GLENWOOD PLACE APARTMENTS
SR-25-2018

Zoning: OX-5, CM, R-4 w/SHOD-1
CAC: Glenwood
Drainage Basin: Crabtree Basin
Acreage: 14.91
Sq. Ft.: 218,000

Planner: Michael Walters
Phone: (919) 996-2636

Applicant: Tommy Craven
LOCATION: This site is located on Exchange Glenwood Place, in the complex at the southeast corner of the intersection of I-440 and Glenwood Avenue, at 3710 Exchange Glenwood Place.

REQUEST: This is a change of use from office to retail within an existing building. There are to be no additions to the existing building(s), no utility changes, and no increase in impervious with this proposal. However right of way is to be dedicated along an existing private street with small portions of land recombined into adjacent lots. The original development is on a 13.5 acre tract zoned OX-5 and CM.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Parking Study for Shared Parking (7.1.5 a) was reviewed and recommended for approval.

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 Priest Craven and Associates, 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:

STORMWATER
1. An amended stormwater control plan with revised nitrogen loading calculations for this site shall be submitted with any Preliminary Site Plan and/or Concurrent Review (whichever occurs first) for the adjacent Lot 6 and/or Lot 8 and shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL
1. 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.

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

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.

URBAN FORESTRY
4. Obtain required tree impact permits from the City of Raleigh.

5. A tree impact permit must be obtained for the approved streetscape trees in the right of way.
Administrative Approval Action
AA # 3807 / SR-25-18, Glenwood Place Apartments
# 548635

Prior to issuance of building occupancy permit:
1. 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.

2. Next Step: All street lights and street signs required as part of the development approval are installed.

3. As-built drawings and associated forms for all Stormwater devices if applicable, are accepted by the Engineering Services Department

4. Next Step: Final inspection of all required 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: 6-8-2021
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) [Signature]
Date: 6/8/2016

Staff Coordinator: Michael Walters