Zoning: NX-3-UL, R-10
CAC: Central
Drainage Basin: Rocky Branch
Acreage: 6.6
Sq. Ft./ units: 19,302/ 10

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

Applicant: Jimmy Thiem
Phone: (919) 821-5547
LOCATION: This site is located on the northwest corner of South Saunders Street and Dorothea Drive.

REQUEST: Development of a recombination of five existing parcels into one lot totaling 0.859 acres zoned NX-3-UL, and R-10 into two 5-unit apartment buildings with ground floor garage parking totaling 19,302 square feet.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Two Design Adjustments have been approved for this project, noted below. (#1 Allowing a slight variance to the streetscape cross section and #2 Allowance of a vertical encroachment into the 5' general utility placement easement)

An alternative design has been approved by the City Solid Waste Director for this project allowing solid waste and recycling to be picked up by the City of Raleigh, curbside collection.

Administrative Alternate approved by the Planning Director approving an alternative parking ratio of 2 parking spaces/unit with no visitor parking required. (AAD 14-17)

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 Hagersmith Design, PA.

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. 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

2. 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.

3. 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.

4. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
5. That a nitrogen offset payment must be made to a qualifying mitigation bank;

6. Next Step: 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 at the time of Recorded Map submittal;

7. Next Step: 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 property owners association.”

8. Next Step: 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).”

9. Next Step: 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 is paid to the Public Works Department at the time of Recorded Map submittal;

URBAN FORESTRY

10. Obtain required stub and tree impact permits from the City of Raleigh. (used with new streets and infrastructure)

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

2. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract.

3. A demolition permit shall be obtained.
4. That the parapet is required on the West Building and is to be as shown on the plan, and that the rooftop AC units are to be no taller than the height of the parapet.

ENGINEERING
5. 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.

6. 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.

7. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related public improvements on S. Saundersons Street and Dorothea Drive, including streetscape trees, is paid to the Development Services Department, Development Engineering Division.

8. 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.

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.

URBAN FORESTRY
19. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.

20. 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. 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.

2. 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.

3. 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.

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

5. 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.
6. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

7. **Next Step:** Final inspection of all required Tree Conservation and right of way tree protection areas 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:** 12-20-2020
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:** (Planning Dir./Designee) [Signature]

**Date:** 12/20/2017

**Staff Coordinator:** Michael Walters
PROJECT INFORMATION

OWNER: CITYSPACE HOMES, RICHARD JOHNSON
514-333 DANIELS ST, RALEIGH, NC 27605
PHONE: 919-231-1022
EMAIL: richard.clyspaces@gmail.com

CONTACT:
JASON THOMAS, HAGERSWORTH DESIGN
300 S. DAVISON ST, RAEGEL, NC 27601
PHONE: 919-957-5547
EMAIL: jthomas@hagersworth.com

PROJECT DESCRIPTION:

PROJECT RECONFIGURATION OF 5 EXISTING PARCELS

PARCEL:
- AREA (acres)
  1703439220 0.046
  1703439222 0.071
  1703439224 0.033
  1703439226 0.070
  1703439228 0.309
  TOTAL: 0.599

ZONING:
NC-3-U: 1703439220, 1703439222, 1703439224 (0.422 acre); 8.10 - 1703439210, 1703439212 (0.177 acre)

PROJECT DESCRIPTION:

BUILDINGS: TWO 5-FLOOR APARTMENT BUILDINGS

- 100 BEDROOM APARTMENTS
- HORIZONTALLY ATTACHED
- FIRST FLOOR PARKING ONLY
- NO LOUNGE SPACE
- TWO Stories ABOVE PARKING

DENSITY: 5.10 (pounds) Sec. 2.3C.4 Apartments
- 800-FT2 AREA: 2.34 (0.377 ACRE)
- PERMITTED DENIM: 100-200-5.8 UNITS
- # PROPOSED UNITS 5

PARING/VEHICLES:

PROVIDED:
- EAST BUILDING, NON-METERED 16 SPACES (pounds 7.1.2.2.1.1)
- WEST BUILDING, 16 SPACES (pounds 7.1.2.2.2)

PUBLIC STREETS - LVD CLASSIFICATIONS
- 50-FT SAUNDERS ST: VEHICLE TRAFFIC, CENTER LANE
- JORDAN ST, NORTHWEST HOMES

PUBLIC STREETS - LVD CLASSIFICATIONS
- SEE SHEET L-105 FOR CIVIL STREET CROSS-SECTIONS

ANOTHER AREA: 50-FT LVD REQUIRED: 200 (3.742 FT)

FLOODWAY - NO FLOOD PRONE AREAS SHOWN

SITE IDENTIFICATION: 91351131703439210

SOLID WASTE & RECYCLING COLLECTION

SOLID WASTE & RECYCLING TO BE COLLECTED BY CITY OF RALEIGH, CURBSIDE COLLECTION. SEE ADDITIONAL INFORMATION ON SHEET L-101 PROVIDED AT REQUEST OF JOSEPH ACSOTA, CODE ENFORCEMENT & BILLING MANAGER, CITY OF RALEIGH SUNDAY WASTE SERVICES.

ADMINISTRATIVE ALTERNATES & DESIGN ADJUSTMENTS

ADMINISTRATIVE ALTERNATES & DESIGN ADJUSTMENTS: REQUEST TO PROVIDE 2 PARKING SPACES PER UNIT FOR 3 BEDROOM UNITS & NOT PROVIDE REQUIRED VENTS SPACE. APPROVED

SOUTH SAUNDERS STREET ROW EASEMENT DESIGN ADJUSTMENT

PROVIDE 4 ROW EASEMENT: 9 FT, PLANNING STREET & EASEMENT, 5" UTILITY EASEMENT, ROW & UTILITY EASEMENTS TO ADJACENT ROW/PARKLINE. NOTE: EXISTING STREET ROW WIRDS OR EXCESS REQUIRED 7" WIDTHS FOR AVENUE DIVIDED LANE CROSS-SECTION. SEE DESIGN ADJUSTMENT APPLICATION.

APPROVED

C-100 COVER SHEET
L-100 EXISTING CONDITIONS & DEMOLITION
L-101 SITE LAYOUT PLAN
L-200 GRADING
L-400 LANDSCAPE PLAN
C-40 UTILITY PLAN
C-20 STORMWATER DETAILS
A-100 EAST BUILDING ELEVATIONS
A-101 WEST BUILDING ELEVATIONS
A-300 ROOF PLAN

The Fourth Ward
SR-36-17
Transaction #009354
CITYSPACE HOMES
514-333 Daniels St
Raleigh, NC 27605

THE FIFTH WARD
SR-36-17
Transaction #009354
CITYSPACE HOMES
514-333 Daniels St
Raleigh, NC 27605

COVER SHEET

DATE
11/10/2017

COPYRIGH2017