LOCATION:
The project consists of three sites. Site 1 is generally located on the west side of Sawyer Road north of Peterson Street with a common street address of 1448 Sawyer Road. Site 2 is generally located at the northeast corner of Sawyer Road and Peterson Street, with common street addresses of 1506 Carnage Drive, and 1447, 1449 and 1451 Sawyer Road. Site 3 is generally located on the east side of Sawyer Road north or Peterson Street with common street addresses of 1421, 1425, 1433, and 1441 Sawyer Road.

REQUEST:
Development of the RX-3 zoned property with 154 affordable dwelling units across six apartment buildings with a total gross floor area of approximately 164,855 square feet, plus associated parking and site improvements. Site 1 is approximately 0.65 acres containing one proposed building with 18 dwelling units. Site 2 is approximately 2.81 acres containing three proposed buildings with 76 dwelling units. Site 3 is approximately 1.72 acres containing two proposed buildings with 60 dwelling units.

Administrative Alternate (AAD-23-2020) allowing outdoor amenity area to be counted towards the primary street build-to requirement set forth in UDO Section 3.2.4.D for Building 1 along Sawyer Road, and granting relief from the side street build-to requirement set forth in UDO Section 3.24.D for Building 6 along Carnage Drive.

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 February 5, 2021 by Solstice Partners LLC.

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:

Stormwater
1. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
2. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved. Phosphosorb must be specified in the O&M manual. (UDO 9.2).

☑ 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:

Engineering

1. 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.

2. A transit 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.

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. 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.

Stormwater

5. 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).

6. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

☑ 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 or in conjunction with the recording of lots, recombining the existing lots for each site into a single lot.

Engineering

2. A fee-in-lieu for transit infrastructure shall be paid to the City of Raleigh (UDO 8.1.10).

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

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all CORWLE dedications for the proposed water meters and FHs that are not within the R/W.

Stormwater

5. 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).

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).

Urban Forestry

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

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street (shade) trees along Carnage Dr.; 10 street (shade) & 1 (understory) trees along Peterson St.; east side of Sawyer Rd. 34 street (understory) trees; and west side of Sawyer Rd. 2 street (understory) trees and 1 (shade) tree.

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

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

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: June 30, 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: Alyssia Bailey Taylor
Development Services Dir/Designee

Date: 03/03/2021

Staff Coordinator: Kasey Evans