

Administrative Approval Action

Case File / Name: ASR-0107-2020 MTX Multi One City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 2.73 acre site zoned CX-20 CU (Z-13-16) is located south of St. Albans Drive

between Quail Hollow Drive and Skygarden Way at 3410 Quail Hollow Drive.

REQUEST: This is a mixed use building consisting of 304 dwelling units, retail, and associated

infrastructure with a total gross square footage of 338,510 square feet size. In

addition the project includes structured parking.

One design alternate with two elements was approved for this site. (DA-0011-202

- Driveway Spacing (UDO 8.3.5 C 3 and RSDM 9.5.2 C) - Parking access (UDO 8.3.5 A3 and RDSM 9.4. A C)

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SUB-S-66-2017: 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 September 21, 2022 by

Advanced Civil Design.

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. Sheets A2.03-A2.06 shall be corrected showing the correct property lines and demonstrating compliance to all setbacks. (As per 12/16/21 discussion with Advanced Civil Design).
- 2. The site shall show compliance with the conditions of the board of adjustment approvals on the driveway spacing and maneuverability as noted on the cover page of the plan set.

Public Utilities

- 3. A Water Model in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval prior to concurrent approval.
- 4. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater



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- 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).
- 6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☑ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be a legaldocument of the	эе
approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associate	ed
easements are shown. Copies of recorded documents must be returned to the City within one business de	ау
of recording to avoid withholding of further permit issuance.	

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☑ **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

A cross access agreement among the lots as shown with ASR-0107-2020 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.

☑ <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:

General

- 1. A recombination map shall be recorded prior to or in conjunction with the recording of lots as shown on the preliminary plan.
- 2. Comply with all conditions of Z-13-16.

Engineering

3. 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.

Public Utilities



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

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

Urban Forestry

- 5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Quail Hollow Dr.
- 6. A public infrastructure surety for (9) street trees planted in the tree lawn 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
- 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

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

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 9, 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.

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Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
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Signed: _	Daniel L. Stegall	_ Date:	11/09/2022
	Development Services Dir Designee	_	
Staff Coo	rdinator: Michael Walters		

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SUBJECT TO THE APPROVAL OF THE APPROPRIATE COMERNMENTAL OR UTILITY AUTHORITY, ALL METERS, REMARDS, TRANSFORMERS, SHEDIES, AURICIDOS, BACKTLONS, OR OTHER THREE OF HET OR DRY UTILITY STRUCTURE WHO IS A MANDE AND THE MICHAND OF CONSTRUCTION SHEPLED SHELL HE ARCHITECTURALLY SCREENED ON NOT OTHERWISE YEARS FROM SHEEL, THE CONTRACT STRUCTURE STRUCTURE OF THE PROPRIATE OF THE SHEEL OF THE SHEEL OF THE SHEEL OF THE APPROPRIATE OF THE SHEEL OF THE SHEE

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THERE SHALL BE A MINIMUM BUILDING AND PARKING SETRACK OF 20 FEET ALONG ST. ALBANS DRIVE. COMPLIANCE STATEMENT: CONDITION NOT APPLICABLE TO THESE PLANS.

I. IN ADDITION TO THE STREETSCAPE REQUIRED AS PART OF THE STREET CROSS-SECTION FOR ST, ALBANS DRIVE, EVEROREEN TREES MEASURING AT LEAST 8 FEET TALL AT THE TIME OF PLANTING.
SHALL BE PLANTED AT A RATE OF AT LEAST 6 TREES FOR TOO LINEAR FEET AND DERGOREEN SPRINGS MEASURING AT LEAST 3 FEET TALL. AND 2 FEET WIDE AT THE TIME OF PLANTING AT A RATE OF AT LEAST 6 TREES AND SHALL BE PLANTED AT A RATE OF AT LEAST 50 SHANLE BE REAL OF AT LEAST 50 SHANLE BE REAL WINNIN THAT A REAL MEASURING AT LEAST 50 FEET WIDE STREET HE ST. ALARMS DROVE BROTO-WAY AND HE

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5. AT LEAST ONE EMERGENCY PHONE SHALL BE LOCATED ON EACH LEVEL OF A PARKING STRUCTURE.

COMPLIANCE STATEMENT: A NOTE HAD BEEN PROVIDED ON THESE PLANS DETALING CONDITION AND LABELED ON THE BUILDING PLA

6. POLE-MOUNTED LIGHTING LOCATED BETWEEN ST. ALBANS DRIVE RIGHT-OF-WAY AND A BUILDING SHALL BE LIMITED TO A MAXMAN HEIGHT OF 18 FEET AND SHALL BE OF FULL CUT- OFF DESIGN.
COMPLIANCE STATEMENT: APPLICABLE TO THESE PLANS. SEE LIGHTING PLANS FOR DETAILS.

17. THE MANDRESS CONCINENTS WITHOUTH CORE IN PROPERTY DAME, AND A THE FELLOWING SCHAMOS, AT THE ELECTION OF THE PROPERTY CHARGE.

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ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATION

CONTACT NO 811 FOR FIELD LOCATION OF UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL LOCATE ALL ENSTING UTBLITES TO VERFY LOCATIONS, DEPTHS, AND ELEVATIONS PRIOR TO STARTING ANY CONSTRUCTION ACTIVITIES. ANY DIFFERENCES SHALL BE REPORTED TO THE OWNER, NO ACCURACY.

LOCATIONS AND SIZES SHOWN FOR STORWWATER DEVICES ARE PREJIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN.

LOCATIONS AND SIZES SHOWN FOR WATER AND SEWER DEVISES ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND DESIGN

PROPOSED GRADES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE PENDING FINAL LAYOUT AND FINAL DESIGN.

THESE PLANS AND ALL CALCULATIONS HEREIN ARE PREJIMINARY AND SUBJECT TO CHANGE PERDING FINAL CONSTRUCTION PLAN DESIGN.
HAMDICAP ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH CURRENT RALERH ENGINEERING STANDARD DRAWING STANDARD DRAWIN

OUTDOOR CONSTRUCTION ACTIVITY, OUTDOOR BUILDING MANTENANCE, OUTDOOR LARDSCAPING AND TRANH AND RESPICING FACULTY SERVICE SHALL BE ALLOHD ONLY BETWEEN THE HOURS OF 7 / 10 7 ML WHINN HOOKE AND OF 6 THE PROPERTY HOURS BUILDING HOURS OF THE PROPERTY HOURS OF THE PROPER

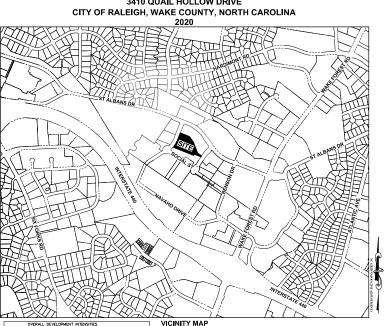
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PROMINENT PERMANENT PRISMATIC RELECTIVE CROSSWALK WARNING SIGHS, AND SIGHS COMMUNICATING THE PEDESTRIAN'S RIGHT-OF-WAY SHALL BE INSTALLED AT ALL PUBLIC STREET CROSSINGS

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ADMINISTRATIVE SITE REVIEW MTX MULTI ONE 3410 QUAIL HOLLOW DRIVE

CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA







Property address(es): 3410 QU	AIL HO	LLOW DRIVE	
Site P.I.N/e/: 1715-18-3142			
Please describe the scope of work, Inc Proposed Development will consis- parking structure and all associate	t of a mixed i	ise building which will include retail, a	apartments a
Current Property Ownen/Developer Co NOTE: please attach purchase agree			
Company:St. Albans Holdings, LLC		Title: Owner's Representative	
Address: 3301 Benson Drive, Suite 103,	Raleigh, NC 27	509	
Phone #: 919-953-1000	Errait: s	even beattie@dewittcarclinas.com	
Applicant Name: Jake Buzzell			
Company: Advanced Civil Design	Address	51 Kilmayne Drive, Suite 105, Cary, NC 27	511
Phone II: 919-460-2024 Email: jbuzzel@advancedoividesign.com			
Page 1 of 2			raleighnc.gov

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ADVANCED

General

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Sopinglisheth plan cose #: Costicate of Appropriateres i

Open lot

Civic

Civic

Administrative Alternate #:

APE ARCHITECT DEVEL OPER

studio Outside



OWNER

raleighnc.gov

SITE DATA TABLE

PROPERTY INFORMATION: ADDRESS: 3410 QUAIL HOLLOW DRIVE TOTAL SITE AREA: 2.73 ACRES

ZONING INFORMATION: Z-13-16

DEVELOPMENT INFORMATION: FRONTAGE TYPE: N/A EXISTING USE: PROPOSED USE: VACANT MIXED-USE

PROPOSED LISES: RETAIL APARTMENT STRUCTURED PARKING EXISTING BUILDING AREA: N/A

PROPOSED BUILDING AREA: MUTLI-UNIT LIVING TOTAL AREA:

PARKING STRUCTURE 161 613 SE BUILDING HEIGHT: (12 STORIES MAX)
MIXED USE BUILDING 7-12 STORIES BUILDING SETRACK STREET- 5' SIDE - 0' OR 6' REAR - 0' OR 6

PARKING SETBACK:

PRIMARY STREET SIDE STREET PROVIDED BUILD-TO: 50% 0'-80' FROM R/W 25% 0'-80' FROM R/W PRIMARY STREET SIDE STREET # = 82.35%

EX. IMPERVIOUS AREA: PR. IMPERVIOUS AREA: 0.0/0 ACRES/SF 2.6/115,225 ACRES/SF FLOOD HAZARD AREA: NO. FEMA MAP PANEL #372171500J

UNIT DATA:
TOTAL # OF ALL LOTS:
TOTAL # OF OPEN SPACE
REQUIRED AMENITY AREA:
(10% OF SITE AREA)
PROVIDED AMENITY AREA: 1 (LOT 4) 0.28 AC (12.197 SF) 0.44 AC (19.133 SF)

PARKING CALCULATIONS: REQUIRED PARKING: MAX PARKING (RETAIL):
MAX PARKING (MULTI 0-1 BEDROOM):
MAX PARKING (MULTI 2 BEDROOM):
MAX PARKING (MULTI 3 BEDROOM):

75 SF = 120 = 71.9 = 72 1.5 PER UNIT = 213 * 1.5 = 319.5 = 320 2.25 PER UNIT = 81 * 2.25 = 182.25 = 183 2.25 PER UNIT = 10 * 2.25 = 22.5 = 23 598 SPACES

ACCESSIBLE PARKING 2% OF PROPOSED = 9 TOTAL (2 VAN)

ELECTRIC CAR CHARGING SPACES REQUIRED ELECTRIC CAR (COMMERCIAL)

*BICYCLE CALCULATIONS: SHORT TERM BICYCLE PARKING REQUIRED PARKING (MULTI UNIT):

 $\frac{1}{20}$ UNITS = $\frac{30}{20}$ = 15.2 = 16 $\frac{1}{2000}$ SF (MIN 4) = $\frac{1000}{2000}$ = 3.8 = 4 20 20 REQUIRED PARKING (MOLII U REQUIRED PARKING (RETAIL): REQUIRED PARKING (TOTAL): PROVIDED PARKING:

LONG TERM BICYCLE PARKING REQUIRED PARKING (MULTI UNIT):

*PER UDO 7.1.8.A A MIXED USE FACILITY SHALL NOT BE REQUIRED TO PROVIDE MORE THAN 50 BICYCLE PARKING SPACES.

0801 MAYS FOR MADD AND NON-RESDENTIAL USES (UDD. 8.3.5.C.3.C. & RSOM 9.5.2.C.) (2. DESGN ALTERNATES)
CASE NUMBER: DA-0011-2021
APPROVAL DATE: 09/207/2021

DEPLIES FOR (COUD.)

REVIEWAYS ACCESSING UP TO 80-FOOT WIDE STREET RIGHTS-OF-WAY MUST BE SPACED 200 FEET APART
CENTERURE TO CENTERLINE AND DRIVEWAYS ACCESSING MORE THAN AN 80-FOOT WIDE STREET RIGHT-OF-WAY
MUST BE SPACED 200 FEET APART CENTERINET TO CENTERLINE.

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APPROVAD AND
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TITLE SHEET	C.0.0	
EXISTING CONDITIONS PLAN		
POST-INFRASTRUCTURE CONDITIONS	C.1.1	
SITE PLAN		
GRADING AND DRAINAGE PLAN	C.3.0	
PRE-DEVELOPED STORMWATER PLAN		
POST-DEVELOPED STORMWATER PLAN		
JTILITY PLAN		
FIRE HOSE PULL AND ACCESS EXHIBIT		
STANDARD DETAILS		
SITE LIGHTING PLAN		
SITE PHOTOMETRICA PLAN	SL1.02	
SITE LIGHTING DETAILS	SL2.01	
SITE LANDSCAPE PLANS		
BUILDING PLANS		200
EXTERIOR BUILDING ELEVATIONS	ASR3.01-ASR3.02	1.56

S-66-17 SPR-0156-2019 ASR-0107-2020

TITLE SHEET

Kilmayne Suite Carolina 2 919.481.6 x 919.336. 5 DVANCED

Dewitt Carolinas
MTX MULTI ONE
Lot 4 Quail Hollow Drive
Raleigh, NC

nd REVIEW SR RESPONSE TO SRD REVIEW
ASR RESPONSE TO 06/10/2022 08/10/2022 Sh REVIEW

lC.0.0



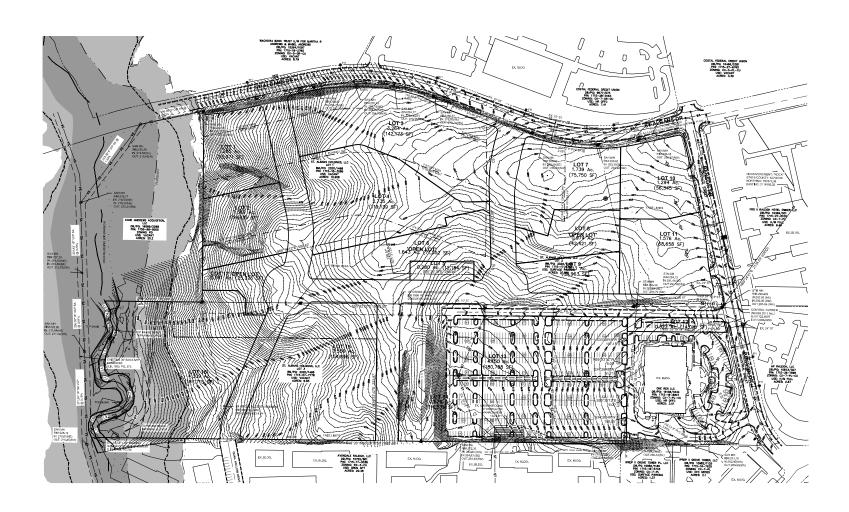






C.1.0

EXISTING CONDITIONS

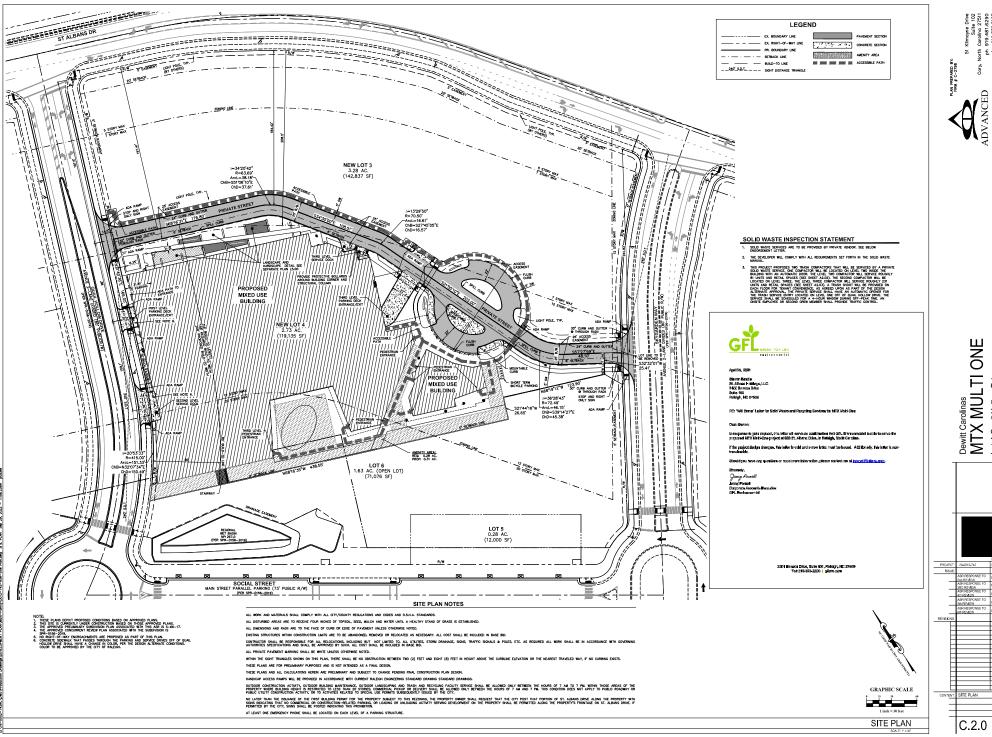


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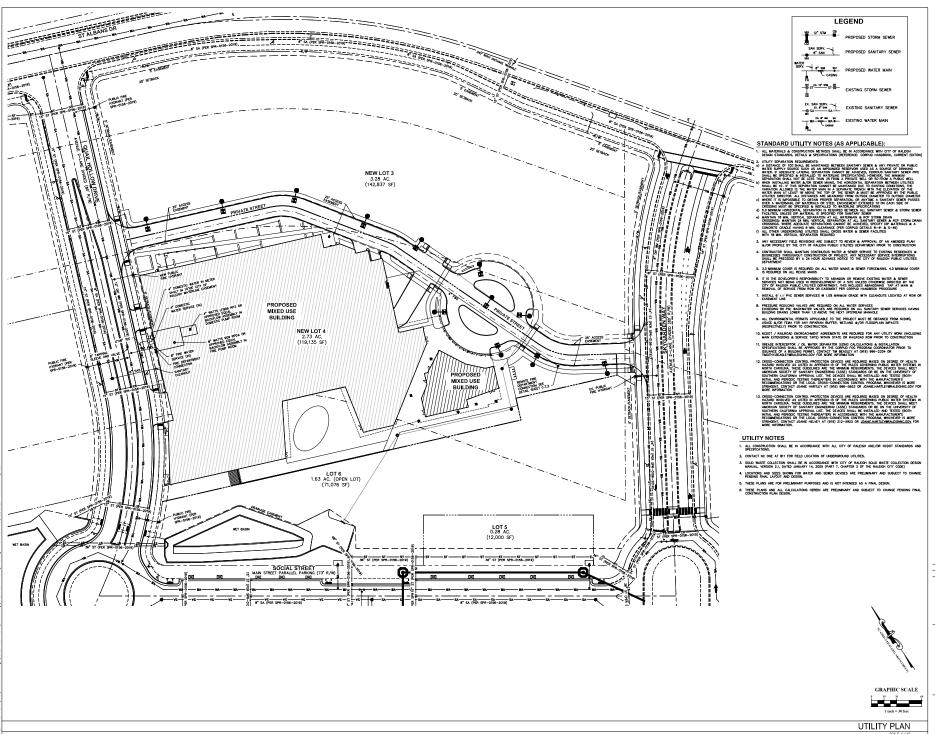
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NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST.
C1	170"08"08"	49.96	148.35	N24*40*16*E	99.55
C2	099"27"59"	22,811	39.60	N30°35'14"W	34.81
C3	070"21"23"	38.36	47.10	N52"31'02"E	44,20
C4	015*40'34"	103.32"	28.27	N33"36'25"E	28.18
C5	032"17'00"	686,181	388,63°	S51"58"08"E	381.53
C6	032*36*07*	606.69	345.21"	S52°14'41"E	340.58
C7	090*03*14*	25,00'	39.29	S23°25'50*E	35.37
C8	087*40'37*	15.50	23.72	N08"00'40"E	21.47
C9	019"19"51"	536.00	180,84"	N42*11'03*E	179,98"
C10	051"25'48"	13,50"	12.12	N58°14'03°E	11.72
C11	020"04"24"	74.50	26.10	N73°54'47*E	25.97

	LINE TABLE					
LINE	E DISTANCE BEARING					
L1	39.80'	N16"44'39"E				
L2	32.76	N61"21'44"E				
L3	59.97	S69"33"27"E				
L4	48,68'	N25°22'28"E				
L5	76.36	N57"45"03"E				
L6	23.09' N16"53'24"E					
L7	5.87	N08"06"11"W				
L8	28,97"	N04°23'56"E				
L9	121.74"	S68*27*27*E				
L10	75.58'	N34*26'48'E				
L11	37.17	N22"59'04"E				
L12	22.50'	N54°10'22"E				





Dewitt Carolinas
MTX MULTI ONE
Lot 4 Quait Hollow Drive
Raleigh, NC



PLAN PREPARED BY STATE OF THE STATE OF STATE OF THE STATE

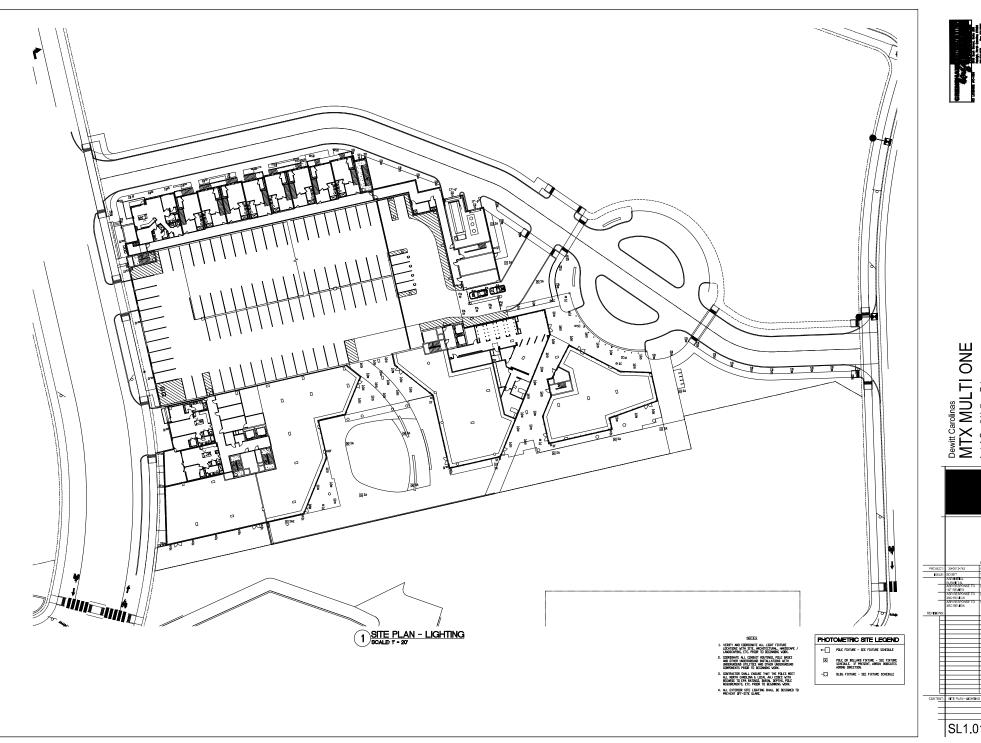
Dewitt Carolinas

MTX MULTI ONE

Lot 4 Quail Hollow Drive
Raleigh, NC

PROJECT 250/01-742 301-52/07 151-52/

C.5.0





Dewitt Carolinas

MTX MULTI ONE

Lot 4 Quait Hollow Drive

Raleigh, NC

SL1.01



Dewitt Carolinas

BIRCHWOOD HOUSE

Lot 4 Quail Hollow Drive

Raleigh, NC

ASR3.01



Dewitt Carolinas
BIRCHWOOD HOUSE
Lot 4 Quail Hollow Drive
Raleigh, NC

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DESER DEV. 0842-2001
PERDIO SET
CONSTRUCTOR
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T: EXTERIOR BUILDING

ASR3.02

ASR - WEST ELEVATIONS