Zoning: CX-3-PK
CAC: Northeast
Drainage Basin: Beaverdam Creek
Acreage: 2.29
Sq. Ft.: 52,264

Planner: Michael Walters
Phone: (919) 996-2636
Applicant: Amber Spring Housing Associates
Phone: (919) 848-2041
REQUEST: Development of a 2.29 acre site (consisting of one parcel) zoned CX-3-PK into a 3 story, 52,268 square foot apartment building containing 42 dwelling units.

LOCATION: 5000 Spring Forest Road - This site consists of one parcel on the south side of Spring Forest Road, west of the intersection of Spring Forest Road and Louisburg Road and is inside of the city limits.

DESIGN ADJUSTMENTS/ ALTERNATES, ETC: A Hardship Variance (A-54-17) was approved by the Board of Adjustment for this site granting a 10' variance to the required 2' finish floor elevation of CX. An Administrative Alternate was approved by the Planning Director for this project extending the 10'-55 Build To area allowing the façade of the building 85' from the right of way, also, allowing building façade in addition with amenity area to make up the required 70% build to percentage of the lot width. A Design Adjustment was approved waiving the block perimeter requirement and allowing a variation on the street frontage cross section.

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 8/18/2017 submitted by Timmons Group Inc.

CONDITIONS OF APPROVAL AND NEXT STEPS:

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 10’ public access easement is to be shown on the plan in conjunction with the 5’ pedestrian path;

3. 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.

4. That 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, and the total costs of the stormwater control measures and those amounts equal to 24% and 125% respectively, prior to grading or the approval of construction drawings whichever event comes first;
5. That a nitrogen offset payment must be made to a qualifying mitigation bank;

**Prior to issuance of building permits:**

6. That ½ of the required 104’ of right-of-way for Spring Forest Road must be dedicated to the City of Raleigh and a copy of the recorded map be provided to the City;

7. That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats and recorded as private drainage easements;

8. That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas in compliance with Chapter 9 of the Unified Development Ordinance;

9. That a driveway permit and encroachment agreement from the North Carolina Department of Transportation is to be provided;

10. That a 5’ public pedestrian cross access easement running from north to south and a 10’ public pedestrian cross access easement running from east to west is shown on all maps for recording to accommodate a 5’ ADA-accessible pedestrian path within them as shown on the preliminary plan, and a copy of the recorded map be provided to the City;

11. That a cross access agreement among the proposed lot owned by AMBER SPRING HOUSING ASSOCIATES, LLC, NORWOOD, HUBERT L NORWOOD, SHIRLEY D, and SPRINGHILL SHOPPING LLC lot is approved by the Development Services Department for recording in the Wake County Registry, and that a copy of the recorded cross access easement be returned to the City within 1 day of recording;

12. That in accordance with UDO Section 8.1.3, a surety equal to incomplete public improvements as 125% of construction costs for City improvements and 100% of construction costs for NCDOT improvements is paid to the Development Services Department, Development Engineering Division;

13. That in accordance with UDO Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device must be paid to the City;

14. That 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;

15. That right-of-way obstruction permits must be obtained for any construction activity within the right-of-way;

**Prior to issuance of building occupancy permit:**

16. That all street lights and street signs that are required as part of the development approval, and for public safety, shall be coordinated with the proper authority and installed;

17. That in accordance with UDO 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: 9-13-2020
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.) Kenneth Barry Date: 9/13/2017

Staff Coordinator: Michael Walters
PRELIMINARY SITE PLAN REVIEW
AMBER SPRING - A SENIOR LIVING COMMUNITY
SR-80-16 TRANSACTION # 488675
5000 SPRING FOREST ROAD (SR 2041)
RALEIGH, NORTH CAROLINA 27616
WAKE COUNTY

ARCHITECT:
MAURER ARCHITECTURE
119 E HARGETT STREET
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PH: (919) 829-4669
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OWNER/DEVELOPER:
AMBER SPRING HOUSING ASSOCIATES, LLC
7706 SIX FORKS ROAD
RALEIGH, NC 27616
PH. (919) 848-2041
FAX (919) 848-6045
TIM@SPECTRUM-EVERGREEN.COM

CIVIL ENGINEER:
TIMMONS GROUP
RICK BAKER, P.E.
5410 TRINITY ROAD; SUITE 102
RALEIGH, NC 27607
PH: (919) 866-4939
RICK.BAKER@TIMMONS.COM

SITE PLAN SUMMARY

PROJECT: AMBER SPRING - A SENIOR LIVING COMMUNITY
OWNER: AMBER SPRING HOUSING ASSOCIATES, LLC
PROJECT ADDRESS: 5000 SPRING FOREST RD, RALEIGH, NC 27616
PIN #: 1736 06 8507
DEED: DB 4329 PG 3
ZONING: CX-3-PK
EXISTING USE: VACANT
PROPOSED USE: SENIOR HOUSING
FLOOD ZONE: NOT LOCATED IN FLOOD HAZARDS AREA PER FEMA MAP #3720173600J (05-02-2006)

TOTAL EXISTING TRACT AREA: 2.29 ACRES
TRANSACTION NUMBER: 488675 (SR-80-16)
UNITS: 21 ONE BEDROOM APARTMENTS
21 TWO BEDROOM APARTMENTS

VEHICLE PARKING SUMMARY:
REQ'D (46 SPACES) : 1 SPACE / UNIT + 1 SPACE/10 UNITS (SEC 7.1.4C)
42 SPACES + 4 SPACES + 46 SPACES REQ'D

PROV'D (53 SPACES):
40 SPACES ON SITE + 13 OFF SITE AGREEMENT
OFFSITE AGREEMENT (BK 5097; PG 815) WITH SPRINGHILL SHOPPING CENTER PIN #1736-16-0212
ADA: 3 REQ'D; 8 PROV'D W/ 2 VAN ACCESSIBLE

BICYCLE PARKING SPACES
REQ'D: 42 UNITS/20 = 2 SPACES (USE 4 SPACE MIN)
PROV'D: 9,975 SF REQ'D AND 10,130 SF PROV'D

AMENITY AREA:

APPROVED TINERSHIP VARIANCE (CASE NUMBER 5-A5-17)