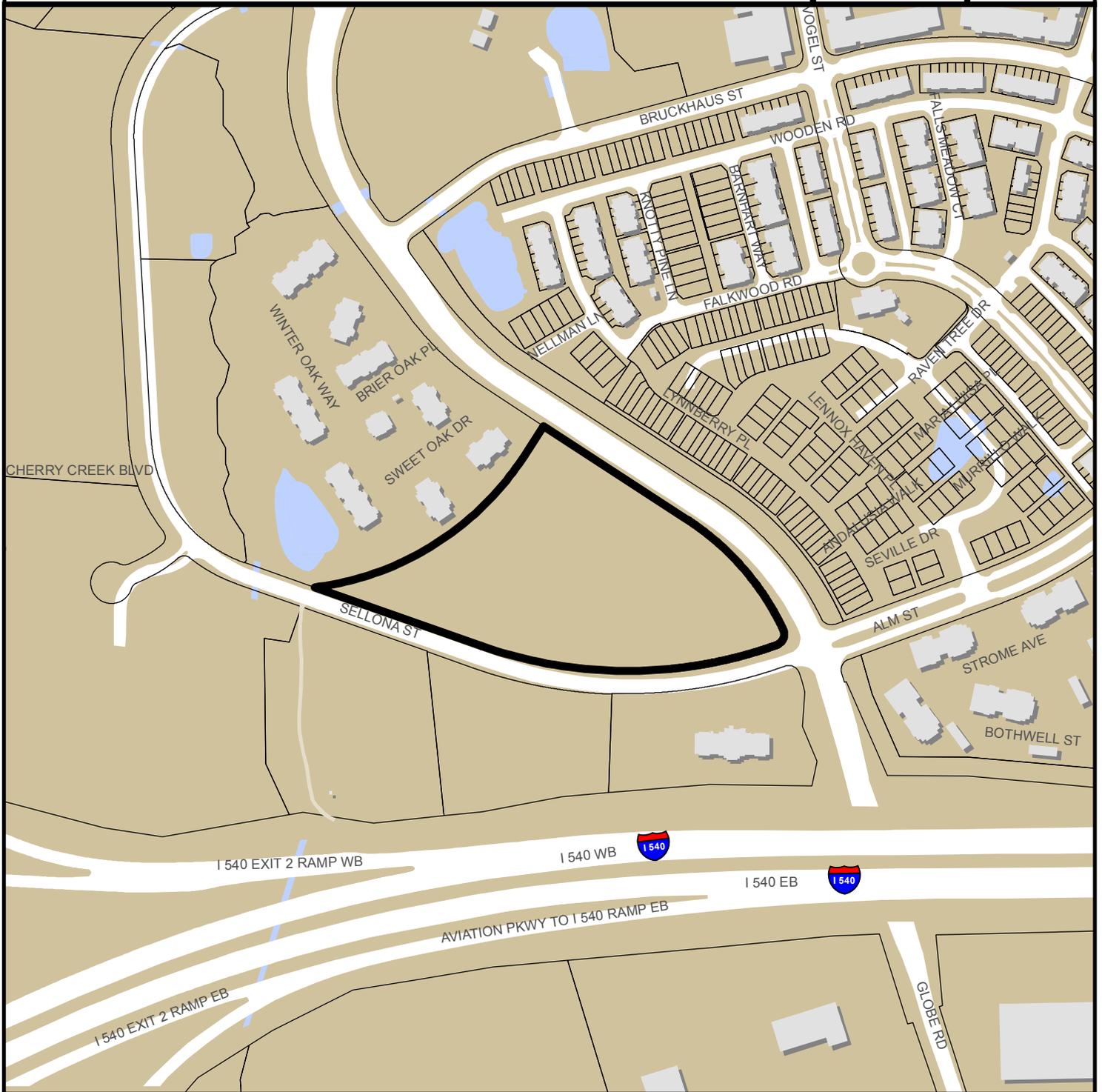


BRIER CREEK APARTMENTS SR-50-2016



Zoning: **CX-5, SHOD-2**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **9.39**
Units/ Sq. Ft.: **224/248,376**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Signature Property Group**
Phone: **339-362-3070**





Administrative Action Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

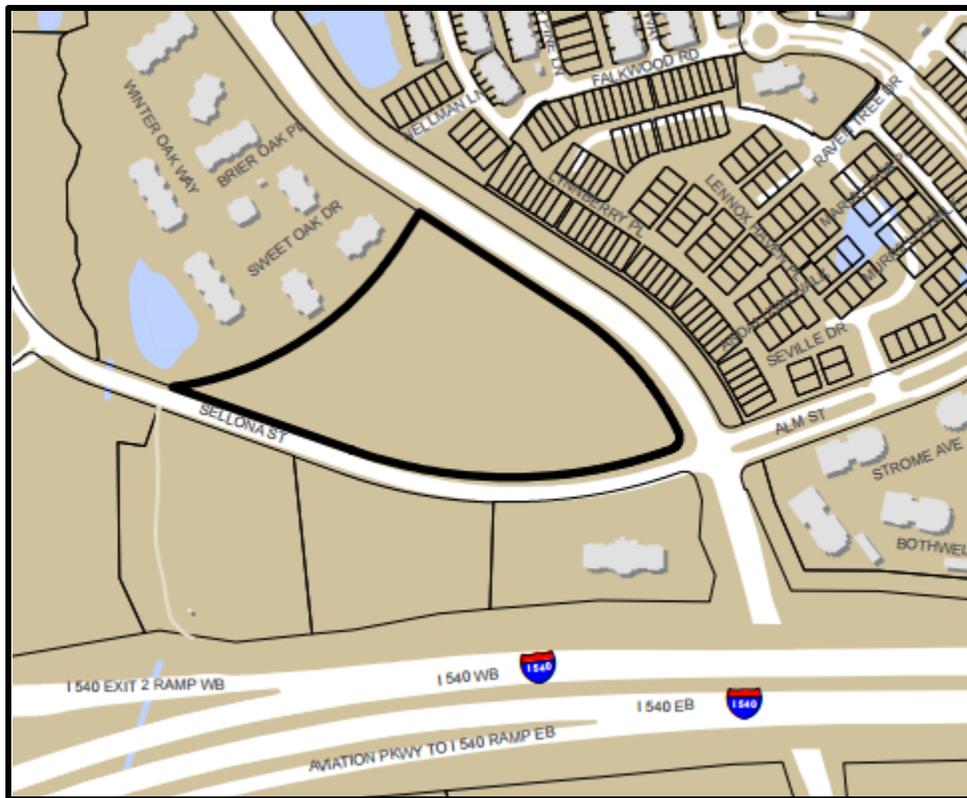
Case File / Name: SR-50-16 / Signature Brier Creek Apartments

General Location: This site is located on the northwest portion of the intersection of Globe Road and Sellona Street, inside the city limits.

CAC: Northwest

Request: Development of a 9.39 acre tract zoned CX-5 with SHOD-2 overlay into four, four-story apartment buildings with an associated clubhouse and amenities totaling 224 units and 248,376 square feet.

Cross-Reference: N/A



SR-50-16 Location Map

Code Conformance:		Code Section(s)
Zoning District:	CX-5	2.1 , 3.1
Overlay District:	SHOD II	5.1
Parking:	338 spaces required based on 1 space/bedroom for one and two bedroom units (316 total bedrooms) plus 1 space/10 units visitor parking (224 units total). 339 spaces required. 12 bicycle spaces required and provided.	7.1.2
Street Type(s):	Globe Rd: Avenue 2-Lane, Divided Sellona St: Avenue 2-Lane, Undivided. A Design Adjustment has been for relief from the block perimeter requirements of 8.3 (see attached).	8.4
Streetscape:	Residential streetscape required and provided along both street frontages. An Administrative Alternate to the required Type C2 Protective Yard has been approved for Globe Road. An Administrative Alternate has been approved for an alternate placement of the street trees along Sellona Street.	8.5
Setbacks/Frontage:	Apartment building types require a build-to between 10' and 30' be met for 70% of the site's primary street frontage and 35% of the side street's frontage. Administrative Alternates were approved by the Planning Director for both streets (see below and attached). Side and rear setbacks of 0'/6' are met.	3.4 , 3.2 , 2.2
Neighborhood Transitions:	N/A; No adjacent residentially zoned properties.	3.5
Transitional Protective Yards:	N/A; not required for this use.	7.2.4
Stormwater:	Site will comply with Article 9.2 for Stormwater controls utilizing an on-site wet pond and buydown for nitrogen offset .No floodplain or buffers exist on the site.	9.2
Tree Conservation:	This site is providing .984 acres or 10.5% of tree conservation area in accordance with Article 9.1.	9.1
Variances, Design Adjustments, Administrative Alternates:	Administrative Alternates approved for build-to alternates on both Globe Road and Sellona Street (see attached). Administrative Alternate approved for the Type C2 protective yard required along Globe Road (see attached). Design Adjustments: Block perimeter relief (8.3.2) and alternate placement of streetscape trees on	

	Sellona Street (8.5). See attached.	
Other:	10% outdoor amenity area required and provided.	

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass land disturbing permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
2. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forestry Specialist;

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:

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;
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

5. 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 plan;
6. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Sellona street is paid to the Public Works Department;
7. 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;

8. That ½ of the required right of way for the proposed or existing street is dedicated to the City of Raleigh as shown on the preliminary plan and a copy of the recorded plat be provided to the City prior to building permit issuance;
9. 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;
10. That a fee-in-lieu be paid for 1' of sidewalk along the property's Globe Road frontage and 20 street trees along Sellona Street;
11. That Infrastructure Construction Plans are approved by the City of Raleigh;

Prior to issuance of building occupancy permit:

12. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device and an impervious surface as-built survey, shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Barber) Date: 11-8-16

Staff Coordinator: Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

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 9/20/16, submitted by the CE Group.

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: 11-8-2019

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.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.



Planning and Development Director Action

Administrative Alternate Findings:

UDO Sec. 1.5.6.D. Administrative Alternate Findings

The Planning and Development Officer may in accordance with Sec. 10.2.17. reduce the build-to requirement, subject to all of the following findings:

1. The approved alternate meets the intent of the build-to regulations;

Staff response: The project contains buildings located within a range of building placement and building width that supplements the existing street edge along Globe Road. The alternate provides some flexibility for specific site design along Sellona Street, allowing buildings to meet the Build-to regulations along the longest property edge of an irregularly-shaped lot. As proposed by the applicant and per recommended conditions, the building edge along Sellona Street will be supplemented by architectural elements and tree plantings.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;

Staff response: The project conforms to several Comprehensive Plan policies. The scale and design of the proposed buildings is similar to and reinforces the pattern of surrounding development along Globe Road.

3. The approved alternate does not substantially negatively alter the character defining street wall or establish a build-to pattern that is not harmonious with the existing built context;

Staff response: The project does not negatively alter the character defining streetwall or establish a development pattern that is not harmonious with the existing built context. The proposed amenity area along Globe Road provides a buffer between the street and buildings that is similar to the property to the west developed under Thoroughfare District standards of the previous zoning code.

4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and

Staff response: Pedestrian access is still maintained along both Globe Road and Sellona Street, both along the streets as sidewalk adjacent to the street and from the sidewalk to the proposed buildings within the development. The amenity area proposed along Globe Road provides additional pedestrian access within the site.

5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

Staff response: Along both Globe Road and Sellona Street the applicant is providing amenity areas adjacent to the proposed buildings within the required Build-to.

Decision The Planning and Development Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance



Signature

11-2-16

Date



Planning and Development Director Action

**Administrative
Alternate
Findings:**

UDO Sec. 7.2.3. Administrative Alternate Findings (Landscaping and Screening)

The Planning and Development Officer may in accordance with Sec. 10.2.17. may approve an administrative alternate subject to all of the following findings:

1. The approved administrative alternate meets the intent of the landscaping and screening regulations;
Staff response: The proposed planting plan along Globe Road is a meaningful and well-designed alternative that provides screening and buffering while establishing an amenity area for pedestrians and residents. The proposed alternate planting does not interfere with safe vehicular and pedestrian circulation on the site.

2. The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans;
Staff response: The proposed administrative alternate conforms to several Comprehensive Plan policies.

3. The approved administrative alternate is considered equal or better to the standard;
Staff response: With the increased yard width and the number and variety of plantings, the proposed administrative alternate is considered equal or better to the standards of the Type C2 Protective Yard.

Decision The Planning and Development Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance



Signature

11-2-16

Date