Zoning: PD  
CAC: West  
Drainage Basin: Richard Creek  
Acreage: 5.44  
Sq. Ft.: 161,900

Planner: Michael Walters  
Phone: (919) 996-2636  
Applicant: Post Wade Tract M-2, LLC  
Phone: (404) 846-4481
Administrative Approval Action
SR-54-17 / Post Parkside at Wade, Phase III
Transaction# 517500, AA# 3683

REQUEST: Development of a 5.44 acre site (portion of tract M-2, Forty Wade Master Plan) zoned PD (Forty Wade Master Plan) into five separate apartment buildings, all on one parcel totaling 161,900 square feet and 150 (197 bedrooms) dwelling units.

LOCATION: 1501 Corporate Center Drive located on the southwest corner of the intersection of Wade Park Blvd. and Corporate Center Drive.

DESIGN ADJUSTMENTS/ALTERNATES, ETC: An Administrative Alternate (AAD-17-17) was approved for this project allowing an alternative parking ratio or a 15% reduction in the required number of parking spaces, or 180 spaces.

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 McAdams, dated 8/21/17.

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 issuance of a 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;

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

2. That a right-of-way obstruction permit is obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way;

3. That a stormwater control plan shall be submitted for approval by the Stormwater Engineer showing that the proposed development on the site is in accordance with overall stormwater plans for the approved Master Plan (MP-2-05) and approved Subdivision (S-99-07);

4. That in accordance with the master plan and with approval of the City of Raleigh Transit Division, a minimum of four transit easements are shown along main street/Wade Park Blvd.(p-11/public transit);

Prior to issuance of building permits:

5. That any required right of way for proposed and/or existing streets is dedicated to the City of Raleigh and a copy of the recorded plat is provided to the City prior to building permit issuance;
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6. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of
development related public improvements on Wade Park Blvd, including streetscape trees, is
paid to the Development Engineering Division prior to building permits;

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 Lillington Dr, including streetscape trees, is paid to
the Development Engineering Division prior to building permits;

8. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of
development related public improvements on Corporate Center Drive, including streetscape
trees, is paid to the Development Engineering Division prior to building permits;

9. That a sidewalk deed of easement for any public sidewalk on private property is approved by the
City and that the location of the easement is shown on the map approved for recordation prior to
building permit;

10. That construction approval is granted for the private sewer collection system created for this
development;

11. That any and all utility easements must be shown on a plat for recordation and recorded in the
Wake County Register of Deeds;

12. That a Unity of Development application is submitted to and approved by the City of Raleigh
Development Services Department;

Prior to issuance of building occupancy permit:

13. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be
reviewed and accepted by the City prior to final stormwater inspection approval.

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. To avoid allowing this plan approval to expire, the following must take place by the
following dates:

3-Year Expiration Date: 9-26-2020
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.) ___________ Date: 9/6/10

(Res.)

Staff Coordinator: Michael Walters
## PARKING TABULATION FOR APARTMENTS

<table>
<thead>
<tr>
<th>Code Requirement</th>
<th>Spaces</th>
<th>Per Unit</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>One Bedroom</td>
<td>109</td>
<td>1.0</td>
<td>109</td>
</tr>
<tr>
<td>Two Bedroom</td>
<td>35</td>
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<td>70</td>
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<tr>
<td>Three Bedroom</td>
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<tr>
<td>Four Bedroom</td>
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<td>0</td>
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<tr>
<td><strong>Total Units</strong></td>
<td>150</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Guest Parking
- 1.0 Space per 10 Units = 15

### City Required Parking
- Required Parking Per June 5, 2017 OTP Memorandum = 180

### Parking Provided
- Surface Parking = 134
- Garage Parking = 51
- **Total Parking** = 185

### Parking Ratio
- Proposed 1.23

### Handicapped Accessible Spaces
- Required = 6
- Surface = 6
- Garage = 2
- **Total** = 8

### Bicycle Parking
- City Required Short-Term Parking (Min.) = 8
- City Required Long-Term Parking (Min.) = 0
- **Total Provided** = 12