Zoning: OX-4
CAC: Five Points
Drainage Basin: Pigeon House
Acreage: 1.08
Sq. Ft.: 123,807

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

Applicant: John Callahan
Phone: (919) 828-4428
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, 121,306 square foot / 55 unit multifamily residential apartment type 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 submitted by John A. Edwards & Company.

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:

PLANNING
1. A detailed plan showing conformance with wall articulation and blank wall requirements (e.g. – materials and articulation depth) of UDO Sec 1.5.10 will be needed on elevation submittals.

2. A detailed Outdoor Amenity requirement plan shall be submitted showing full compliance with UDO Sec 1.5.3. and UDO Sec 3.2.4.A3.

STORMWATER
3. Next Step: 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.

   Next Step: 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
4. Obtain required tree impact permits from the City of Raleigh.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL
5. A demolition permit shall be obtained for existing structures on site.

6. A recombination map shall be recorded to recombine the existing deeded parcels comprising this site into one parcel.

7. Provide fire flow analysis.

ENGINEERING
8. 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.
Administrative Approval Action
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Transaction# 525683 / AA # 3687

9. 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.

10. 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.

11. 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.

12. 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.

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

PUBLIC UTILITIES
14. 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
15. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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: 12-6-2020
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) [Signature] Date: 12/8/2017

Staff Coordinator: Martha Y. Lobo
SR-68-17 800 St. Mary’s Street