



Administrative Approval Action

Case File / Name: SR-78-16, 113 Chamberlain St.
Transaction# 489234, AA#3664

City of Raleigh
Development Services
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
DS.help@raleighnc.gov
www.raleighnc.gov

REQUEST: Development of a .62 acre site zoned RX-3 into a 41,155 square foot apartment building containing 45 dwelling units.

LOCATION: 113 Chamberlain Street. Northwest side of Chamberlain St. between Hillsborough St. and Logan Ct.

**DESIGN
ADJUSTMENTS/
ALTERNATES,
ETC:**

An Administrative Alternate parking plan was approved for this project. A Design Adjustment was approved for an alternate Neighborhood Local Street section for Chamberlain St.

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 and Co.

CONDITIONS OF APPROVAL AND NEXT STEPS:

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

1. In accordance with Section 9.4.4, pay a surety equal to of the cost of clearing, grubbing and reseeded a site;

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

2. A stormwater control plan with a stormwater operations and maintenance manual and budget must be approved by the Stormwater Engineer in compliance with 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;
3. A nitrogen offset payment must be made to a qualifying mitigation bank;
4. A recombination plat must be recorded, combining the existing parcels into a single lot;
5. A Design Exception shall be required for the retaining wall within 2' of the property line;

Prior to issuance of building permits:

6. ½ of the required right of way for Chamberlain Street must be dedicated to the City of Raleigh and a copy of the recorded plat provided to the City;
7. Infrastructure construction plans for public improvements must be approved through the concurrent review process. This includes obtaining stub permits, a tree impact permit and a street lighting plan, if applicable;



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8. Demolition permit(s) must be issued for the existing structure(s) and the permit number(s) shown on all maps for recording;
9. An encroachment agreement for the retaining wall to be located within the public right-of-way must be approved by the City Council by separate action. An application for encroachment into the public right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Development Services Department for review, and the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Development Services Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;
10. In accordance with Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Chamberlain Street, must be paid to the Development Services Department;
11. In accordance with Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device must be paid to the City;
12. The developer must pay the City a stormwater facility replacement fund payment equal to 24% of the estimated cost of constructing all stormwater control facilities;
13. Right-of-way obstruction permits must be obtained for any construction activity within the right-of-way;

Prior to issuance of building occupancy permit:

14. Final inspection of required street trees by Urban Forestry staff is required;
15. All street lights and street signs required as part of the development approval, and for public safety, shall be coordinated with the proper authority and installed;
16. In accordance with Section 8.1.3 through 8.1.5 and the City's public infrastructure acceptance policy, the required underground public utility infrastructure improvements (water, sewer, reuse, storm drainage) shall be completed and an as-built plan and certification(s) for any such infrastructure reviewed and accepted by the City. A warranty surety in the amount of 15% of the total cost of the underground public utility infrastructure shall remain active;
17. In accordance with Section 9.2.2, an as-built plan and certification for any stormwater control device shall be reviewed and accepted by the City.

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: 8/25/2020

Obtain a valid building permit for the total area of the project, or a phase of the project.



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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.)

Kan Bowers (J. Rametta)

Date:

8/25/17

Staff Coordinator: Justin Rametta