Zoning: **OX-4**  
CAC: **Five Points**  
Drainage Basin: **Pigeon House**  
Acreage: **1.08**  
Sq. Ft.: **129,639**

**Planner:** Michael Walters  
**Phone:** (919) 996-2636  
**Applicant:** 800 St Marys JVLLC
LOCATION: This site is located on east side of St. Mary's Street, between Clay Street and Brooklyn Street, addressed as 800 St. Mary's Street.

REQUEST: Development of a 1.07 acre tract zoned Office Mixed Use-4 (OX-4) into a 4-story, 129,639 square foot / 61 unit multifamily residential apartment building. This administrative site review approval replaces the original 800 St. Marys (case SR-68-17) as this plan (SR-56-18) increases the number of units and square footage size of the building.*

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: N/A

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 dated July 17, 2018 submitted by John A. Edwards & Company.

*Infrastructure Construction Plans (ICPs) are required with the revision to the existing concurrent site review plans—public or private infrastructure has been proposed with this new development plan. Concurrent Site Revision may be submitted upon receipt of this signed approval document.

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 THE REVISED CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

PLANNING
1. Official withdrawal of case SR-68-17 (transaction # 525683).

STORMWATER
2. A stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance prior to grading or the approval of construction drawings whichever event comes first.

3. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

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

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 Save Areas.
2. A plan showing the location of all required off-site parking in conformance with UDO Sections 7.1.5, 7.1.6, and 7.1.7 shall be provided to the Development Services Department prior to building permit issuance. If the proposed off-site parking plan requires improvements which necessitate permitting then separate plan submittal shall be made to the City with permits issued and site improvements inspected and approved prior to certificates of occupancy for the subject building.

3. A demolition permit shall be obtained.

4. Provide fire flow analysis.

ENGINEERING

5. The ½ of 64’ of required right of way on St. Mary’s Street, ½ of 64’ of required right of way on Brooklyn Street and ½ of 55’ of required right of way on Clay Street for the existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.

6. A 5’ general utility easement and associated deed of easement on St. Mary’s Street, Brooklyn Street, and Clay Street 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. A 10’x10’ slope easement(s) are recorded on the subject property for ease of future sidewalk construction. The easements shall be on Clay Street and Brooklyn Street at the proposed sidewalk as shown on the preliminary plan.

8. Next Step: 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 St. Mary’s Street, Brooklyn Street, and Clay Street is paid 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.

10. Next Step: Concurrent review drawings for site permits and/or infrastructure must be approved prior to submitting applications for building permits.

PUBLIC UTILITIES

11. 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.

URBAN FORESTRY

19. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.
Administrative Approval Action
AA #3835 / Name: SR-56-18, 800 St. Mary’s Street
Transaction #557687

Prior to issuance of building occupancy permit:

1. Proof of an offsite parking lease agreement or easement within 800 feet of the entrance of this site plan building for customer parking and within 1,200 feet for employee parking shall be provided to fulfill the required parking. The applicant shall provide a signed agreement indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels or their equivalent as required by Part 10A Section 7.1.5 of the Unified Development Ordinance.

2. 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.

3. 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.

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. Per Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval. Next Step: Final inspection of all required right of way tree plantings 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: 7-26-2021
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: 2/26/2018

Staff Coordinator: Michael Walters
SR-56-18, 800 St. Mary’s Street
### Site Data

- **Address:** 800 ST. MARY'S STREET
- **City:** RALEIGH, NORTH CAROLINA 27605
- **County:** WAKE
- **PIN:** 1704334102
- **Zoning:** OX-4 (OFFICE MIXED USE)
- **Existing Area (Deeded):** 46,552 SF (1.07 AC)
- **Existing Area (Field Survey):** 46,486 SF (1.07 AC)
- **Area To Be Dedicated:** 5,218 SF (0.12 AC)
- **Proposed Total Acreage:** 41,268 SF (0.95 AC)
- **Required Amenity Area:** 4,127 SF (0.10 AC) (10%)
- **Provided Amenity Area:** 5,298 SF (0.12 AC) (12.8%)
- **Existing Use:** OFFICE
- **Proposed Use:** MULTIFAMILY RESIDENTIAL
- **Existing Parking:** 72 SPACES
- **Required Parking:**
  - 0-1 BEDROOM = 1 SPACE/UNIT
  - 2 BEDROOM = 2 SPACES/UNIT
  - 3 BEDROOM = 3 SPACES/UNIT
  - 4 BEDROOM = 4 SPACES/UNIT
  - 5+ BEDROOM = 4.5 SPACES/UNIT
  - 1 VISITOR SPACE/10 UNITS
- **Proposed Parking:** 70 SPACES (GARAGE) + 4 PARALLEL (8’x22’) SPACES + 2 STANDARD (8.5’x18’) SPACES = 76 SPACES TOTAL
- **Building Area:** 129,639 SF
- **Building Height:** 49’-8”
- **Existing Impervious:** 1.00 AC
- **Proposed Impervious:** 0.96 AC
- **Building Setbacks:**
  - STREET: 5’
  - SIDE/REAR: 0’ OR 6’
- **Parkling Setbacks:**
  - STREET: 10’
  - SIDE/REAR: 0’ OR 3’
- **Neighborhood Transition:**
  - ZONE A (PROTECTIVE YARD): 10’
  - SERVICE AREA: 25’
  - ZONE B (USE RESTRICTED): 50’
  - ZONE C (HEIGHT AND FORM): 100’

### INDEX

- **COVER SHEET**
- **EXISTING CONDITIONS/DEMOLITION PLAN**
- **SITE PLAN**
- **BASE TO EXHIBIT**
- **GRADING PLAN**
- **UTILITY PLAN**
- **SITE DETAILS**
- **UTILITY DETAILS**
- **LANDSCAPE PLAN**
- **LANDSCAPE DETAILS AND NOTES**

### Notes

1. PER UDO SECTION 9.2.2.A., THE SUBJECT SITE IS EXEMPT FROM THE NITROGEN REDUCTION REQUIREMENTS IN UDO SECTION 9.2.2.B., AS THE SITE MEETS THE EXEMPTION CRITERIA IN UDO SECTION 10.3.4.E.
2. POI #1 AND POI #2 ARE EXEMPT FROM STORMWATER RUNOFF CONTROL PER UDO SECTION 9.2.2.E.2.B.
3. POI #3 IS EXEMPT FROM STORMWATER RUNOFF CONTROL PER UDO SECTION 9.2.2.E.2.E.

### Architect
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### Civil Engineer
JOHN A. EDWARDS & COMPANY
Consulting Engineers
NC License F-0289
333 Wade Ave., Raleigh, N.C.  27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: info@jaeco.com
GENERAL NOTES:
1. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO FIELD VERIFY LOCATION & ELEVATION OF ALL EXISTING UTILITY LINES PRIOR TO CONSTRUCTION WITHOUT COMPENSATION FOR ERRORS OR OMISSIONS.

SIDEWALK DEMOLITION/CLOSURE NOTES:
1. TEMPORARY SIDEWALK CONSTRUCTION IN PROPOSED PERFORMANCE AREA OF CLAY STREET IS SHOWN ON ATTACHED PLAN. THIS SIDEWALK IS TO BE MOVED TO A TEMPORARY LOCATION WITHIN THE PERFORMANCE AREA. THIS SIDEWALK IS TO BE MOVED TO A TEMPORARY LOCATION WITHIN THE PERFORMANCE AREA.
2. DESIGNER TO BE COORDINATED WITH THE CITY OF RALEIGH FOR PERMITTING.

800 ST. MARY'S STREET
RALEIGH, NC 27605

800 ST. MARY'S STREET, LLC
3233 BECHHOFF RD
RALEIGH, NC 27606
Phone: (919) 443-2928
E-mail: Greys@saltryrealestategroup.com
NOTE: STREET TREES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 2 OF THE CITY TREE MANUAL.

SEE LP3.1 FOR LANDSCAPE DETAILS & NOTES.