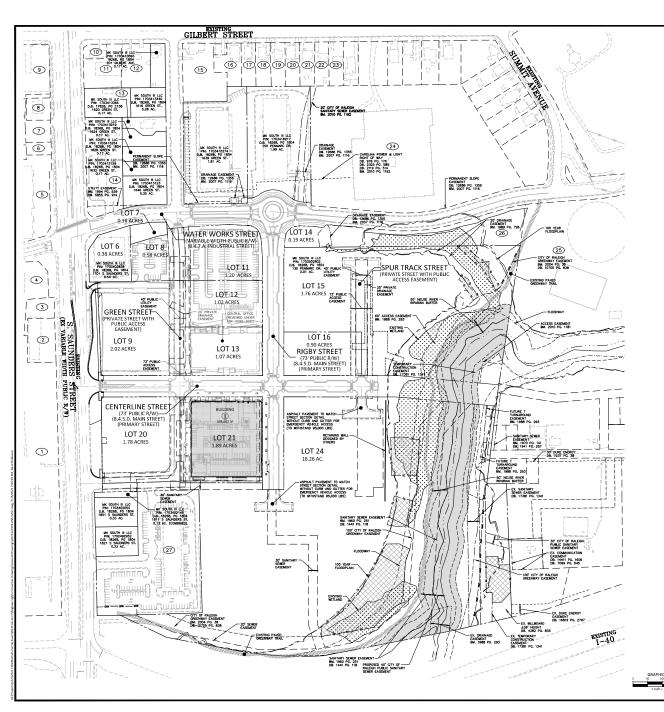
#### PLAN INFORMATION

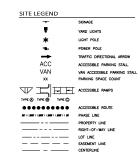
PROJECT NO. 2021110149
FILENAME 2021110149-ASR-DM1
CHECKED BY DMB
DRAWN BY CDR
SCALE 1°=20'
DATE 11.10.2021

SHEET

#### DEMOLITION PLAN

C1.01





Tanana and Tanana

#### NOTES:

DARCEL III CMINED

ALL INFRASTRUCTURE AND UTILITIES PROPOSED I CASE R: SUB-0008-2021 AND SPR-0135-2022.
 CASE ONLY SHOWING PLASE LOF SUBDIVISION

#### PROPERTY TABLE

PARCEL #	OWNER	PIN	EXISTING USE	ZONING
1	FLOWSERVE US INC	1703304321	REG NIX	IH
2	NEW GROUP LLC	1703309690	INDUSTRIAL	IX-3-PL
3	NEW GROUP LLC	1703309780	VACANT	X-3-PL
4	FTPA STORAGE RALEIGH LLC	1703307764	COMMERCIAL	X-3-PL
5	ROBERT ROBERSON SSILC	1703318067	FLEX WHSE	IX-3-PL
6	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319285	VACANT	CX-3-PL
7	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319382	VACANT	OX-3-PL
8	DEVINCENZO, BRUCE DEVINCENZO, SONDRA	1703319389	COMMERCIAL	OX-3-PL
9	ROWDY RIDGEBACKS HOLDINGS LLC	1703319512	COMMERCIAL	NX-3
10	RIGHT FORCE	1703411588	RES/BUS	NX-3-PL
11	HOBBY FAMILY LLC	1703412512	COMMERCIAL	CX-3-PL
12	VIVAS, ABEL ZENON VIVAS, MARIA C	1703418523	RESI	R-6
13	MK SOUTH III	1703412400	VACANT	CX-40-UL-CU
14	QUALITY OIL COMPANY LLC	1703412108	INDUSTRIAL	NX-3-PL
15	IRBY, WILLIAM S	1703415534	RESI	R-6
16	FIND AN ACORN LLC	1703416544	RESI	R-6
17	RIGHT FORCE INC	1703417504	RESI	R-6
18	RIGHT FORCE INC	1703417554	RESI	R-6
19	FIND AN ACORN LLC	1703418504	RESI	R-6
20	RIGHT FORCE INC	1703418554	RESI	R-6
21	HACHMEISTER, MARIAH C	1703419505	RESI	R-6
22	RIGHT FORCE INC	1703419554	RESI	R-6
23	HOBBS, DAVID G HOBBS, HELEN R	1703510515	RESI	R-6
24	DUKE ENERGY PROGRESS INC	1703512225		R-6
25	RALEIGH CITY OF	1703509721	POWER HS	IX-3
26	RALEIGH CITY OF	1703503926	POWER HS	R-6
27	BW RRITLLC	1702494929	REG NIX	CX-40-UL-CU

SEE SHEET CO.01 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARDS SPECIFICATIONS AND DETAILS.







phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609



MULTI-FAMILY SOUTH 126 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 27603



#### REVISIONS

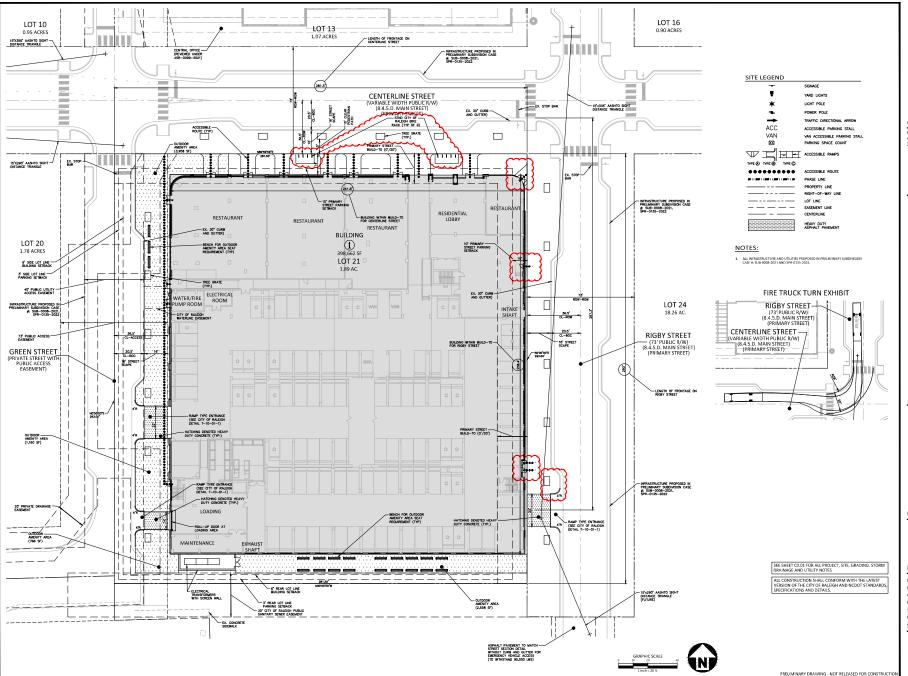
#### PLAN INFORMATION

FILENAME 2021110149-ASR-OAS1 CHECKED BY DMB SCALE 1"=100" DATE 11. 10. 2021 SHEET

OVERALL SITE PLAN

C2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUC





#### The John R. McAdams Company, Inc.

One Glenwood Avenue Suite 201 Raleigh, NC 27603 phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609

KANE

MULTI-FAMILY SOUTH 126 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 27803



#### REVISIONS

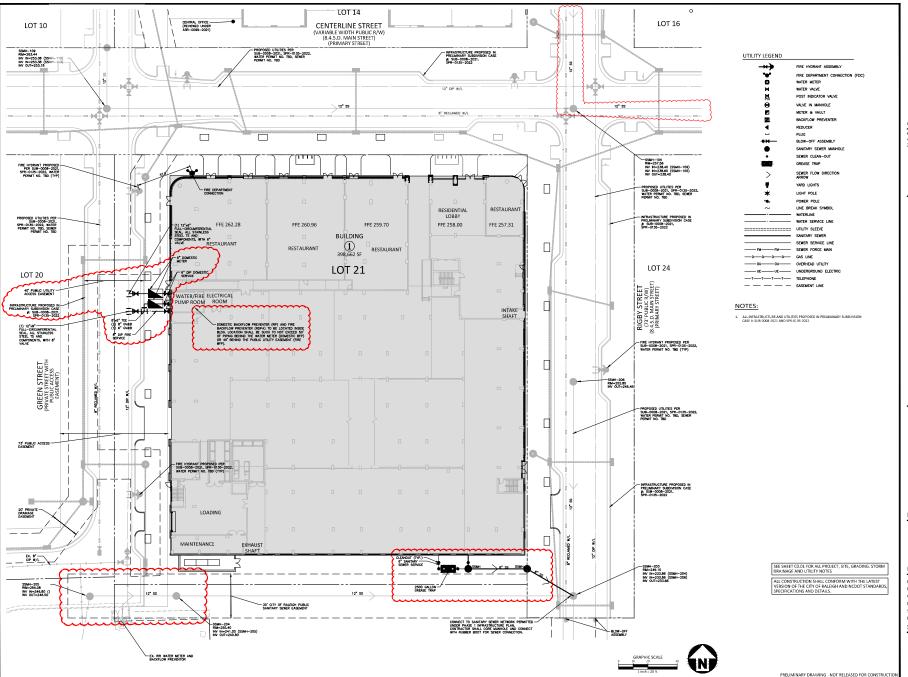
02.24.2022 CITY OF RALEISH COMMENTS 06.01.2022 CITY OF RALEISH COMMENTS 07.07.2022 CITY OF RALEISH COMMENTS

#### PLAN INFORMATION

FILENAME 2021110149-ASR-S1 CHECKED BY DMB DRAWN BY SCALE 1"=20" 11. 10. 2021 DATE SHEET

SITE PLAN

C2.01





#### MCADAM

The John R. McAdams Company, Inc.
One Glemwood Avenue
Suite 203
Raleigh, NC 27603
phone 919, 823, 4300
fax 919, 361, 2269
license number: C-0293, C-187

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#### CLIENT

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE 250 RALEIGH, NC 27609



# EALTY CORPORATION

# MULTI-FAMILY SOUTH 126 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 27603



#### REVISIONS

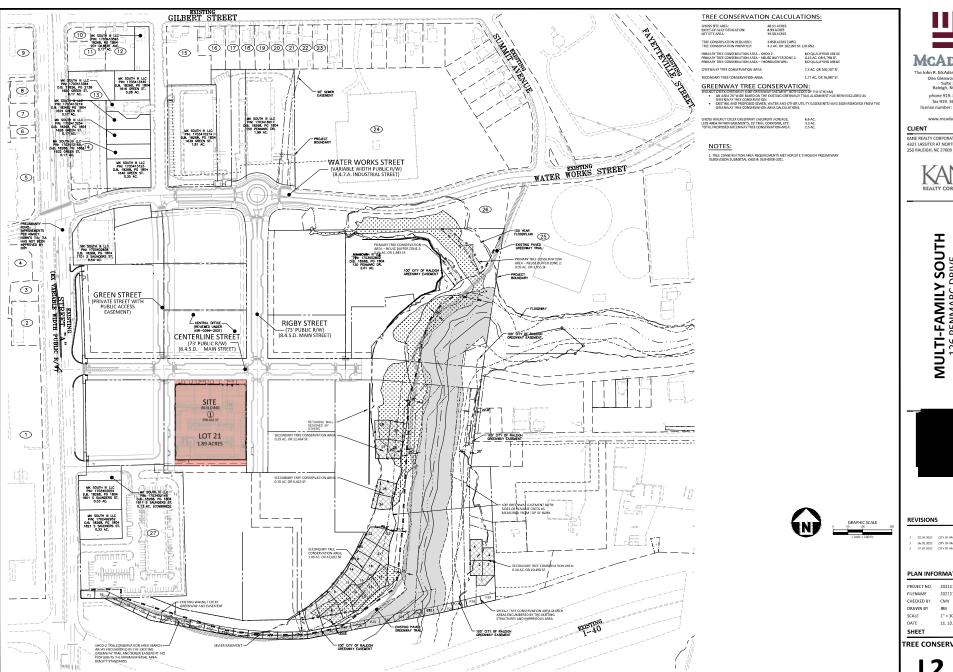
02.24.2022 CITY OF RALEISH COMMENTS 06.01.2022 CITY OF RALEISH COMMENTS 07.07.2022 CITY OF RALEISH COMMENTS

#### PLAN INFORMATION

PROJECT NO. 2021110149
FILENAME 2021110149-ASR-U1
CHECKED BY DMB
DRAWN BY CDR
SCALE 1"=20'
DATE 11. 10. 2021
SHFFT

UTILITY PLAN

C4.00



phone 919. 823. 4300 fax 919. 361. 2269 license number: C-0293, C-187

KANE REALTY CORPORATION 4321 LASSITER AT NORTH HILLS AVE SUITE

KANE REALTY CORPORATION

MULTI-FAMILY SOUTH 126 PENMARC DRIVE RALEIGH, NORTH CAROLINA, 27803



#### REVISIONS

#### PLAN INFORMATION

2021110149-TC1 CHECKED BY CMV DRAWN BY 1" = 100" 11. 10. 2021

TREE CONSERVATION PLAN

L2.00

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCT

