LOCATION: This 15.4 acre site is comprised of four parcels to be recombined and is zoned CX-3, OX-7-CU and SHOD-2 overlay district. It is located on the southwest corner of the intersection of Jones Franklin Road and Capital Center Drive at 800 Jones Franklin Road.

REQUEST: Development of a 277 unit multi-family residential apartment complex with associated on-site parking, community area and infrastructure. The total building size proposed within four structures is 352,848 square feet. Two variances have been approved by the Board of Adjustment for this project, noted below. Case A-87-2019, granting relief from the minimum ground floor elevation requirements. Case A-88-2019 granting relief from block parameter requirements, relief from the pedestrian access requirements, and to the right-of-way and streetscape improvements.

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 5, 2019 by J DAVIS ARCHITECTS.

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 letter of understanding between the developer and NCDOT is required for the access for the apartments and residents on Denise Drive

Engineering
2. An encroachment agreement for retaining walls 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. The encroachment agreement shall also be recorded with the Wake County Register of Deeds prior to concurrent review approval.

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

4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

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

Urban Forestry

6. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of grading and tree conservation permits.

7. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

☐ 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:

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.

2. Wake County approval for any required Well or Septic Permits shall be shown on the map for recordation.

Stormwater

3. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

Urban Forestry

4. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.2 acres of tree conservation area.

☐ 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:
Administrative Approval Action
Case File / Name: ASR-SR-21-2019
VINTAGE JONES FRANKLIN

General

1. That the 6' sidewalk along the North Side of Capital Center Drive between Jones Franklin Road and the project driveway (Vintage Jones Way) is constructed.

2. Comply with all conditions of Z-27-86.

3. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing into a single tract.

Engineering

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

5. A 5' general utility 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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

7. A cross access agreement among the lots identified as PIN 0783046376 and the resulting recombination of the following lots of this development identified as PIN 0783147726, PIN 0783144438, PIN 073047076, and PIN 0783141268 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, further recordings and building permit issuance will be withheld.

8. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Public Utilities

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

Stormwater

10. 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).

11. 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).
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).

Urban Forestry

13. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 31 street trees along Jones Franklin Rd. and 19 trees along Capital Center Dr.

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

Stormwater

1. 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: September 18, 2022
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: 09/18/2019
Development Services Dir/Designee

Staff Coordinator: Michael Walters
**Administrative Site Review**

**Vintage Jones Franklin**

800 Jones Franklin Rd
Raleigh, North Carolina 27606

**Sheet Index**

**Notes**

**Project Team**

**Owner**
Thirty-Three Ventures LLC  
202 West Trade St, Suite 215  
Charlotte, NC 28202  
919-774-4737  
info@33ventures.com

**Owner**
HD Capital Center Land LLC  
P.O. Box 103  
500 South Pointe Drive  
Charlotte, NC 28222  
704-374-0799  
info@hdcommercial.com

**Owner**
Worthy Mattox Properties, LLC  
14535 Greensboro Drive, Suite 110  
Greensboro, NC 27406  
919-444-2000  
info@worthymattox.com

**Owner**
History I, LLC  
1021 East Hargett Street  
Raleigh, NC 27601  
919-383-6921  
info@historync.com

**Owner**
Worthy Lewis Capital, LLC  
1670 Peace Hill Road  
Raleigh, NC 27606  
919-969-5000  
info@worthycapital.com

**Developer**
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800 Jones Franklin Rd  
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919-239-4626  
worthy@ccrdu.com

**Landscape Architects**
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**Architects**
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saunders@jdavisarchitects.com

**Engineer**
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601 West Trade Street  
Charlotte, NC 28202  
704-657-7550  
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**Surveyor**
Robinson & Plante, PC  
1400 Parkwood Drive  
Suite 200  
Cary, NC 27519  
919-858-1510  
survey@robinsonplante.com
Call J D Know what’s

PROP. TREE PROTECTION FENCE

REFER TO LS 2.2 FOR SOUTH ENLARGED PLAN.

ALL MINIMUM LANDINGS AT ACCESS AISLE FOR HC SPACE SHALL BE 4’

S.

A 160’ 80’ 0

POWER POLES WHICH CONFLICT WITH FIELD LOCATED HC RAMPS ARE TO

2.

RIPARIAN BUFFER

RESPECT IN ANY DIRECTION. MINIMUM LANDING AT THE INTERSECTIONS

EASEMENT

C

EX. RIGHT OF WAY LINE

ALL INTERSECTIONS OF ACCESSIBLE ROUTE TO BE LESS THAN 2%

1.

HC RAMPS:

SJ

L

R

HC PARKING W/ WHEEL STOP AND

2 BIKE RACKS ON CONCRETE PAD

VICK CHARLES DR

OVERALL SITE PLAN

M

05.29.2019

REVISIONS:

DENISE DRIVE (30’ PUBLIC R/W)

DEVELOPER IS TO BE PROVIDED PRIOR TO APPROVAL OF

PROPOSED BY NCDOT PROJECT WBS 35869.1.2 (U-2719)

IMPROVEMENTS TO CAPITAL CENTER DRIVE ARE TO BE

SIDE OF CAPITAL CENTER DRIVE BETWEEN JONES FRANKLIN

AND CAPITAL CENTER DRIVE ARE TO BE COMPLETED IN THE

ALL IMPROVEMENTS SHOWN ON JONES FRANKLIN ROAD

TRANSPORTATION NOTES:

ADDRESS

NOT FOR

CONSTRUCTION

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P

R

O

Raleigh, NC

Vintage Jones Franklin, JV, LLC

Vintage Jones Franklin
Raleigh, NC

REFERENCE

2-27-20; 5-23-2014 BM2019, PG083-598
NCDOT PROJECT SPS 38821 1 3 (L-2776)

OVERALL SITE PLAN

ASR-SR-21-19/TA 589315

FOR REVIEW ONLY

NOT FOR

CONSTRUCTION

ADMINISTRATIVE SITE REVIEW

TRANSPORTATION NOTES:

1. USE SAFETY CONES TO MARK ACCESSIBLE ROUTE TO ASSIST HANDICAPPERS

2. USE FIELD INDOOR RAMPS TO ASSIST HANDICAPPERS

3. USE FIM FIELD DURING WORK TO ASSIST HANDICAPPERS

4. USE FIELD INDOOR RAMPS TO ASSIST HANDICAPPERS

5. LETTERS OF UNDERSTANDING BETWEEN NC DOT AND THE

6. NOT ONLY LIMITED TO BEING VISIBLE FROM THE PUBLIC RIGHT OF WAY.

THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO

THE CONTRACTOR SHALL CONDUCT THE WORK IN A SAFE MANNER AND WITH A MINIMUM AMOUNT OF INCONVENIENCE TO

The City of Raleigh Inspector as Needed During

PERMITS OR RECORDING OF ANY PLAT FOR THIS DEVELOPMENT.

IF CONSTRUCTION PLANS FOR PUBLIC AND PRIVATE STREETS OR UTILITIES SHOWN ON THIS PLAN ARE REQUIRED, THEY

THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM

ALL RETAINING WALLS GREATER THAN 30” IN HEIGHT TO INCLUDE SAFETY RAIL OR FENCE.

ALL ABOVE GROUND UTILITY DEVICES (TO INCLUDE BUT NOT LIMITED TO TELEPHONE AND CABLE PEDESTALS,

ELECTRICAL TRANSFORMERS, BACKFLOW DEVICE HOTBOX, ETC) SHALL BE SCREENED FROM OFF-SITE VIEW BY

PROVIDE SIGNAGE AND STRIPING OF HANDICAP SPACES AS PER ADA STANDARDS.

HANDICAP PARKING SPACE(S) AND HC ACCESS AISLE(S) SHALL BE NO GREATER THAN TWO PERCENT (2%) PITCH IN ANY

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