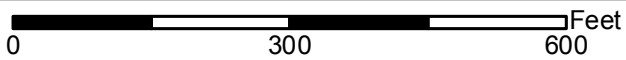
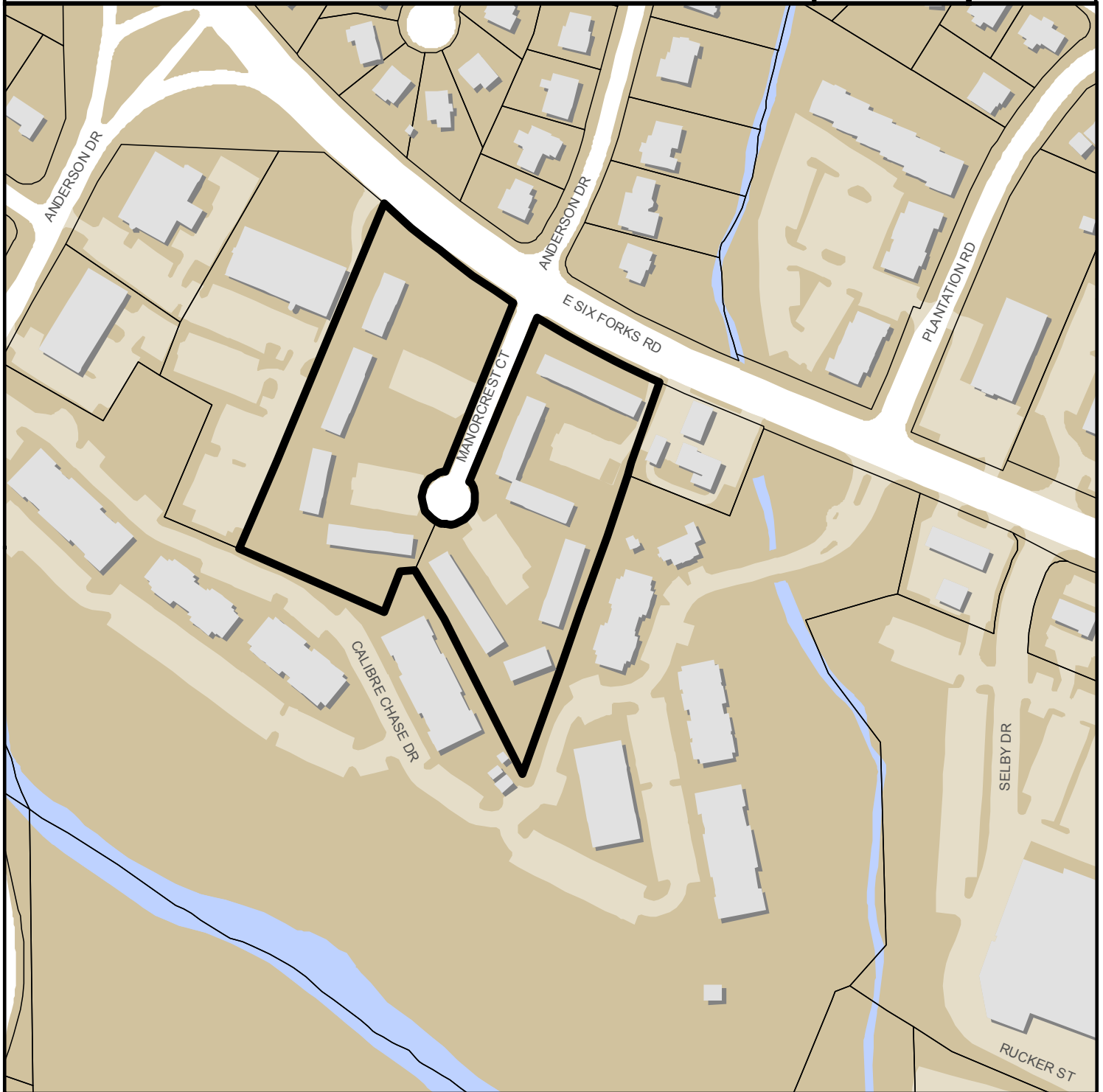


SIX FORKS APARTMENTS SR-4-2015



Zoning: **RX-5-UL-CU**
CAC: **Midtown**
Drainage Basin: **Big Branch**
Acreage: **5.07**
Square Feet: **183,684**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **WP SIX FORKS
LLC**
Phone: **(704) 906-4776**





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-4-15 / 200 East Apartments

General Location: This site is located on the south side of East Six Forks Road, between Anderson Drive and Wake Forest Road.

CAC: Midtown

Request: The demolition of 9 existing multifamily apartment buildings for the construction of 3 multifamily apartment buildings, totaling 182 units on a 5.61 acre site zoned RX-5-UL. Partial abandonment of the existing Manorcrest Court cul-de-sac and additional right-of-way dedication of Manorcrest Court to the parcel to the south is proposed.

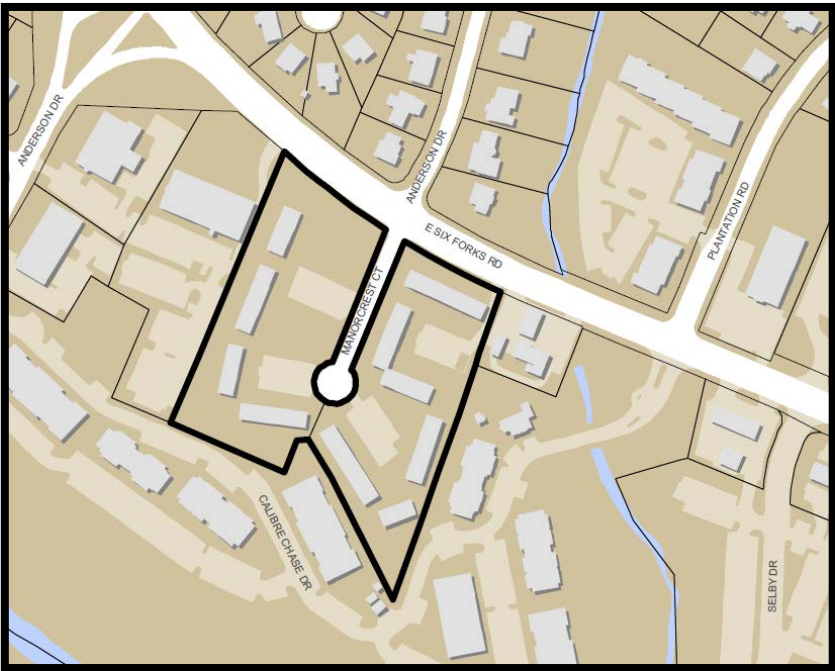
Design Adjustment: Two Design Adjustments have been approved by the Public Works Director for this project, noted below.

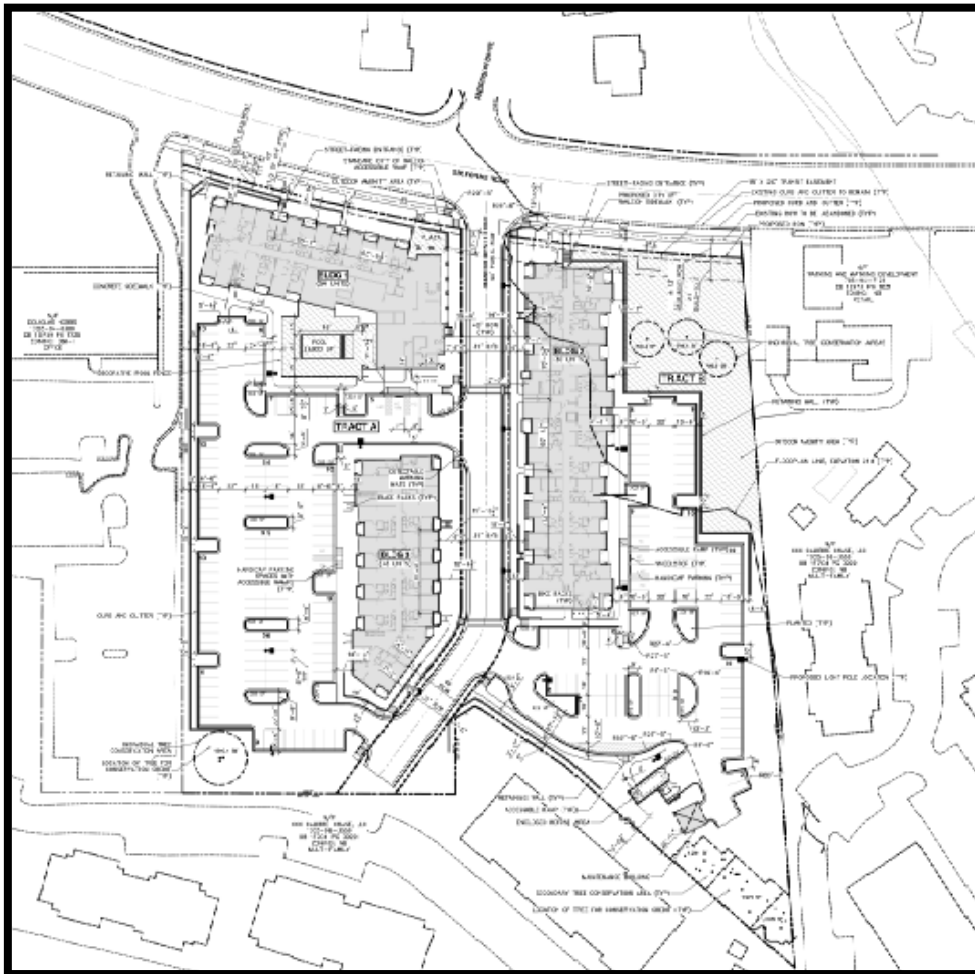
1. UDO Section 8.5.2 - Locating the street trees behind the 6' sidewalk along Six Forks Road, but within the right-of-way.
2. UDO Section 8.4.2 – Maintaining 40' right-of-way in lieu of the 59' of right-of-way for a Neighborhood Local Street for Manorcrest Court with the 6' sidewalk placed in an easement.

Administrative Alternate: N/A

Contact: Janet Mountcastle

Cross-Reference: Z-32-14





Site Plan

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

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

1. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forestry Specialist;
2. That a demolition permit be issued and this building permit number be shown on all maps for recording;
3. That a 100-year floodplain analysis be submitted and approved by the Public Works Department;
4. 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;
5. 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 grading or the approval of construction drawings whichever event comes first;
6. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

7. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
8. That Flood prone areas, as approved by the City Stormwater Engineer, and shown on the preliminary plan shall be shown on all maps for recording;
9. That all conditions of Z-13-14 are complied with;
10. That a right of way permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;
11. That infrastructure construction plans are approved by the City of Raleigh;
12. 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;

13. That a fee-in-lieu is paid to the Public Works Department for the unimproved portions of Manorcrest Court;
14. That the City Attorney approve a public sidewalk easement for any portion of the public sidewalk along Manorcrest Court located within private property;
15. That 40' of right-of-way and with a 5' utility easement be dedicated on Manorcrest Court to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
16. That portions of Manorcrest Court cul-de-sac be abandoned through City Council action and that the area of closed right-of-way be recombined into the remainder of the parcels as shown on the preliminary plan. A plat showing the right-of-way closure, including the resolution number of the City Council action, must be approved by the City Planning Department and recorded with the Wake County Register of Deeds;
17. That an offer of cross access and slope easement dedication with the properties to the west (DB15759 PG 1735), and south/east (DB15704 PG 0929) be recorded in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department prior to building permit issuance;
18. That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the homeowner association;"
19. 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; 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;
20. That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
21. That a 15' x 20' transit easement located on Six Forks Road 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;
22. That an encroachment agreement for street trees within Six Forks Road and Manorcrest Court, temporary retaining wall in Manorcrest Court, and any work within the Six Fork Road 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

22. That an encroachment agreement for street trees within Six Forks Road and Manorcrest Court, temporary retaining wall in Manorcrest Court, and any work within the Six Fork Road 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;
23. That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable; and

Prior to Certificate of Occupancy:

24. 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.) Ken Bauer (C. Dyer) Date: 5-19-15

Staff Coordinator: Meade Bradshaw

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 4/21/15, submitted by Cline Design.

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.