LOCATION: This site is located on the south side of Oakwood Avenue, east of N. State Street at 310, 312, 314 & 320 N. State Street.

REQUEST: Development of 4 lot site, zoned RX-3, with existing single-family dwellings (to be demolished), and the proposed redevelopment into a 2 lot development (New Lot 1 being .321 acres/13,966 sf and New Lot 2 being .324 acres/14,115 sf), consisting of 4 multi-unit condominium buildings (30 units total). A total combined building area of 44,386 sf, on 0.67 acres/29,199 sf tract, with .026 acres/1,118 sf of right-of-way dedication, leaving a net area of .645 acres/28,081 sf of net area.

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 27, 2022 by Wake Land Design, PLLC.

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. Site Permit Review civil plans set show and label the unit #s for each condo unit.

2. Elevations denotes the stairway features shown with labeling, and a dimension height is also dimensioned for height design compliance & encroachments, per UDO Sec.1.5.7.D.

3. Elevation sheets, for buildings 1-4 are revised, showing the building height's to top of roof from the Avg. Post-Development level spot grade #.

**Stormwater**

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

5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
6. These lots are exempt per UDO Section 9.2.2.A.2.b.i as a commercial subdivision of one-half acre or less approved after May 1, 2001, but are subject to impervious limitations of subsection A.4 and subject to further review upon placement of impervious surface areas.

7. The 2-100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.2.2.A.4b.ii).

- **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.

  - **Right of Way Deed of Easement Required**
  - **Utility Placement 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:

**General**

1. A demolition permit shall be issued and this building permit number shown on all maps for recording.

2. A recombination plat is recorded recombining the existing lots as shown on the preliminary plan prior to permit review approval.

3. A shared cross-access easement for shared amenity, between Lots 1, 2, as shown on the approved site plan ASR-0100-2021, is approved with and prior to any plat recordings.

**Engineering**

4. 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)
5. 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)

☑ 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 plat of recombination shall be recorded with the Wake Co Register of Deeds with the Book Maps
and page number shown on the plans for permitting prior to any building permit approval.

2. A demolition permit shall be obtained.

3. A copy of the shared cross-access easement shall be recorded with Wake Co. Register of Deeds
and a copy of the easement is transposed or included with the building permit plans set review.

Engineering

4. 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.

5. A fee-in-lieu for approximately 5’ of pavement width across the N State Street frontage shall be paid
to the City of Raleigh (UDO 8.1.10).

Stormwater

6. 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).

7. 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).

8. 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).
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DSLC - N STATE CONDOS

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

Urban Forestry

10. A public infrastructure surety for 8 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

11. Tree impact permits must be obtained for the approved streetscape tree installations in the rights of way. This development proposes 4 street trees along N. State Street and 4 street trees along Oakwood Avenue.

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

General

1. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

2. 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.

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

4. All street lights and street signs required as part of the development approval are installed.

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

Stormwater

6. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

7. 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: November 30, 2025
Obtain a valid building permit for the total area of the project, or a phase of the project.
**Administrative Approval Action**

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**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: 08/03/2022

Staff Coordinator: Jermont Purifoy