



## Certified Action of the City of Raleigh Planning Commission

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** SP-50-14 / 1300 St. Mary's Condominiums

**General Location:** Located at the northeast quadrant of St. Mary's Street and Wade Avenue.

**Owner:** 1300 St. Mary's Street Associates  
**Designer:** CMS Engineering

**CAC:** Five Points

**Nature of Case:** A change of use from an existing 5-story, 46,860 sq. ft. office building into 39 condominium units. The site is located on 1.69 acres zoned Office & Institutional-1, located inside the city limits. The proposed density is 23 units per acre.

Planning Commission approval is required in accordance with Code Section 10-2132.2(b)(18) due to the proposal being a residential development exceeding 15 units per acre located in the Office & Institutional-1 zoning district.

This plan was submitted after to September 1, 2013

**Key Issues:** As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

**Contact:** Patti Hildreth

**Design Adjustment:** One Design Adjustment have been approved by the Public Works Director for this project, noted below.

1. Design Adjustment UDO 8.5.2(D) – Streetscape Type

**Administrative Alternate:** N/A



Location Map



**SUBJECT:** SP-50-14 / 1300 St. Mary's Condominiums

**CROSS-  
REFERENCE:** N/A

**LOCATION:** Located at the northeast quadrant of St. Mary's Street and Wade Avenue, inside the City Limits.

**PIN:** 1704350099

**REQUEST:** This request is to approve a change of use of a 46,860 sq. ft. office building into 39 condominium units. The site is located on 1.69 acres zoned Office & Institutional-1, located inside the city limits. The proposed density is 23 units per acre.

Planning Commission approval is required in accordance with Code Section 10-2132.2(b)(18) due to the proposal being a residential development exceeding 15 units per acre located in the Office & Institutional-1 zoning district.

This plan was submitted after September 1, 2013

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:** As noted on the Staff Report, attached

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**FINDINGS:** The Planning Commission finds that with the following conditions of approval this request conforms to Chapter 2, Part 10, Sections 10-2035, 10-2132.2, UDO Chapters 8 & 9. This approval is based on a preliminary plan dated 10/8/14, owned by 1300 St. Mary's Associates, submitted by CMS Engineering.

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**ADDITIONAL  
NOTES:** There are no additional notes for this plan.

**VARIANCES /  
ALTERNATES:** A Design Adjustment to UDO 8.5.2(D) Streetscape Type was approved by the Public Works Director. St. Mary's Street is a NCDOT maintained road prohibiting the installation of street trees in the right-of-way. Street Trees will be planted 15' behind the curb per NCDOT standards, placed behind the sidewalk.

**To PC:** November 25, 2014

**Case History:** N/A

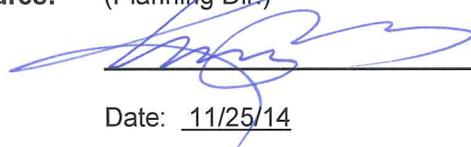
**Staff Coordinator:** Meade Bradshaw

**Motion:** Buxton  
**Second:** Fleming  
**In Favor:** Braun, Buxton, Fleming, Fluhrer, Lyle, Schuster, Sterling- Lewis and Whitsett  
**Opposed:** xxxxx

**Excused:** xxxxx

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

**Signatures:** (Planning Dir.)



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Date: 11/25/14

(PC Chair)



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Date: 11/25/14



## Staff Report

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**RECOMMENDED ACTION:** Approval with Conditions

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**CONDITIONS OF APPROVAL:**

**Planning Commission Actions:**

- (1) That the Planning Commission finds that this site plan meets the standards for approval of Code Section 10-2132.2(d);
- (2) That the Planning Commission approves the proposed residential density of 23 units an acre;

**Administrative Actions:**

***Prior to issuance of building permits:***

- (3) That ½ of the required right-of-way along St. Mary's Street be dedicated to the City of Raleigh and a map be recorded with the Wake County Register of Deeds, and that a copy of the recorded plat be provided to the City prior to building permit issuance;
- (4) That a cross access agreement with the adjacent parcel to the north (DB 013424 PG 00041, Pin Number 1704351238) be recorded in the Wake County Registry, and that a copy of the recorded cross access easement be returned to the Planning Department prior to building permit issuance;
- (5) That a fee-in-lieu of construction for a 1' sidewalk and ½-36' back-to-back street section along St. Mary's Street is paid to the Public Works Department;
- (6) That a request for sanitary sewer easement exchange be submitted to the Public Utilities Department, approved by the City Council, and that a map be recorded with the Wake County Register of Deeds showing the sanitary sewer easement exchange with the resolution number on the map; and that a copy of the recorded plat be provided to the City prior to building permit issuance;
- (7) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the final site plan and shall be shown on all maps for recording.

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**ZONING:**

**ZONING DISTRICTS:** Office & Institutional-1

**SETBACKS / HEIGHT:**

This plan conforms to all minimum setback standards. Front yard = 63', rear yard = 80', front / rear aggregate = 143', side yard = 80' & 125', side yard aggregate = 205'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 62'.

**PARKING:** Off-street parking conforms to minimum requirements: 63 spaces required, based on 1 parking space per efficiency unit and 2 spaces per two bedroom units. 85 spaces are provided.

**LANDSCAPING:** Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. Adjacent uses are nonresidential; therefore no transitional protective yards are required.

**TREE CONSERVATION:** The subject parcel is smaller than two acres. Compliance with UDO Article 9.1 Tree Conservation is therefore not required.

**OPEN SPACE:** Not applicable

**DEVELOPMENT INTENSITY:** Office & Institutional-1 District allows 25 units per acre. 23 units per acre is proposed.

**PHASING:** Not applicable.

**UNITY OF DEVELOPMENT:** Not applicable.

**COMPREHENSIVE PLAN:**

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

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

<b>Street</b>	<b>ROW</b>	<b>Construct</b>	<b>Slope Esmt.</b>
St. Mary's Street	7'	N/A	N/A

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

St. Mary's Street is classified as an Avenue 2-Lane Undivided.  
Wade Avenue is classified as Avenue 4-Lane Divided

**TRANSIT:** This site is presently not served by the existing transit system.

**COMPREHENSIVE PLAN:** This site is located in the Five Points Citizen Advisory Council, in an area designated as Institutional on the Future land Use map

**HISTORIC / DISTRICTS:** This site is not located in or adjacent to a designated Historic District.

**APPEARANCE  
COMMISSION:**

The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

<u>Comment</u>	<u>Response</u>
The Commission supports the inclusion of a sidewalk on Wade Avenue for increased connectivity in the future.	The exterior finish of the garages will match the proposed exterior finish of the building. Decorative metal fencing and landscaping details will be used around the pool area.
The Commission asks the applicant to consider alternate dumpster locations away from the corner.	The dumpster will be relocated to the south east corner of the site, away from St. Mary's Street.
The Commission suggests that the applicant apply a more cohesive design aesthetic to the site in order to further connect the proposed garage structure with the existing building, and better incorporate fences and other landscaping features.	The exterior finish of the garages will match the proposed exterior finish of the building. Decorative metal fencing and landscaping details will be used around the pool area.

**SUBDIVISION  
STANDARDS:**

**LOT LAYOUT:** The minimum lot size in Office & Institutional-1 zoning 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 developer is responsible for installation of all lines necessary to provide service to this site. The proposal includes a modification to an existing easement which requires an exchange to be approved by City Council.

**SOLID WASTE:** Individual lot service to be provided by private contractor.

**CIRCULATION:** Proposed street improvements shall conform to normal City construction standards.

**BLOCKS / LOTS /  
ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

**STREETSCAPE  
TYPE:** Sidewalk will be installed on Wade Avenue per the Streetscape Standard, 6' behind the curb. Street Trees will be 15' behind the curb per NCDOT standards. 5' sidewalk is located on St. Mary's Street. Street trees will be placed behind the sidewalk. A Design Adjustment has been approved by the Public Works Director for the street tree location.

- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 6' sidewalk is being constructed along Wade Avenue. A fee-in-lieu will be charged for 1' of extra sidewalk to meet the 6' standard along St. Mary's Street.
- FLOOD HAZARD:** Flood hazard soils are on site per a soils investigation done by Mitchell Environmental, PA dated January 16, 2014. Flood hazard soils and RFPE 306.8' shown on plans
- STORMWATER MANAGEMENT:** This site is subject to requirements in accordance with UDO 9.2. Stormwater Management. Project is claiming exemption to active stormwater control requirements as afforded to them by UDO section 9.2.2.A.5. This project is proposing to reduce net impervious area via substitution of impervious surfaces with approved pervious surfaces. No nitrogen buydown or BMP required.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- OTHER REGULATIONS:** Developer shall meet all other applicable City requirements of Code Part 10 and 10A (Unified Development Ordinance).