900 ST ALBANS SUBDIVISION
S-66-17

Zoning: CX-7-PL-CU, CX-20-CU
CAC: & CM-CU
Drainage Basin: Midtown
Acreage: Big Branch
Number of Lots: 38.41

Planner: Michael Walters
Phone: (919) 996-2636

Applicant: St Albans
Phone: (919) 580-1000
LOCATION: This site is located on the southwest corner of the intersection of St. Albans Drive and Benson Drive at 900-1010 St. Albans, and 3450 Quail Hollow Drives.

REQUEST: The subdivision of three parcels totaling 39.34 acres into seventeen lots zoned CX-20-CU, CX-7-PL CU, and CM CU. (Z-13-16). This development of this subdivision is to be completed in 4 phases.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

Block perimeter requirements of Article 8.3 of The Raleigh UDO and Section 6.1 of the Raleigh Street Design Manual are not being met. The developer has submitted a request for a design adjustment that meets the standards required in Section 8.3.6 of the UDO for consideration of a design adjustment. Staff is in support of the design adjustment.

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 submitted by Advanced Civil Design (4/18/2018).

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

Stormwater: This mixed-use development will utilize a wet detention pond and 2 sand filters for stormwater quality control. Additionally, a TN offset payment will be required. An exemption from peak discharge control for this project is granted in accordance with UDO Sec 9.2.2 E 2d (compliance would result in greater downstream impact).

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING
1. An encroachment agreement for items as identified in the requirements of Section 5.2 of the Raleigh Street Design Manual, 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.

2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

PUBLIC UTILITIES
3. A deed shall be recorded for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewerline construction prior to concurrent approval.
4. A Downstream Sewer Capacity Study shall be submitted by the Project Engineer in compliance with the City of Raleigh Public Utilities Department Handbook for review and approval prior to concurrent approval.

STORMWATER
5. **Next Step:** 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.

   **Next Step:** In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY
6. Obtain required stub and tree impact permits from the City of Raleigh.

7. **Next Step:** Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

8. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO AUTHORIZATION TO RECORD LOTS:

GENERAL
1. The City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 permit authorization will be withheld if the recorded document is not provided to the City.

2. Comply with all applicable conditions of Z-13-16.

3. Proof of an offsite parking lease agreement or easement within 800 feet of the entrance of the building currently owned by ONE REN LLC, PIN 1715-16-8947, as referenced by DB16108 PG 1634, for customer parking and within 1,200 feet for employee parking shall be provided to fulfill the required parking on the referenced site. The applicant shall provide a signed agreement indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels or their equivalent as required by Part 10A Section 7.1.5 of the Unified Development Ordinance.

4. The greenway easement as shown on the preliminary plan shall be dedicated prior to, or in conjunction with the recording of a map in any phase affected by the greenway.

5. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
6. **Next Step:** Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

**ENGINEERING**

7. 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.

8. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

9. 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 recorded plat. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

10. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program.

**PUBLIC UTILITIES**

1. An off-site sanitary sewer easement deed and plat shall be approved by the Public Utilities Department and recorded by deed and plat for the City of Raleigh sewer extension and the deed and plat shall be recorded with the County Register of Deeds office. A recorded copy of these documents shall be provided to the Development Services Department within 14 days from authorization of plat recordation. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

**STORMWATER**

2. **Next Step:** 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.

3. **Next Step:** The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map.

4. **Next Step:** 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.
5. **Next Step:** 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.

6. **Next Step:** 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 a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition. No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."

7. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

**TRANSPORTATION**

8. A 15' x 20' 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 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

**URBAN FORESTRY**

9. **Next Step:** A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bounds showing the designated Tree Conservation Areas.

**EXPIRATION 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:** 6-1-2021
  Record at least ⅓ of the land area approved.

- **5-Year Sunset Date:** 6-1-2023
  Record entire subdivision.

I hereby certify this administrative decision.

**Signed:** (Planning Dir./Designee) _______________________________ Date: 6/1/2018

**Staff Coordinator:** Michael Walters
Design Adjustment
Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Mixed Use Development at St. Albans</th>
</tr>
</thead>
<tbody>
<tr>
<td>Development Case Number</td>
<td>S-66-17</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>530954</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 29 - 2018</td>
</tr>
</tbody>
</table>

**Staff recommendation based upon the findings in the applicable code(s):**

- [✓] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [ ] UDO Art. 8.4 New Streets
- [ ] Raleigh Street Design Manual

**Staff SUPPORTS [✓] DOES NOT SUPPORT [ ] the design adjustment request.**

**DEPARTMENTS**

- [ ] Dev. Services Planner
- [✓] Development Engineering [✓] 5-4-18
- [ ] City Planning
- [ ] Transportation
- [ ] Engineering Services
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

**CONDITIONS:**

Development Services Director or Designee Action: [✓] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: Kerith W. Etcheg, P.E. MPA
Date: 5/4/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).*
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings.

A. The requested design adjustment meets the intent of this Article;
   YES [✓] NO [ ]
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [✓] NO [ ]
C. The requested design adjustment does not increase congestion or compromise safety;
   YES [✓] NO [ ]
D. The requested design adjustment does not create any lots without direct street frontage;
   YES [✓] NO [ ]
E. The requested design adjustment is deemed reasonable due to one or more of the following:
   1. Topographic changes are too steep;
   2. The presence of existing buildings, stream and other natural features;
   3. Site layout of developed properties;
   4. Adjoining uses or their vehicles are incompatible;
   5. Strict compliance would pose a safety hazard; or
   6. Does not conflict with an approved or built roadway construction project
   7. adjacent to or in the vicinity of the site.
   YES [✓] NO [ ]

**STAFF FINDINGS**

The proposed "Mixed Use Development at St. Albans" consists of 17 lots. Of the 17 lots, there are 3 lots that do not meet block perimeter requirements. The major inhibiting factor being the adjacent stream and associated environmental and topographical constraints.

The development plan consists of construction of 3 new streets and a continuation of Quail Hollow Drive. In addition, pedestrian passage is being provided consistent with the requirements of section 4.6.2 of The Raleigh Street Design Manual. The developer has received administrative approval of a Traffic Impact Analysis by the City of Raleigh.

Staff is in support of the design adjustment for block perimeter. Please also note that the developer submitted for a design adjustment to the requirements of UDO Article 8.4 for new streets. However, a design adjustment for the street sections is not required. A design adjustment is not required for the street sections as the proposed plan exceeds the requirements.
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15

A STREETF
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15

656 TOTAL EXISTING PARKING SPACES
FOR ONE REN, LLC OFFICE BUILDING
552 MUST BE MAINTAINED

72 PARKING
SPACES TO REMAIN

509 PARKING
SPACES TO REMAIN

MIXED USE DEVELOPMENT AT ST ALBANS
PRELIMINARY SUBDIVISION PLAN
DEWITT CAROLINAS, INC.

MATCHLINE SEE SHEET 8
MATCHLINE SEE SHEET 10

GRAPHIC SCALE
0
1 inch = 40 feet
80
40
20

PHASE 2
PHASE 3

72 PARKING
SPACES TO REMAIN

856 TOTAL EXISTING PARKING SPACES
FOR ONE REN, LLC OFFICE BUILDING
552 MUST BE MAINTAINED

552 MUST BE MAINTAINED

BENSON DRIVE

PROJECT NUMBER:
DRAWN BY:
DATE:
SCALE:
CHECKED BY:
9/13
LP1.1

CONTENT:
CHECKED BY:
DRAWN BY:
PROJECT:
DATE
ISSUE:
REVISIONS:

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION
PRELIMINARY

SCALE: 1" = 100'

1. CONTRACTOR TO FIELD VERIFY LOCATION AND DEPTH OF UTILITIES PRIOR TO INSTALLATION
2. THE PLAN DEPICTS REQUIRED PLANTINGS REQUIRED BY THE CITY OF RALEIGH.
3. ALL PLANT MATERIAL TO COMPLY WITH AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
4. LOCATION OF PLANT MATERIAL TO BE REVIEWED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
5. ALL CONSTRUCTION TO CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE CITY OF RALEIGH.
6. ALL PLANTING BEDS ARE TO BE MULCHED TO A MINIMUM DEPTH OF 3". DOUBLE SHREDDED HARDWOOD MULCH; DYED BROWN; 2" MAXIMUM PARTICLE SIZE. NO PINE STRAW PERMITTED.
7. ALL LAWN AREAS TO BE SEEDED AS PER SEEDING SPECIFICATIONS. ALL DISTURBED AREA SHALL EITHER BE MULCH OR LAWN. REFER TO SPECIFICATIONS. PROVIDE ALTERNATE ADD FOR 'TIFBLAIR" CENTIPEDE SOD IN LIEU OF LAWN SEEDING.
8. ALL PLANTS TO BE COMPACT, UNIFORM AND WELL GROWN.
9. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN 2 FEET AND 8 FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION SHALL BE LOCATED IN WHOLE OR PART. OBSTRUCTIONS INCLUDE BUT ARE NOT LIMITED TO ANY BERM, FOLIAGE, FENCE, WALL, SIGN, OR PARKED VEHICLE.
10. ALL ABOVE-GROUND HVAC EQUIPMENT AND 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 EVERGREEN SHRUBS, FENCE OR WALL.
11. ALL CONFLICTS BETWEEN PROPOSED LANDSCAPE, UTILITIES AND STORMWATER WILL BE RESOLVED PRIOR TO APPLICATION FOR BUILDING PERMITS. UTILITY AND STORMWATER PLANS DEPICTED IN THIS SUBMITTAL ARE PRELIMINARY AND ARE SUBJECT TO CHANGE WITH THE DEVELOPMENT OF CONSTRUCTION DOCUMENTS.
12. A TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF ANY BUILDING PERMITS.
13. STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE RALEIGH CITY TREE MANUAL.
14. MIN. 20' DISTANCE SHALL BE PROVIDED BETWEEN LIGHT POLES AND TREE TRUNKS.
15. CONTRACTOR SHALL NOT PLANT TREES/SHRUBS AT ANY LOCATION WHERE THEY WILL INTERFERE WITH PEDESTRIANS EXITING AUTOS PARKED IN PARALLEL SPACES.

EXISTING SITE DATA:
SITE ADDRESS: 900 AND 1010 ST. ALBANS DRIVE, AND 3450 QUAIL HOLLOW DRIVE
PIN NUMBER: 1715-18-3089, 1715-17-6384, 715-07-7778
EXISTING USE: VACANT & SURFACE PARKING
ZONING(S): OX-3-GR, CX-7-PL-CU, & CM-CU

PRIMARY TREE CONSERVATION AREA - CM
PRIMARY CONSERVATION AREA - NEUSE BUFFER ZONE 2
TREE CONSERVATION AREA - GREENWAY
SECONDARY TREE CONSERVATION AREA