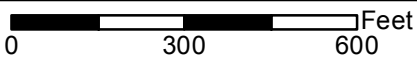
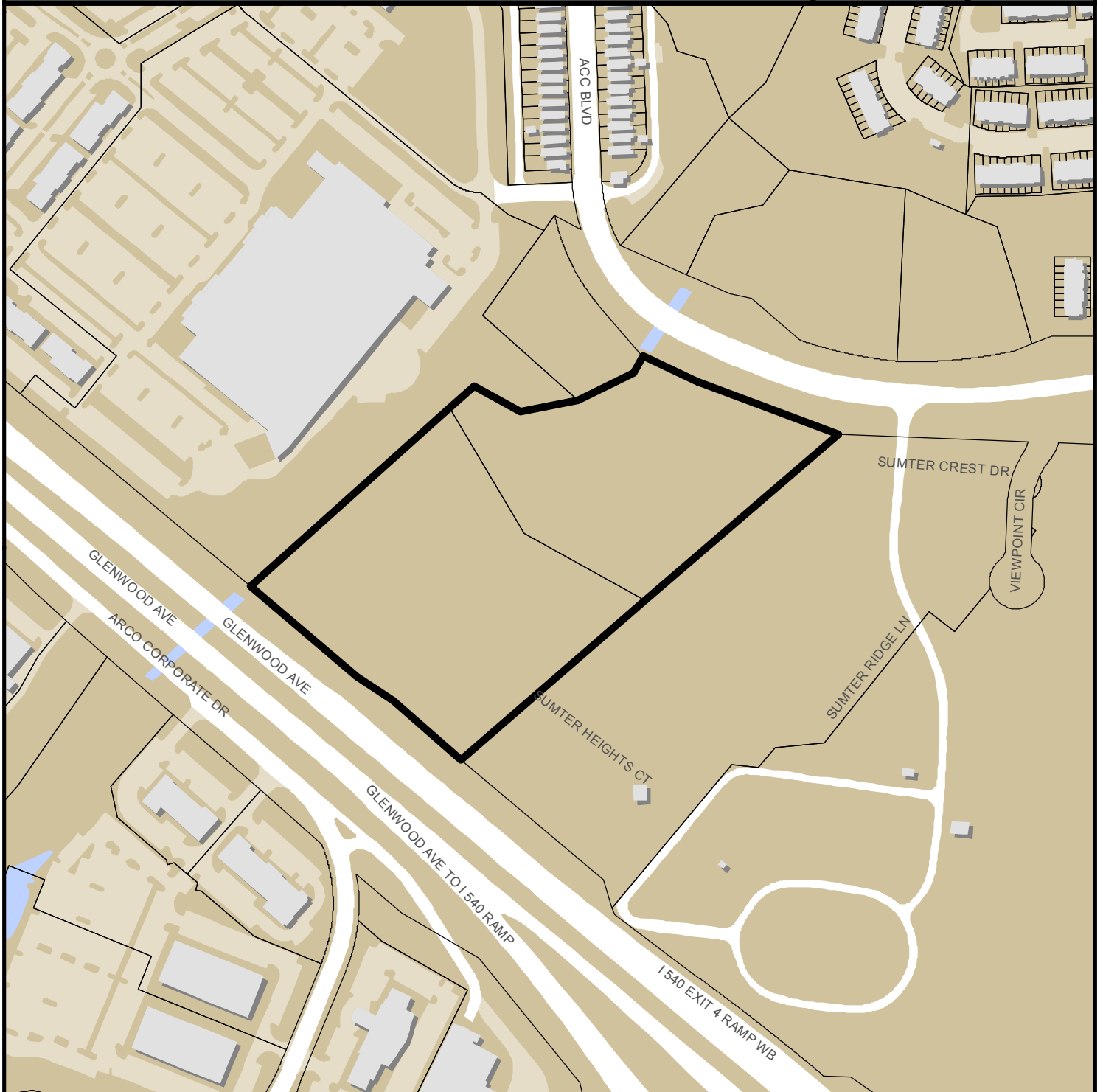


ALEXANDER PLACE APARTMENTS SR-1-2015



Zoning: **TD-CU,PDD,SHOD-2**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **14.46**
Square Feet: **285,490**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Davis**
Development
Phone: **(770) 474-5213**





Administrative Action Administrative Site Review

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

Case File / Name: SR-1-15 / Alexander Place Apartments

General Location: This site is located on the north side of Glenwood Avenue, approximately .4 miles northwest of the intersection of Glenwood Avenue and I-540.

CAC: Northwest

Request: Development of an 8.15 acre tract zoned RX-5-CU, (Residential Mixed Use-5-Conditional Use) and a 6.30 acre tract zoned RX-5-PL-CU, (Residential Mixed Use-5- Parking Limited frontage-Conditional Use) into an apartment complex involving four separate buildings. Proposed development will contain four individual apartment buildings and associated parking, and amenity area. Parking will be provided on site.

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

1. Due to significant topographic, environmental, and existing adjacent development constraints, a design adjustment has been granted for the following; waving of the block perimeter requirement, allowing an alternative street cross section with a 3' planting strip in lieu of the required 6' planting strip along ACC boulevard, and an alternative street stub consisting of a 27' back of curb to back of curb (modified Neighborhood Yield Street) with a 6' sidewalk adjacent to the curb on one side, no 2' maintenance strip on either side, and street trees only along one side of the street, and outside of the public Right of Way.

Administrative Alternate: NA

Contact: Jeremy Finch, P.E., McAdams Company

Cross-Reference: Z-30-14, TR# 421519

Z-30-14 – ACC Boulevard and Glenwood Avenue Conditional Use –
Conditions Dated – November 16, 2014

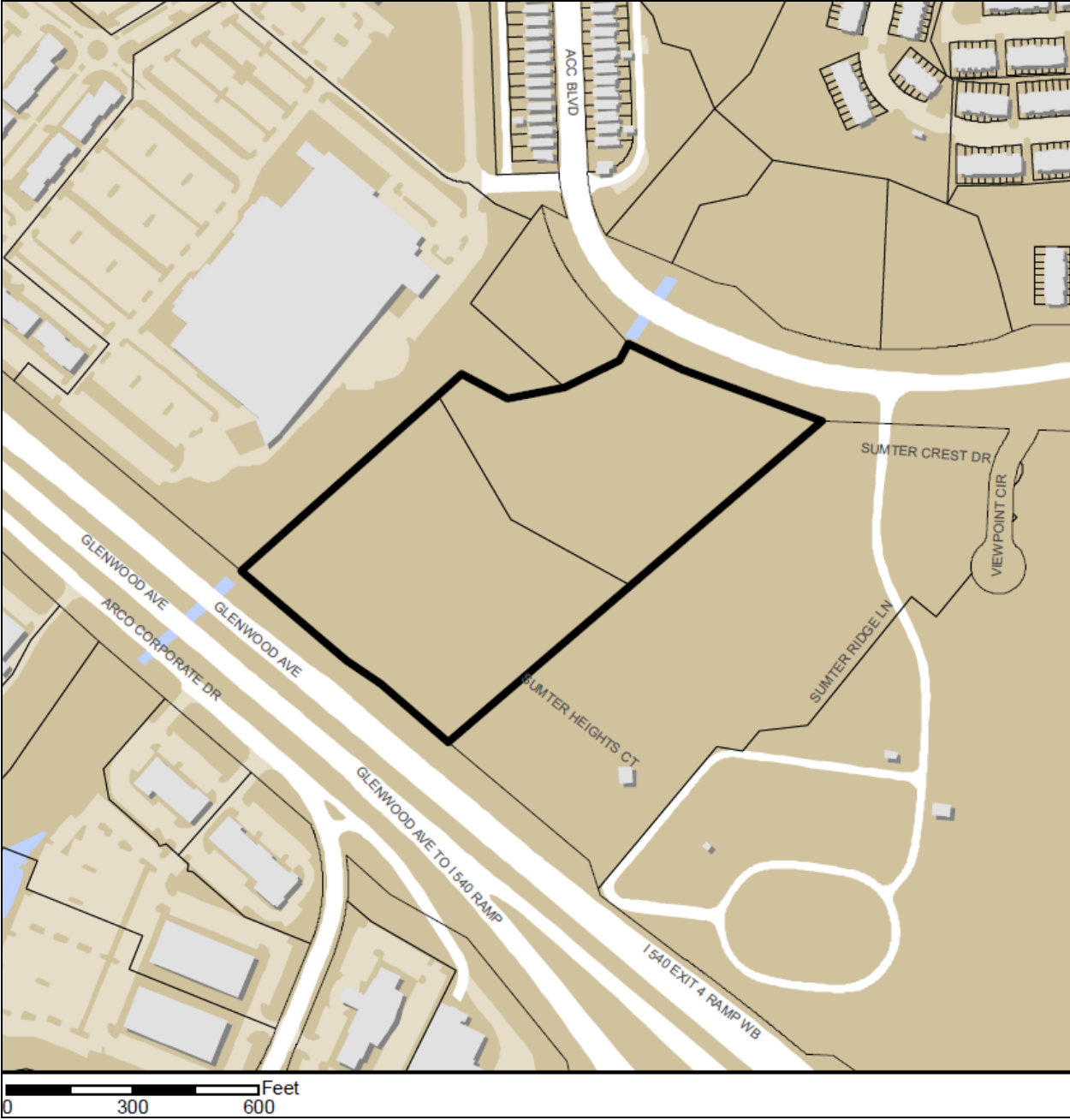
Narrative of conditions being requested:

1. The maximum residential density for the property shall be twenty (20) units per acre.
2. The minimum building setback from the Glenwood Avenue public right-of-way shall be fifty (50) feet.

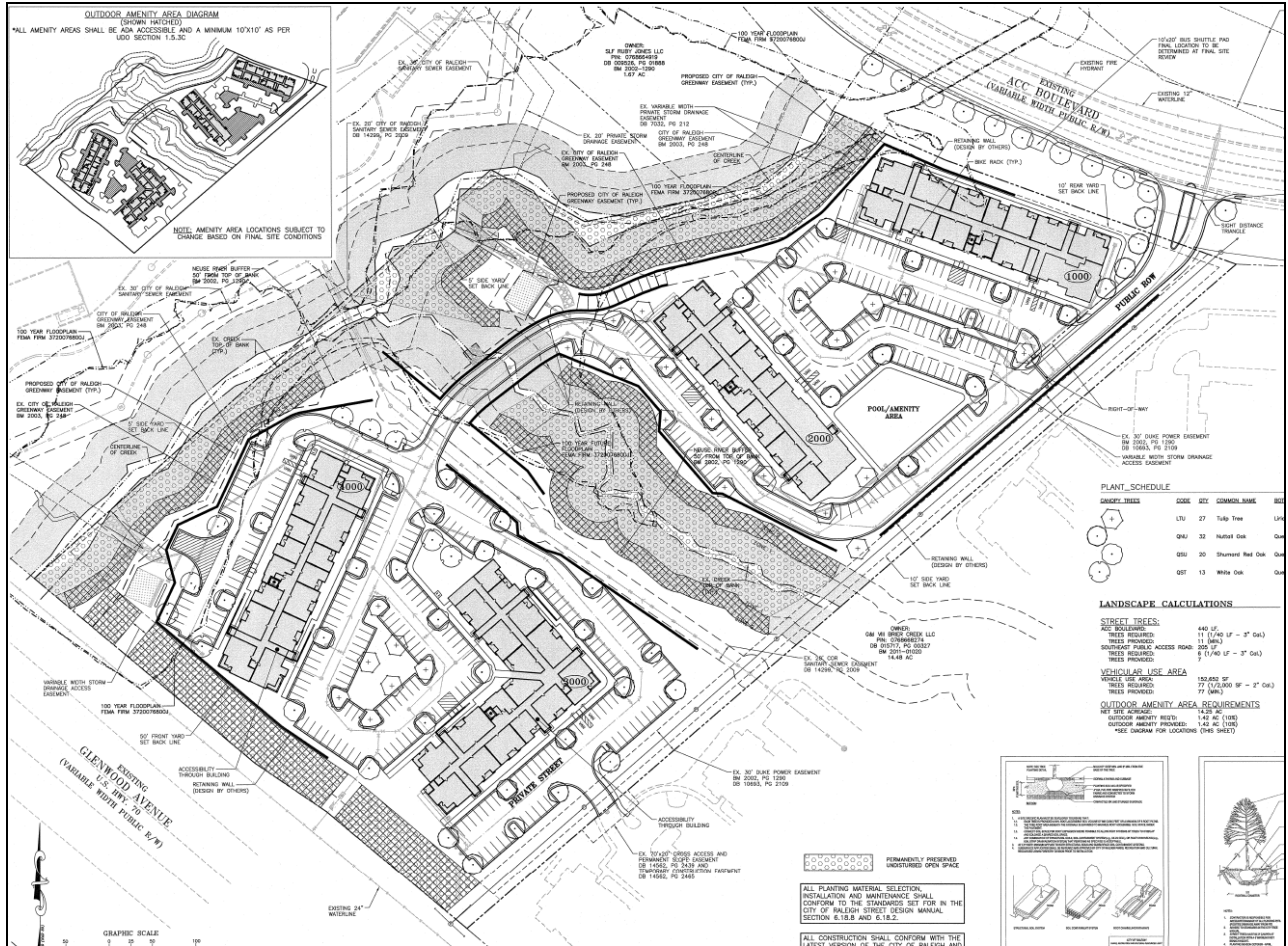
3. The minimum parking setback from the Glenwood Avenue public right-of-way shall be fifty (50) feet.

4. No tree disturbing activity shall be permitted within that area adjoining the Glenwood Avenue public street right-of-way and measuring fifty (50) feet in width perpendicular to the Glenwood Avenue public street right-of-way, except that tree disturbing activities can occur within up to fifteen percent (15%) of this area for the following limited purposes of installing and maintaining water, sewer and storm drainage facilities and power lines.

5. Prior to issuance of the first certificate of occupancy for the property, the property owner shall (i) provide a concrete slab at the back of the future sidewalk in the ACC Boulevard public street right-of-way along the property's frontage sufficient to accommodate a standard bus shelter, and (ii) pay to the City an amount of \$4,500 as contribution toward the future installation of a bus shelter.



Location of Site – 7651 ACC Boulevard



Preliminary Site Plan- Alexander Place Apartments



Public Works Design Adjustment – Staff Response

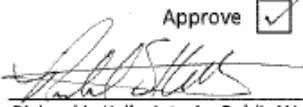
Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt 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.

Project	Project Name	Alexander Place Apartments	Date Completed Application Received	3/11/15
	Case Number	SR-1-2015	Transaction Number	421519

Staff Response/Recommendation	Based on significant topographic, environmental, and existing adjacent development constraints, staff has reviewed this request and recommends approval of the request as submitted.		
	Staff Member	Daniel King, PE	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve
 Approval with Conditions
 Deny


3/12/15

Richard L. Kelly, Interim Public Works Director Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov

Public Works Design Adjustment (complete request attached)

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a grading permit for the site:

- 1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- 2) That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Reviewer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work;
- 3) That any prior approvals for buffer impacts should be revised and approved by NC DEMLR; Approvals shall be provided to the Stormwater Reviewer in the Public Works Department;
- 4) That a Tree Conservation plan with Primary Tree Conservation Areas and coordinated with the tree cover report, labeled with standardized names and data summary and additional plan(s) of only the tree conservation areas outlined in dashed lines with metes and bounds descriptions must be submitted to Development Services for review and approval;

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:

- 5) That both parcels be recombined into one parcel, and the recombination be recorded in the Wake County Register of Deeds;
- 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 Article 9.2 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes;
- 7) That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

- 8) That a plat of all tree conservation areas must be recorded at the Wake County Register of Deeds office and either a copy of the recorded tree conservation area plat be included with the plans or the book and map reference provided for building permit review;

- 9) That flood prone areas, as approved by the City Stormwater Reviewer, are shown on the preliminary plan and shall be shown on all maps for recording;
- 10) That infrastructure construction plans be approved for the relocation of the existing sanitary sewer main;
- 11) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on all 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, grad, 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 NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
- 12) 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;
- 13) 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;

Prior to issuance of building occupancy permit:

- 14) That prior to issuance of the first certificate of occupancy for the property, the property owner shall (i) provide a concrete slab at the back of the future sidewalk in the ACC Boulevard public street right-of-way along the property's frontage sufficient to accommodate a standard bus shelter, and (ii) pay to the City an amount of \$4,500 as contribution toward the future installation of a bus shelter.
- 15) That all development-related improvements secured by a surety shall be installed and accepted for maintenance by the Public Works Department;
- 16) That off-site utility improvements must be completed, inspected and accepted by the City Public Utilities Department;
- 17) That the applicant submits as built drawings for approval by the Public Works Department for all stormwater facilities, if required.
- 18) That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Kimth Bowen (S. Barber)

Date: 5-18-15

Staff Coordinator:

Michael Walters

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

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 04/17/15, submitted by Jeremy Finch, McAdams Company.

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: 5/18/18

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date: 5/18/19

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.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.

- MEET THE REQUIREMENTS OF THE EXPIRATION 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 Public Works Department for street construction; by the first working day in November and May each year.