Zoning: **OX-4-PL-CU**
CAC: **West**
Drainage Basin: **Richland Creek**
Acreage: **8.54**
Sq. Ft.: **1,681,416**

Planner: **Mike Walters**
Phone: **(919) 996-2636**
Applicant: **Kotarides Development**
Phone: **(757) 461-1000**
LOCATION: This site is located on the north side of Trinity Road, west of the intersection of Trinity Road and Corporate Center Drive at 5731, 5700, and 5628 Trinity Road.

REQUEST: Development of an 8.54 acre tract zoned OX-4-PL CU (Z-22-17) into a three building 154 unit apartment complex with associated parking and accessory structures. This tract is currently comprised of three parcels to be recombined.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment has been submitted to the requirements for block perimeter compliance of Article 8.3 of the Raleigh Unified Development Ordinance (UDO.) In addition, a design adjustment has been submitted to article 8.4 of the UDO for a section of alternative streetscape.

An Administrative Alternate (AAD-5-18) has been approved for an alternative parking ratio. The Administrative Alternate allows for a 10% reduction in the required number of spaces (24 space reduction).

The City of Raleigh Solid Waste Services has allowed the use of 3 dumpsters, with a minimum collection of twice a week.

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 Stewart, Inc.

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.

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

ENGINEERING
1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. Required approvals from Duke Energy for site work within the Duke Energy easements prior to concurrent approval shall be provided.

3. 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
4. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing Transmission Easements prior to concurrent approval.

STORMWATER
5. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first. A FEMA CLOMR or No-Rise study will be required.
6. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.

7. 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.

8. A nitrogen offset payment must be made to a qualifying mitigation bank;

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

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

11. 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.

12. 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 ISSUANCE OF BUILDING PERMITS:
GENERAL
1. Comply with all conditions of Z-22-17.

2. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Recombinations, Right of Way and/or Easement Dedications, and Tree Conservation Areas.

3. Provide fire flow analysis.

ENGINEERING
4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

5. 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.

6. A sidewalk deed of easement for any public sidewalk on Private Property 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.

7. A 15’x20’ transit easement located on the site shall be approved by the Transit Planner in the Transportation Department, and shall be shown on all maps for recording, and a transit easement deed approved by the City of Raleigh shall be recorded with the local County Register of Deeds. The
recorded copy of this transit easement shall be provided to the Development Services Department prior to building permit approval.

8. A cross access agreement between this property (current PIN 07748882230 - 5700 Trinity Road) and the adjacent parcel to the west (PIN 0774789312 - 5734 Trinity Road) shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one (1) day of lot recordation. A recorded copy of these documents must be provided to the Development Services Department.

9. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

10. 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**

11. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

19. Initiation of the easement exchange process is required (via dedication of new easement on Record Plat, ending with abandonment of old easement on subsequent Deed)

**STORMWATER**

19. A Final Plat showing the flood prone areas, as approved by the City Stormwater Engineer; and all required Drainage Easements shall be recorded prior to any building permit approvals.

20. That 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, 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)."

20. 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.

21. 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.

**URBAN FORESTRY**

22. The plat of tree conservation areas must be recorded.

23. A fee in lieu will be required for five street trees [based on 40’ spacing from the last] along the southeastern end of the right of way along Trinity that cannot be planted due to the Duke Energy transmission easement.
24. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

**Prior to issuance of building occupancy permit:**
1. Transit improvements as specified by zoning condition #2 of case Z-22-17 shall be completed.
2. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
3. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
4. **Next Step:** Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.
5. **Next Step:** All street lights and street signs required as part of the development approval are installed.
6. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
7. **Next Step:** As-built drawings and associated forms for all Stormwater devices and survey of impervious areas are accepted by the Engineering Services Department
8. **Next Step:** Final inspection of all required Tree Conservation area and new street trees planted in the right of way by Urban Forestry Staff.

**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:** 6-4-2021
Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**
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.

I hereby certify this administrative decision.

**Signed:** (Planning Dir./Designee) ______________ Date: 6/9/2018

**Staff Coordinator:** Michael Walters
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</th>
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<tbody>
<tr>
<td>Project Name</td>
<td>Trinity Woods Apartments</td>
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<tr>
<td>Development Case Number</td>
<td>SR-4-18</td>
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<tr>
<td>Transaction Number</td>
<td>541656</td>
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<td>Design Adjustment Number</td>
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**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
- [ ] Engineering Services
- [ ] Public Utilities
- [ ] City Planning
- [ ] Transportation
- [ ] Parks & Recreation and Cult. Res.

**CONDITIONS:**

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**Development Services Director or Designee Action:**

- [✓] APPROVE
- [ ] APPROVE WITH CONDITIONS
- [ ] DENY

**Authorized Signature:**

[Signature]

**Date:** 6/4/2018

*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).*
USE STANDARD "GATOR" BAGS FOR WATERING TREES IN AREAS NOT UNDER IRRIGATION.

Sawleaf Zelkova
B & B
FOR B&B PLANTS, NATURAL FIBER BURLAP SHOULD BE TURNED DOWN BY 1/3 TOTAL
Red Oak
Quercus rubra
BOTANICAL NAME
SHREDDED HARDWOOD MULCH 3" DEEP EXCEPT AT CROWN OF PLANT UNLESS
B & B
ROOT ZONE PROTECTION AREA: VARIES BASED ON LOCAL JURISDICTION HAVING
TOP OF ROOTBALL TO BE RAISED 2-3 INCHES ABOVE EXISTING GRADE.
CONTRACTOR IS RESPONSIBLE FOR KEEPING THE TREE UPRIGHT AND PLUMB
59,535 sf
Lagerstroemia indica `Catawba`
STREET TREES ARE WITHIN A POWER
PROTECTION OF EXISTING VEGETATION: AT THE START OF GRADING INVOLVING THE
QTY
LANDSCAPING/C.O. STANDARDS NOTE: ALL LANDSCAPING MUST BE IN PLACE PRIOR TO
CODE
80
Description
LANDSCAPE WORK SHALL INCLUDE THE FURNISHING, INSTALLATION, AND WARRANTY OF
REVISIONS TO CITY 1ST REVIEW
VERIFY ALL QUANTITIES AND REPORT ANY DISCREPANCIES OR INACCURACIES IN THE
REVISIONS TO CITY 2ND REVIEW
PER UDO SECTION 7.2.6.B.1.b IT IS NOT THE INTENT TO FENCE OFF THE STORMWATER FACILITY.