



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-11-14 / Emerson Glen

General Location: This site is located north of Tryon Road, west of its intersection with Trailwood Hills Drive.

CAC: Southwest

Request: Development of a 3.76 acre tract zoned OX-4-CU-PL with Special Residential Parking Overlay into a multifamily development. Proposal will include two apartment buildings with a total of 48 dwelling units.

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

1. A Design Adjustment to allow the planting of required street trees within the right-of-way was approved on September 30, 2014.

**Administrative
Alternate:**

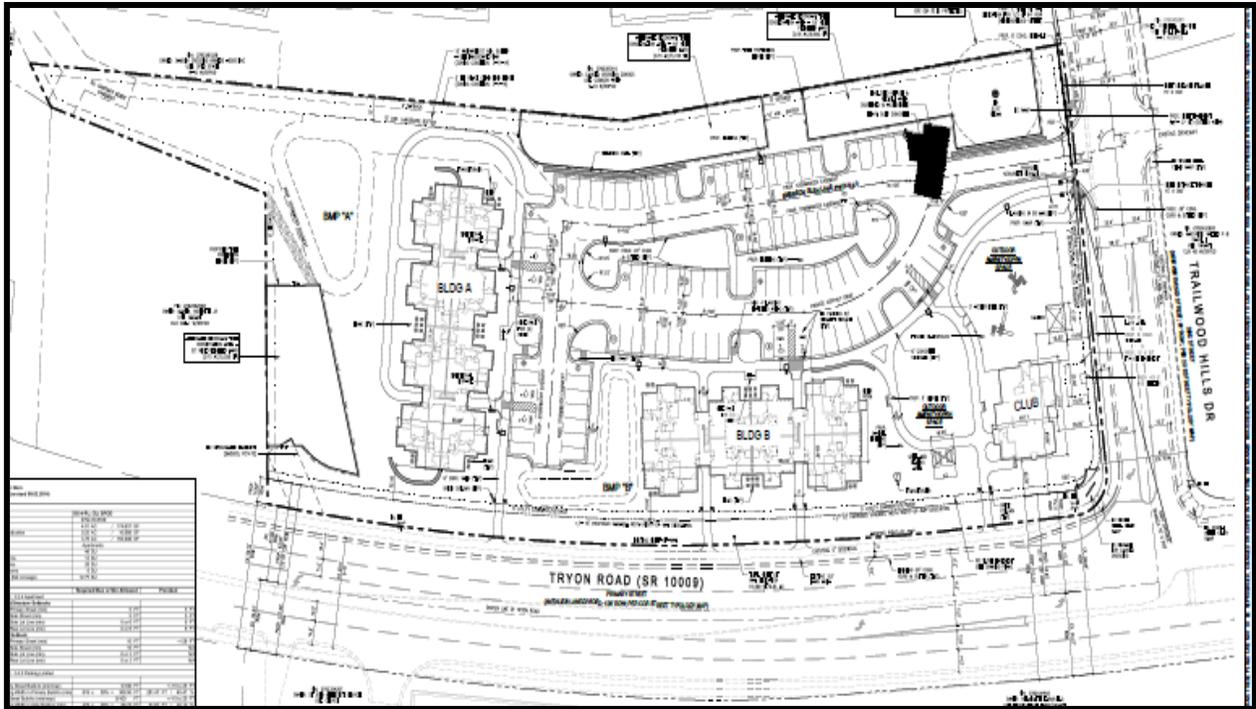
Two Administrative Alternates were approved by City Staff for this project, noted below.

1. An alternate to reduce the required build-to percentage requirement along Tryon Road;
2. An alternate to reduce the number of required street facing entrances;

Contact: David Brown – JDavis Architects

**Cross-
Reference:** Z-11-14





Site Layout

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF
APPROVAL:

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever occurs first:

- (1) That a nitrogen offset payment must be paid to a qualifying mitigation bank;
- (2) That the final tree conservation plan must be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence protecting all tree conservation areas. Tree protection fence must be located in the field and inspected by the City's Forestry Specialist. A copy of the approved plan is to be placed on file in the City of Raleigh Planning Department;
- (3) 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;

Prior to issuance of building permits:

- (4) 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;
- (5) 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";
- (6) That all public easements and right of way as shown on the preliminary plan be dedicated to the City of Raleigh, be recorded with the Wake County Register of Deeds, and a copy of the recorded map be provided to the City prior to building permit issuance;
- (7) That as the developer has volunteered to dedicate a transit easement along Trailwood Drive, the final easement shall 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 deed be provided to the Planning Department within 14 days of recordation;
- (8) 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;

- (9) That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (10) 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, shall be paid to the City.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Kenneth Brown (A. Barber)

Date:

10-22-14

Staff Coordinator:

Stan Wingo

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 10/1/14, submitted by David Brown.
