



## Administrative Action Administrative Site Review

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

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**Case File / Name:** SR-1-13 Stanhope

**General Location:** This site is located south of Hillsborough Street between Concord Street and Friendly Drive.

**CAC:** Hillsborough

**Request:** Development of a 4.28 acre tract zoned Neighborhood Mixed-5 Story-Urban Limited with Special Residential Parking Overlay District into a single mixed use building. Proposed development will contain 300 dwelling units with 25,578 square feet of ground floor retail. Parking will be provided by an internal parking structure to contain 608 parking space and 16 bicycle racks.

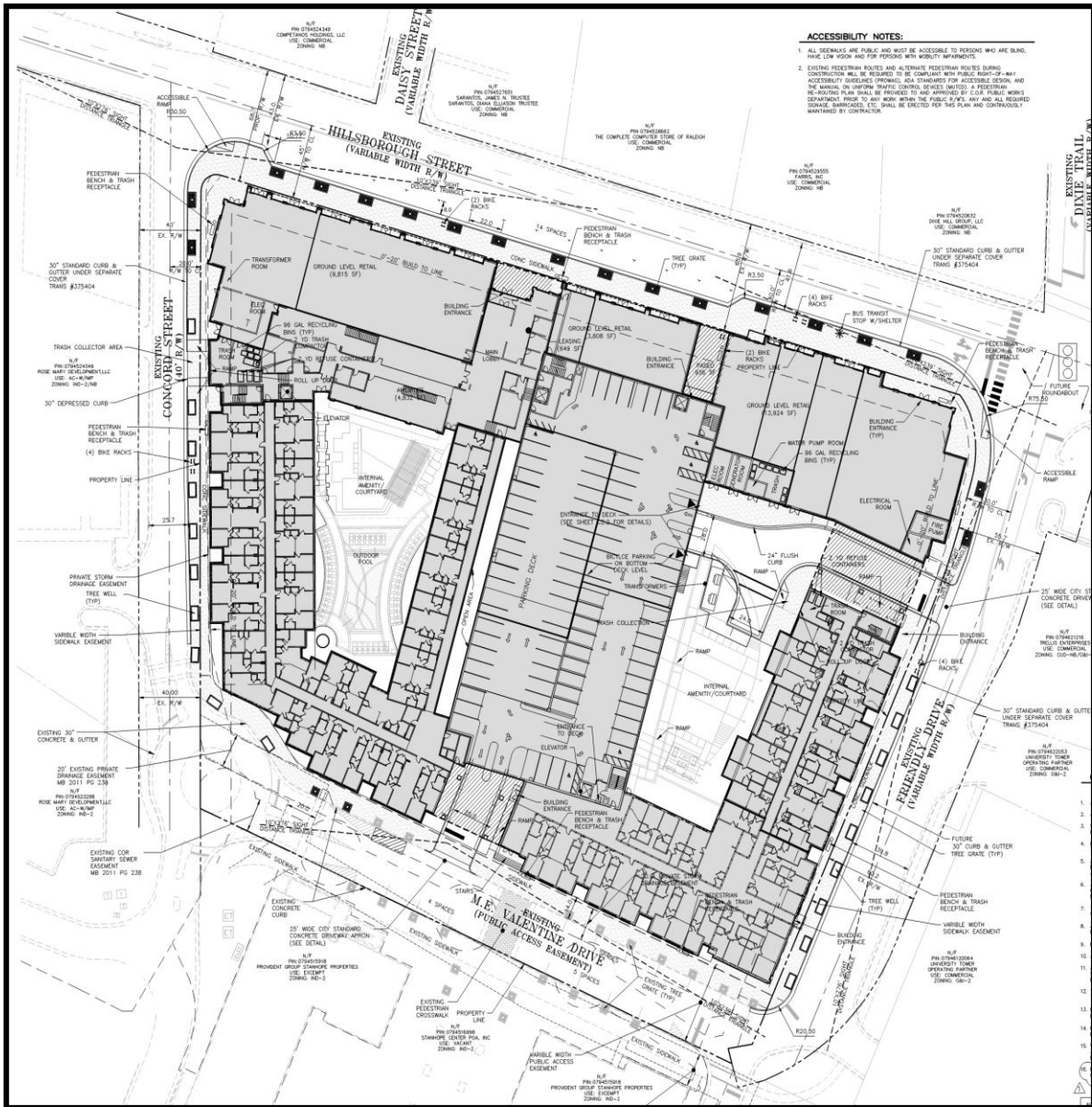
**Design Adjustment:** Two Design Adjustments have been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment for Hillsborough Street right-of-way dedication for an avenue 3-lane with parallel parking. The required ½-90-foot right-of-way as measured from the centerline, has been reduced from 45-feet to 40-feet;
2. A Design Adjustment for Concord Street right-of-way dedication for a neighborhood street section. The required right-of-way dedication as measured from the centerline has been reduced from 32-feet to variable 24-25 feet;

**Administrative Alternate:** NA

**Contact:** Ryan Akers – John R. McAdams Co.

**Cross-Reference:** Z-26-2013



OFFICIAL ACTION: Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

**Prior to the issuance of any site permits, infrastructure or concurrent review process;**

1. That if post-development impervious is greater than pre-development, nutrient loading will be addressed through an underground BMP. The project is attempting to match/decrease impervious from existing such that no BMP is required. The proposed underground BMP will be implemented if this cannot be achieved;
2. That the City of Raleigh Fire Marshal approves an alternate means of compliance for apparatus access to the open parking garage;
3. The utility work associated with trans #372826 (W-3184(P) and S-3862) must be completed. Construction documents for the off-site sewer capacity upgrades must be submitted to the Public Works Department;
4. That coordination between the City Public Works Department Transportation Field Services and Design/Construction divisions, and the developer or property owner will be required to assure that the Hillsborough Street improvements currently under design by the City will meet the streetscape improvements as per Z-26-13 and align with the roundabout design proposed at Hillsborough Street/Friendly Drive/Dixie Trail;
5. That revised Infrastructure Construction Plans for public improvements be approved by the City and include a pedestrian detour plan, pavement marking and signing plan and traffic control;
6. That a demolition permit be issued;

**Prior to Planning Department authorization to record the recombination plat with required easements:**

7. That the City attorney approve a document that removes the public access easement per City Council direction on January 7, 2013;
8. That public sidewalk easements are approved by the City as shown on the site plans for Hillsborough Street, Friendly Drive and Concord Street; The documents are to be recorded at the Wake county register of deeds and copies provided to the City;
9. That a transit easement located on Hillsborough Street be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department prior to building permit approval;
10. That a right of way plat is submitted for review for Friendly Drive, Concord Street and Hillsborough Street for right of way to be dedicated as shown on the site plan and a copy of the recorded plat be provided to the City prior to building permit issuance;

**Prior to issuance of building permits:**

11. That an encroachment agreement for any plantings, planters, awnings or stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;
12. That a fee-in-lieu of construction is required for 5.5 feet of pavement along the 350-foot Concord Street frontage;
13. That if development-related improvements are not complete prior to a building permit, a construction surety shall be posted in lieu of the completion of the work. The estimated construction cost of the improvements will be provided in an amount of 100% for State-maintained Hillsborough Street and 125% for City-maintained Concord Street and Friendly Drive;

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

14. That all development-related improvements secured by a surety shall be installed and accepted for maintenance by the Public Works Department;
15. That off-site utility improvements must be completed, inspected and accepted by the City Public Utilities Department;
16. That the applicant submits as built drawings for approval by the Public Works Department for all stormwater facilities, if required.

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

*Mitchell Silu (C. W. Hayes)* Date: 1-17-14

**Staff Coordinator:**

Stan Wingo

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

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**FINDINGS:**

City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 1/16/13, owned by Kane Realty, submitted by Ryan Akers, The John R. McAdams Co.