Zoning: CX-4-CU, CX-4-CUw/SHOD-1
CAC: Northwest
Drainage Basin: Perry Creek
Acreage: 12.94
Sq. Ft.: 368,984

Planner: Martha Lobo
Phone: (919) 996-2664

Applicant: SR Real Estate Partners
Phone: (919) 772-7672
Administrative Approval Action
Case File / Name: SR-40-17, The Piedmont Raleigh Apartments
Transaction# 510306 / AA# 3686

LOCATION: This site is located on the east side of Triangle Towne Boulevard, specifically on the corner of Triangle Towne Boulevard and Old Wake Forest Road.

REQUEST: Development of a 12.35 acre tract zoned Commercial Mixed Use-4-Conditional Use with a portion in a Special Highway Overlay District-1 (CX-4-CU/SHOD-1) into a 4-story apartment project, with detached car garages, a structured parking deck, clubhouse and swimming pool. The total square footage of seven apartment buildings are 368,984 square feet with 392 units total.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:
- Design Adjustment approved to waive the block perimeter, as well as the 5’ general utility easement requirements for this property based on topographic, environmental, and existing developed conditions that make it impractical to provide public street connection.
- Administrative Alternate approved 11-02-2017 to reduce the build-to requirement, subject to the findings of AAD-27-17. Qualifying amenity area within the build-to range is provided that, when added to the width of the building in the build-to range, provides a minimum 35% width of the lot along Old Wake Forest Road, as shown on plan titled “The Piedmont Raleigh Apartments Administrative Site Plan, Sheet C-3 dated 4-5-2017 and revised 11-1-2017.”

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 The John R. McAdams Co.

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. 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.

STORMWATER
2. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a grading permit or other site permit.
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, including the designation of buffer areas and open space areas for stormwater purposes.

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.

URBAN FORESTRY

5. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

6. 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.

7. That a fee in lieu for 602 sq ft of primary tree conservation area being removed from compliance along Old Wake Forest Rd shall be paid to the City prior to issuance of any concurrent review permits.

8. That the existing recorded tree conservation area plat shall be revised and recorded to account for removal of 602 sq ft of primary tree conservation area.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Next Step: Concurrent Review Plans for public infrastructure and site grading shall be approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable.

2. Comply with all conditions of Z-45-16.

3. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing three lots into a single tract as well as shifting the property line on the north side of the site with the adjacent tract, lot 7 shown in BM 2008 page 2021.

4. Provide fire flow analysis.

ENGINEERING

5. 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 recording.

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 recording. The deed of easement shall be recorded at Wake County Register of Deeds within one (1) day of recordation of
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the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within 14 days from authorization of lot recordation. If a recorded copy of the documents are not provided within this 14 day period, further recordings and building permit issuance may be withheld.

7. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along the property frontage on Old Wake Forest Rd shall be paid to the City of Raleigh.

8. 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 for the streetscape trees installed on Triangle Town Blvd and Old Wake Forest Rd is to be paid to the Development Services Department in accordance with code section 8.1.3 of the UDO.

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.

PUBLIC UTILITIES
10. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas.

11. Private sewer extensions must be approved by the City of Raleigh Public Utilities Department.

12. Existing public sanitary sewer easement to be abandoned shall be reflected on final plat along with label “to be disposed of by the City of Raleigh through a future instrument” on development plans.

STORMWATER
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.

14. 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 Engineering Services Department.

15. The 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, grade, 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 the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”
TRANSPORTATION
16. A 15' x 20' transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 14 days from authorization of lot recording. If a recorded copy of the documents is not provided within this 14 day period, further recordings and building permit issuance may be withheld.

URBAN FORESTRY
17. **Next Step:** A tree conservation map in compliance with Chapter 9 of the Unified Development Ordinance shall be recorded with metes and bound showing the designated Tree Conservation Areas.

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

19. 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: 12-7-2020
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 Director/Designee) Date: 12/7/2017

Staff Coordinator: Martha Y. Lobo