



# Administrative Approval Action

Case File / Name: ASR-SR-10-2015  
Raleigh Beach Road Apartments

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

- LOCATION:** The site is located on west side of Raleigh Beach Road and east side of the proposed Southall Road Extension (on tracts to be created with subdivision case S-59-2014). The site is addressed at 4805 Raleigh Beach Road, which is inside City corporate limits.
- REQUEST:** Development of a 28.02-acre tract zoned RX-3-CU (Z-6-2014 and Z-35-14) for 17 apartment buildings and one Leasing/Maintenance/Amenity civic building. This plan is a second revision to a previously approved site plan. This plan includes a total of 392 dwelling units (unchanged) with a total gross floor area of 448,542 sf (previously approved for 454,495 sq ft.) This second revision also includes three different building designs and a reduction of impervious surface area. The Leasing/Maintenance/Amenity building will include 12,903 sq ft of gross floor area. Note with approval of this revised site plan the sunset date is unchanged.
- DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** SPR-0202-2019: DSLC - Site Permitting Review/Major [Signature Set]  
RCMP-0079-2019: DSLC - Recorded Maps/Boundary Survey - Major
- 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 dated November 22, 2019 by JDavis Architects.**

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

**SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

***The following items are required prior to approval of Site Permitting Review plans:***

### **General**

1. Plans will clearly demonstrate compliance with all development standards of a principal building (Civic Building type) for the Leasing/Management/Amenity Building.
2. The elevations for Building 14 will be revised in the plans. ASR drawings demonstrate compliance with building height; however, there are errors in labelling.
3. For the outdoor pool, the plans will state the area of the pool in square feet and label the greatest uninterrupted linear dimension (ASR submittal shows a dimension over the edge of the pool/coping). The plans will also show, for the indoor pool, the longest linear dimension and the area of the pool in square feet. See UDO 6.7.3.G.5.
4. Prior to issuance of site permits for this site plan, site permits for the associated subdivision S-59-14 shall be approved and signed.



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### Engineering

5. 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.

### Stormwater

6. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
8. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

### Urban Forestry

9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
10. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	City Code Covenant Required
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<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
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**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***

### General

1. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
2. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.



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## Engineering

3. 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 day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
5. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

## Public Utilities

6. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

## Urban Forestry

7. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 5.39 acres of tree conservation area.

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

*The following items must be approved prior to the issuance of building permits:*

## General

1. Should the indoor pool contain any dimension greater than 65' or be larger than 4,000 sq ft in area, as shown on the Site Permitting Review plans, it will require a Special Use Permit prior to issuance of a building permit for the Leasing/Management/Amenity Building (as shown on Sheet LS1.1 of the approved SR-10-15 revised plans).
2. Prior to issuance of a building permit for the Leasing/Management/Amenity Bldg and Outdoor Pool, as shown on Sheet LS1.1 of the approved SR-10-15 revised plans, a Special Use Permit will be approved for the outdoor pool, which includes a linear dimension greater than 65'.
3. Comply with all conditions of Z-06-2014 and Z-35-2014.
4. Provide fire flow analysis.
5. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.



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6. Prior to issuance of any building permits for this site plan, all conditions of the associated subdivision case S-59-14 shall be met and the subdivision shall be recorded with the Wake County Register of Deeds

## Engineering

7. 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.
8. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

## Public Utilities

9. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

10. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).
11. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
12. 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 (UDO 9.2).
13. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

## Urban Forestry

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 15 street trees along Southhall Rd Ext, 42 street trees along public road, 46 street trees along Babbling Brook Rd, 19 street trees along Raleigh Beach St.
15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

***The following are required prior to issuance of building occupancy permit:***

## General



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1. Final inspection of all tree conservation areas and right of way street trees 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:** January 13, 2020

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: \_\_\_\_\_ Date: 01/08/2020  
Development Services Dir/Designee  
Staff Coordinator: **Ryan Boivin**