



# Administrative Action Group Housing Development

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** GH-3-15 / Corporate Center Apartments

**General Location:** Located on the north side of Nowell Road and Conference Drive, south of Trinity Road.

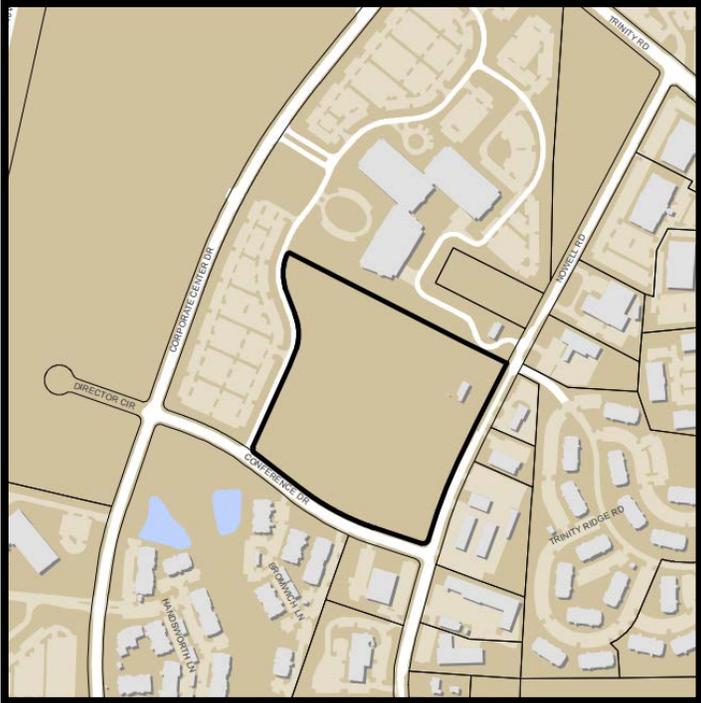
**CAC:** West

**Nature of Case:** Approval for a group housing development consisting of 8-buildings consisting of 316-apartment units, on 15.8 acres zoned Thoroughfare District, located within the city limits.

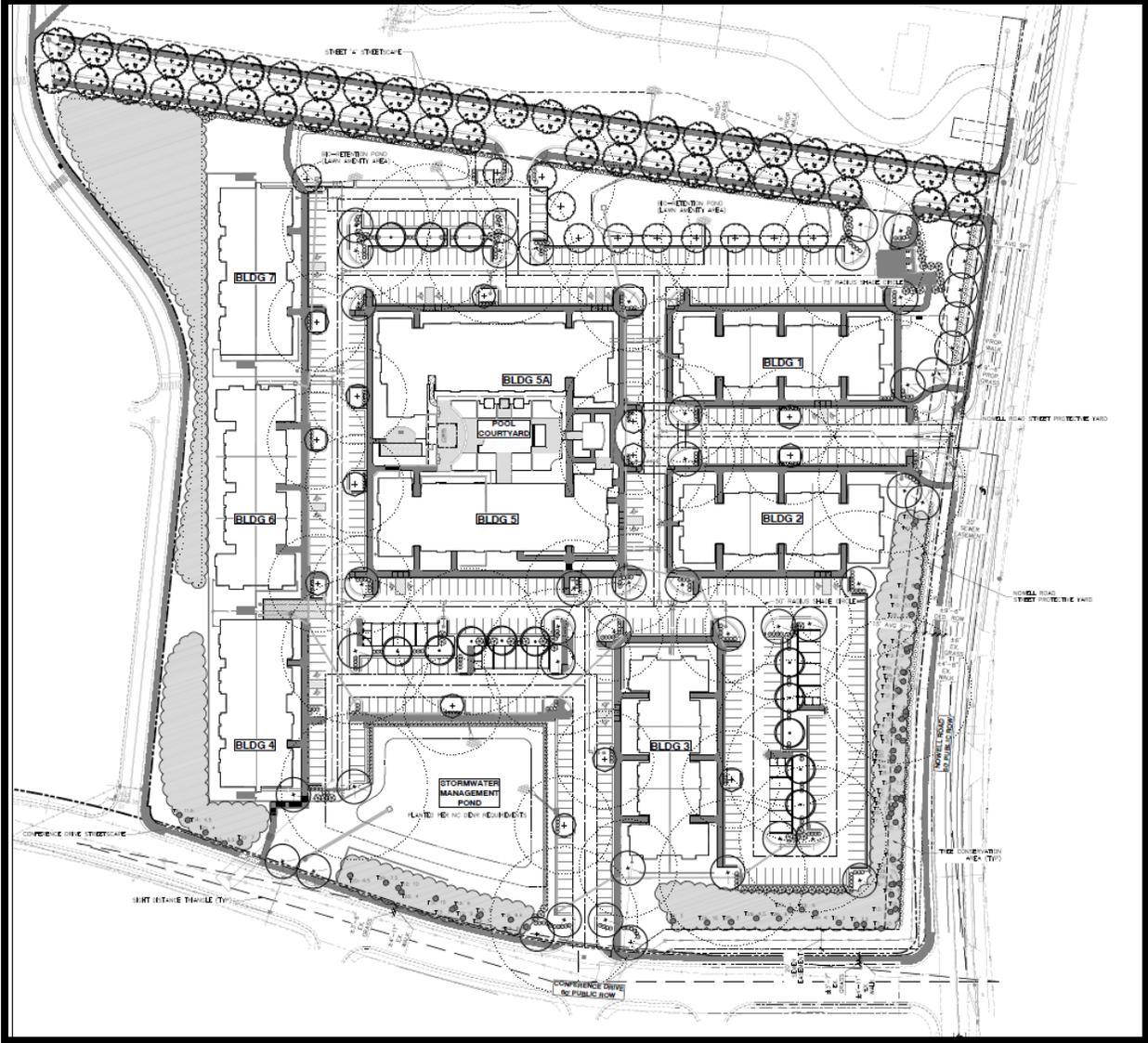
**Contact:** Richard Brown, Kimley-Horn & Associates

**Design Adjustment:** N/A

**Administrative Alternate:** NA



Location Map



Site Layout

---

**SUBJECT:** GH-3-15 Corporate Center Apartments

**CROSS-  
REFERENCE:** Z-35-84

**LOCATION:** Located on the north side of Nowell Road and Conference Drive, south of Trinity Road.

**PIN:** 0774853398

**REQUEST:** Approval for a group housing development consisting of 8-buildings consisting of 316-apartment units, on 15.8 acres zoned Thoroughfare District, located within the city limits.

---

**OFFICIAL ACTION:** **Approval with conditions**

---

**CONDITIONS OF  
APPROVAL:**

***Prior to issuance of a grading permit, site review permit, and construction drawings for the site:***

- (1) That a map of the tree conservation areas with metes and bounds descriptions must be submitted to the City Forestry Specialist. Except for construction drawings, tree protection fence must be set up along the boundaries of all tree conservation areas and an appointment must be made with the City Forestry Specialist to inspect the fence to issuance of a mass grading permit for the site;
- (2) That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

***Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:***

- (3) That all NCDOT encroachments for work within the public right-of-way have been issued;
- (4) That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (6) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes;

***Prior to issuance of building permits in the Development Services Department:***

- (7) That infrastructure construction plans and tree impact permits are approved by the City of Raleigh;
- (8) That a plat of all tree conservation areas must be recorded at the Wake County Register of Deeds office;
- (9) That a demolition permit be issued and the permit # shown on the map prepared for recording;
- (10) That ½-79' of right-of-way for Nowell Road and 5' general utility placement easement be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (11) That ½-64' of right-of-way for Conference Drive and 5' general utility placement easement be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (12) That 55' of right-of-way be dedicated for the public street on the north portion of the site and 5' general utility placement easement be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (13) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements which remain incomplete;
- (14) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;
- (15) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
- (16) That street names for this development be approved by the Raleigh GIS Division and by Wake County; and

***Prior to issuance of building occupancy permit:***

- (17) That as-built certification for all stormwater control devices as required under UDO Sec. 9.2.2.d.3 shall be provided to the Public Works Department, Stormwater Management Division.

---

I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Ker Barnes (C. Wilson)  
Date: 11-19-15

**Staff Coordinator:** Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

---

**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to City Administration finds that this request, with the above conditions being met, conforms to Code Section 10-2045, 10-2103, and Chapter 8.4.2. This approval is based on a preliminary plan dated 10/2/15, owned by Pollack Shores Real Estate Group, submitted by Kimley-Horn & Associates, Inc.

---

**ZONING:**

**ZONING DISTRICTS:** Thoroughfare District (Ordinance 391ZC144 Effective Date 8/7/84)

**TREE CONSERVATION:** This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 1.47 acres of tree conservation area which is 10.21% of the net site acreage.  
Tree conservation acreage is as follows:  
Primary: 1.80 acres  
Secondary: 4.75 acres

**PHASING:** There is one phase in this development

---

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET PLAN MAP:** Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Nowell Road	Avenue, 2-Lane Divided	60'	1/2-79'		
Conference Drive	Avenue, 2-Lane Divided	60'	1/2-64'		

A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

**TRANSIT:** No transit-oriented features are incorporated into the proposed plan. The City's Transit Technician determined there was not a need for any improvements at this location.

**COMPREHENSIVE PLAN:** This site is located in the West Citizen Advisory Council in an area designated as Office & Research Development.

**SUBDIVISION STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Thoroughfare District is 5,000 square feet. The minimum lot depth in this zoning district is 70 feet. The minimum lot width of an interior lot in this zoning district is 45 feet. Lots in this development conform to these minimum standards.

**PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

**SOLID WASTE:** The location and design of refuse collection facilities is shown in accordance with the Solid Waste Collection Design Manual. Service will be provided by a private contractor.

**BLOCKS / LOTS / ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**STREETSCAPE TYPE:** The applicable streetscape is residential. A 6' sidewalk and 6' planting strip is proposed along the public street on the north end of the site. A 6' sidewalk and Type C2 yards are proposed along Nowell Road and Conference Drive.

**PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along the proposed public street on the north end of the site, the site's frontage on Nowell Road and the site's frontage on Conference Drive. Private sidewalks connect the main entrances of the buildings to all public right-of-way.

**FLOOD HAZARD:** There are no flood hazard areas on this site.

**STORMWATER  
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with UDO Article 9.2. Two bio retention basins and a wet pond will be used to attenuate the 2-yr. & 10-yr. post development peak runoff rate to pre development conditions. Additionally offsite mitigation credits will be purchase to further reduce nitrogen loading rate to 3.6 lb/ac/yr.

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

National Wetland Inventory indicates wetland area on site. No Neuse River riparian buffers are required on this site per NCDENR-DWR determination NBRRO#15-268. .

**STREET NAMES:**

1 new street is being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**OTHER  
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

**SUNSET DATES:**

If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date:** 11/18/2018

Record at least ½ of the land area approved.

**5-Year Sunset Date:** 11/18/2020

Record entire subdivision.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES  
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.