



Administrative Action Administrative Site Review

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
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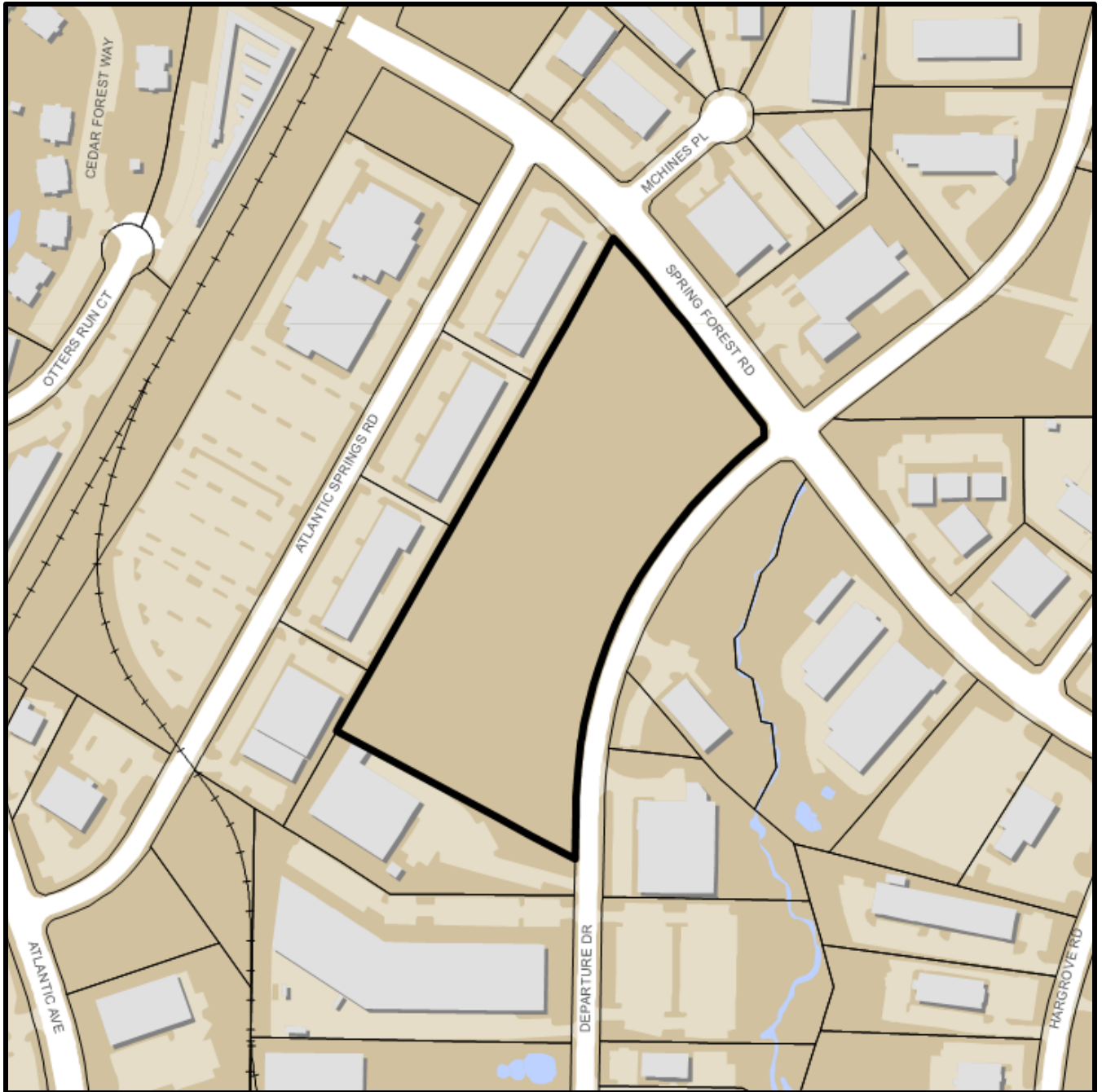
Case File / Name: SR-6-16 / Treeo Senior Living Community

General Location: This site is located on the southwest corner of Spring Forest Road and Departure Drive.

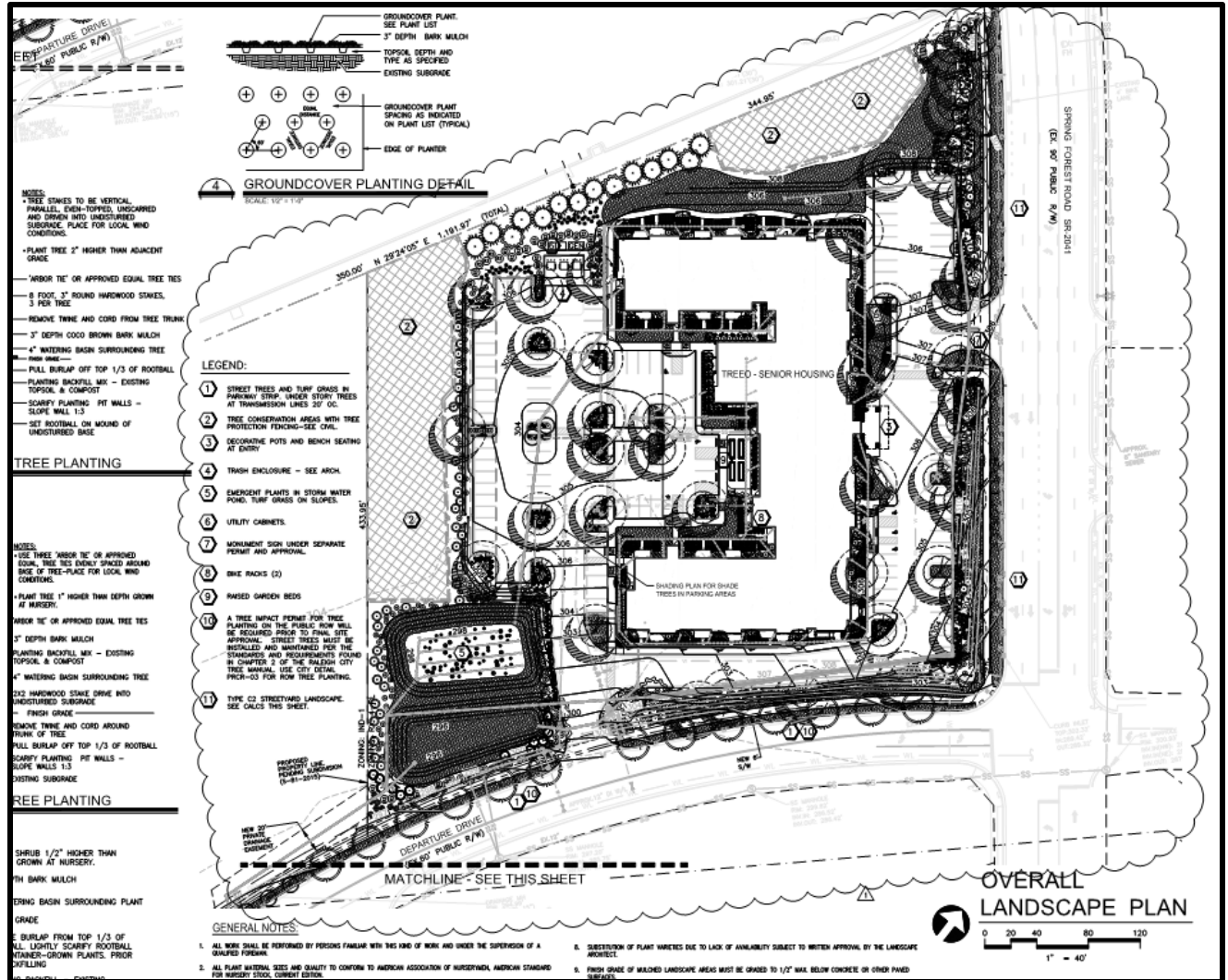
CAC: North

Request: Development of a 5.02 acre tract zoned RX-4-PL (Residential Mixed Use-4-Parking Limited) into a 123,922 square foot, 56' tall, 4 story/143 unit congregate care building.

Cross-Reference: S-81-2015, TR# 460634



SR-6-16 Location Map – 5501 Departure Drive



SR-6-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	RX-4-PL (Residential Mixed Use-4-Parking Limited)	3.1 , & 3.2.4 , &3.4.5
Overlay District:	NA	5.1
Parking:	1 space/3 units +1 space/400 sf (administrative) = 143/3 + 5035/400 = 61 required spaces. Proposed = 120 spaces Bicycle parking = NA Note that as proposed parking exceeds 150% of the required minimum, compliance with UDO Section 7.1.2 D is required.	7.1.2
Street Type(s):	Spring Forest Road – Avenue 4 Lane divided Street, requiring ½ of a 104’ R/W. (existing 90’ R/W) Departure Drive – Avenue 2 Lane Undivided Street requiring ½ of a 64’ R/W (existing 60’ R/W) Note right of way was recorded with the previous subdivision of the property.	8.4
Streetscape:	Spring Forest Road – Type C2 Street Protective Yard and proposed 6’ sidewalk inside the R/W Departure Drive - Commercial and proposed 6’ sidewalk inside the R/W	8.5.1 , & 7.2.4 B
Setbacks/Frontage:	Setbacks – Front = 5’, side = 0 or 6’, rear = 0 or 6’ Frontage (PL) Build Tos, Primary Street = 0-100’, side = 0 to 100’	3.2 , & 3.4.5
Neighborhood Transitions:	NA	3.5
Transitional Protective Yards:	NA	7.2.4
Stormwater:	Developer is showing compliance with stormwater regulations for water quality and water quantity through the use of a bio retention pond, dry pond, underground pipe detention and one-time nitrogen offset payment to NCEEP	9.2
Tree Conservation:	This site is providing 0.00 acres primary TCA; 1.122 acres secondary TCA [10.11 % of net site area].	9.1

<p>Variances, Design Adjustments, Administrative Alternates:</p>	<p>NA</p>	
<p>Other:</p>	<p>NA</p>	

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass land disturbing 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 a final (revised) 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;

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

3. That as the proposed parking exceeds the required parking by 150% or greater and in order to mitigate the additional impervious surface, the final site plan shall show compliance with one of the four mitigation methods listed under UDO Section 7.1.2 D;
4. 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 site final grading or the approval of construction drawings whichever event comes first;
5. The stormwater operations shall include the total construction costs of the stormwater devices itemized and the amounts equal to 24% and 125% for the replacement account payment and stormwater device surety amounts;

6. That a nitrogen offset payment must be made to a qualifying mitigation bank;
7. 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. The offsite drainage easement proposed on the adjacent parcel must be approved by the private property owner and recorded prior to site final due to its conceptual nature to the plan and to record the entirety of the drainage easements associated with the stormwater devices prior to site final;

Prior to issuance of building permits:

8. That a revised Tree Conservation plan is approved and a revised map is recorded in the Wake County Register of Deeds;
9. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Spring Forest Road, and Departure Drive street is paid to the Public Works Department;
10. That a surety in the amount equal to 125% of the total construction costs of the stormwater devices shall be executed by the developer;
11. That a Fire flow analysis must be proven at time of building permits per the 2012 NCFPC, Section 507.3;
12. That a tree impact permit is required to plant trees on the public right-of-way prior to building permit issuance;
13. That the developer shall pay, prior to building permit issuance, 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;

Prior to issuance of building occupancy permit:

14. 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.) Kenneth Bowers (S. Boulton) Date: 7-12-16

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 5/20/16, submitted by David Blevins, Development Engineering, Inc..

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: 7-12-2019

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.

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.