



# Administrative Approval Action

Case File / Name: ASR-0102-2019  
Cameron Hills Apartments

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 on the north and south sides of Grant Avenue on the block of Grant Avenue between Baez Street on the west and Lyon Street on the east, with common street addresses of 2315 and 2318 Grant Avenue and 1327 Chester Road.
- REQUEST:** Redevelopment of approximately 10 acres, approximately 9.2 acres zoned RX-3-CU (Z-7-1997) and approximately 0.6 acres zoned R-10-CU (Z-56-1997), with 314 apartment units located in 12 buildings and associated site improvements such as a parking structure, leasing office and pool. The total size of all the proposed buildings will be 400,604 square feet.
- 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 August 12, 2020 by Stewart.

## **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. That a note is placed on the Site Permitting Plan: "No construction traffic will be allowed on Pecora Lane for ingress or egress to the site. Failure to follow the direction will result in a Stop Work Order and potential fines."
2. That a note is placed on the Site Permitting Plan: "No physical connection to the existing Pecora Lane from this development shall be constructed until the last building is permitted on the lots south of Grant Avenue, depicted as Lot 1, Lot 2, Lot 3, or Lot 5 on the approved site plan."
3. Compliance with the amenity area requirements set forth in UDO Section 1.5.3 shall be demonstrated on the site plans.
4. Compliance with UDO Section 7.2 including but not limited to protective yards, service area screening, mechanical equipment screening, and retaining walls shall be demonstrated on the site plans.
5. Show flow leaving the property meets NCDEQ non-erosive velocities.

### **Engineering**



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6. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

**Stormwater**

7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
8. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

**Urban Forestry**

10. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required for .10 acres (UDO 9.1.5). And a fee-in-lieu for compliance with tree conservation area requirements amount to be calculated, submitted for review and approved for trees numbers 27, 28, 29 & 30 on the tree conservation plan sheet LT1.1, fees shall be paid to The City of Raleigh. UDO 9.1.5.E.2.g.
11. 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](mailto: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.

<input checked="" type="checkbox"/>	Cross Access Agreements Required
<input checked="" type="checkbox"/>	Utility Placement Easement Required
<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required

<input checked="" type="checkbox"/>	Sidewalk Easement Required
<input checked="" type="checkbox"/>	City Code Covenant 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.

**Engineering**



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2. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
3. A cross access agreement among the lots identified as PINs 1704073013 and 1704067938 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.
4. 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.
5. 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.

## Public Utilities

6. 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.

**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. No physical connection to Pecora Lane shall be constructed until the last building is permitted on the lots, depicted as Lot 1, Lot 2, Lot 3, Lot 4, Lot 6, or Lot 7 on the southern parcel.
2. A recombination and street right-of-way dedication map showing the approved lot and street right-of-way configuration shall be recorded prior to issuance of building permits.
3. Compliance with UDO Section 2.2.7 (Residential Infill Compatibility) including but not limited to UDO Sections 2.2.7.D, 2.2.7.E, and 2.2.7.F for the proposed Lots 1 and 2 (zoned R-10-CU).
4. A foundation survey is required at zoning site inspection for the proposed building on the proposed Lot 1 (property zoned R-10-CU).



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5. A height certification demonstrating compliance with NCOD-Oberlin Village (UDO Section 5.4.3.F.15.f) is required at zoning final inspection prior to certificate of occupancy.
6. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

## Engineering

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

## Public Utilities

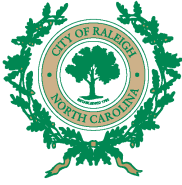
8. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

9. 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).
10. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
11. An encroachment agreement for Stormwater pipes within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
12. 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).
13. 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

14. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .10 acres of tree conservation area.



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15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 38 street trees along Grant Ave. (south side), 14 street trees along Grant Ave. (north side), 3 street trees along Lyon St., 3 street trees along Chester Rd. for a total of 58 street trees.
16. A public infrastructure surety for 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. 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**

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

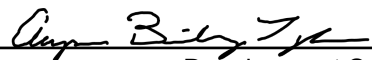
**3-Year Expiration Date:** August 26, 2023

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:  Date: 08/26/2020  
Development Services Dir/Designee

Staff Coordinator: Kasey Evans