

# 611 WEST SOUTH SR-85-2016



Zoning: **NX-3-UL**  
CAC: **Central**  
Drainage Basin: **Rocky Branch**  
Acreage: **1.76**  
Sq. Ft / units.: **80,300 / 42**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Lambert Develop.**  
**South Street**  
Phone: **(919) 909-0004**





# Administrative Action

## Administrative Site Review

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

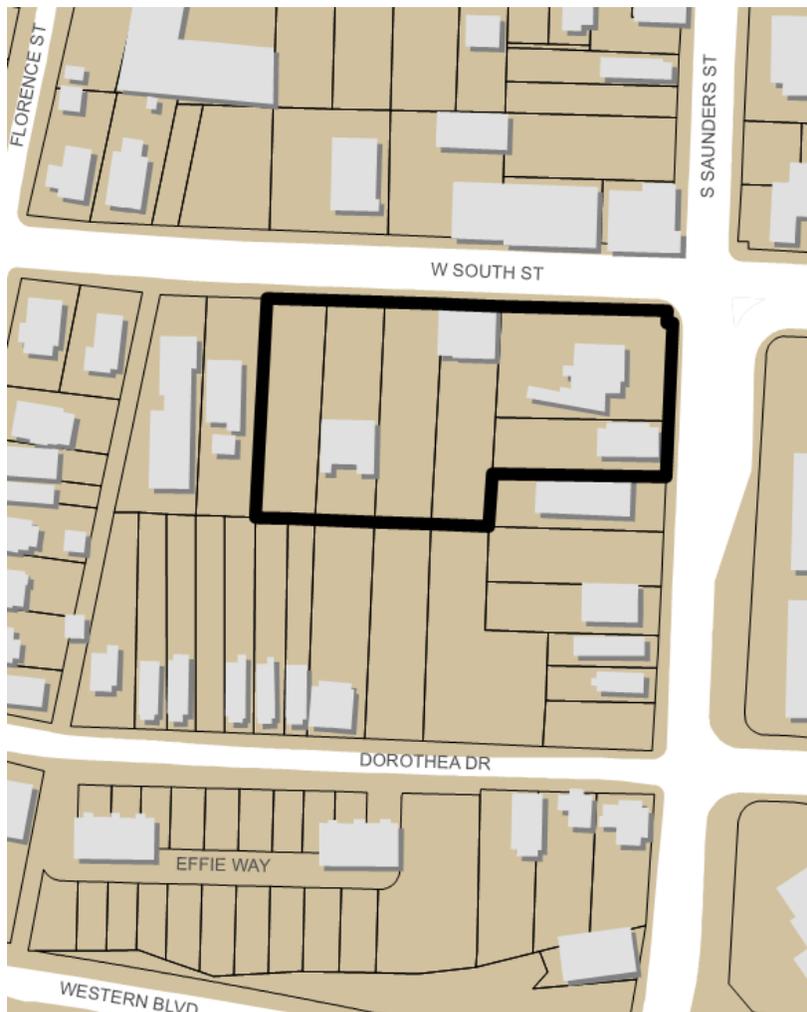
**Case File / Name:** SR-85-16 / 611 West South

**General Location:** This site is located on the south side of W South Street, on the corner of W South Street and S Saunders Street

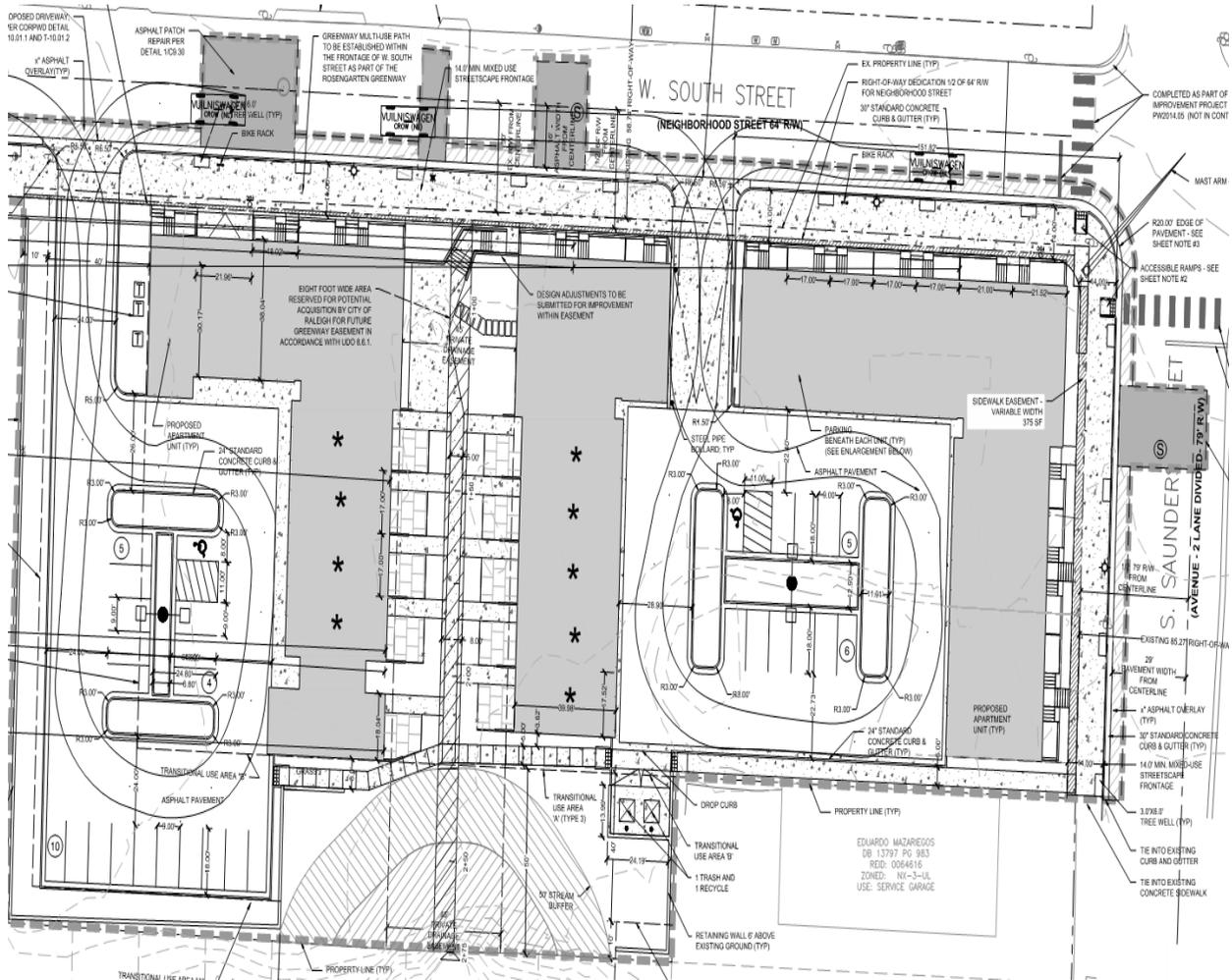
**CAC:** Central

**Request:** Development of a 1.74 acre tract zoned Neighborhood Mixed-3, Urban Limited (NX-3-UL) into two buildings (Apartment-Building Type), totaling 80,300 square feet and 39'-9" tall. The building will contain 40 dwelling units (residential condominiums).

**Cross-Reference:** N/A



SR-85-16 Location Map



SR-85-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
<b>Zoning District:</b>	Neighborhood Mixed Use-3 / Urban Limited Frontage	<a href="#">3.1</a> , <a href="#">3.4</a>
<b>Overlay District:</b>	N/A	<a href="#">5.1</a>
<b>Parking:</b>	<p><u>Vehicle Parking Required</u></p> <ul style="list-style-type: none"> <li>• Minimum 1 parking space per unit  40 units proposed = 40 parking spaces required  *However, the first 16 units are exempt per UDO Sec 7.1.3.A.1.b.  40 parking spaces -16 parking spaces =  24 parking spaces total required</li> <li>• Maximum 2 parking spaces per unit = 80  **Excludes Visitor Parking</li> </ul> <p><u>Parking Provided</u></p> <ul style="list-style-type: none"> <li>• (65) Total parking spaces <ul style="list-style-type: none"> <li>• (35) garage parking spaces</li> <li>• (30) surface parking spaces  **2 handicap parking spaces</li> </ul> </li> </ul> <p><u>Bicycle Parking Spaces Required/Provided</u></p> <ul style="list-style-type: none"> <li>• Short Term: 1 space/20 units = 4 required  **Minimum 4 spaces  - Provided = 6 bicycle parking spaces</li> <li>• Long Term: N/A</li> </ul>	<a href="#">7.1.2</a> , <a href="#">7.1.3</a>
<b>Street Type(s):</b>	<ul style="list-style-type: none"> <li>• S Saunders Street = Avenue 2-Lane, Divided</li> <li>• W South Street = Neighborhood Street</li> </ul>	<a href="#">8.4</a>
<b>Streetscape:</b>	Mixed Use Streetscape based on Urban Limited Frontage	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	<p><u>Building Setbacks (minimum)</u>  Primary Street = 5'  Side Street = 5'  Side Property Line = 0' or 6'  Rear Property Line = 0' or 6'</p> <p><u>Building Setbacks Provided</u>  Primary Street = 8'  Side Street = 8'  Side Property Line = 50'  Rear Property Line = 9'</p> <p><u>Build-to (Urban Limited Frontage)</u>  Primary Street (min/max) = 0' – 20'  Building Width in Build-to = 50%  Side Street (min/max) = 0' – 20'  Building Width in Build-to = 25%</p> <p><u>Parking Setbacks (minimum)</u>  Primary Street = 10'  Side Street = 10'  Side Property Line = 0' or 3'  Rear Property Line = 0' or 3'</p>	<a href="#">3.4</a> , <a href="#">3.2.4</a> ,

	<u>Parking Setbacks Provided</u> Primary Street: 88' Side Street = N/A Side Property Line = 13' Rear Property Line = 10'	
<b>Neighborhood Transitions:</b>	<u>Transition Zone A:</u> Type 1: Narrow (10 feet) Protective Yard <ul style="list-style-type: none"> <li>- Length of 305 LF along the western side of the property</li> <li>- Length of 22 LF on the rear of the property</li> </ul> <u>Transition Zone A:</u> Type 3: Wide (50 feet) Protective Yard <ul style="list-style-type: none"> <li>- Length of 131 LF on the rear of the property</li> </ul>	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	N/A	<a href="#">7.2.4</a>
<b>Stormwater:</b>	This project is proposing to use an underground detention facility to attenuate peak post development runoff rates to pre-development conditions for the 2 yr. and 10 yr. storm events. A sand filter and buy down payment will be for nitrogen reduction.	<a href="#">9.2</a>
<b>Tree Conservation:</b>	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	<a href="#">9.1</a>
<b>Variances, Design Adjustments, Administrative Alternates:</b>	Approval of a Design Exception by Stormwater will be required to construct a retaining wall and stairs within a proposed 45'-wide private drainage easement, prior to site permitting.	

<b>Other:</b>	Greenway Easement Reservation: No development activity will be allowed in the area shown as the "Eight foot wide area reserved for potential acquisition by City of Raleigh for future Greenway Easement in accordance with UDO 8.6.1." (The "Reserved Area"), except as shown on this approved site plan, for a period of 12 months from the date of site plan approval or as such reservation period may be extended, or may not be extended, per the UDO in effect as of the date of site plan approval. If and when the reservation period expires under the UDO, and if at that time the City of Raleigh shall not have acquired an easement for Greenway purposes through the Reserved Area, then the reservation period shall expire and the development limitations with regard to the reserved area referenced and shown on this site plan shall be deemed extinguished and of no further force or effect.	<a href="#">8.6.1.</a>
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**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF APPROVAL:**

**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;
2. That demolition permit(s) be issued;
3. That no development activity will be allowed in the area shown as the "Eight foot wide area reserved for potential acquisition by City of Raleigh for future Greenway Easement in accordance with UDO 8.6.1." (The "Reserved Area"), except as shown on this approved site plan, for a period of 12 months from the date of site plan approval or as such reservation period may be extended, or may not be extended, per the UDO in effect as of the date of site plan approval;

**Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:**

4. 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;
5. That a Stormwater Design Exception be approved for the retaining wall shown within the drainage easement, prior to site permitting;
6. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A 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;

7. That a nitrogen offset payment must be made to a qualifying mitigation bank;
8. That a demolition permit be issued and this building permit number be shown on all maps for recording;
9. That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract;
10. That the final site plan be revised with an amended Site Data Table to show building setbacks and parking setbacks to reflect the requirements of UDO Sec 3.2.4;

**Prior to issuance of building permits:**

11. That ½ of 64' required right of way for W. South Street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
12. 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 for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the owner or property owners association";
13. That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
14. That in accordance with Part 10A Section 9.2.2., a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
15. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
16. That 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 W. South Street and S. Saunders Street, is paid to the Development Services Department;
17. That a sidewalk deed of easement for portions of the public sidewalk on private property is approved by the City staff and that the location of the easement is shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat;
18. That a tree impact permit is obtained from the Urban Forester in the Parks and Recreation Department for landscaping in the public right-of-way;
19. That a fire flow analysis, sealed by an engineer, is required with a hydrant flow test using either NCFC Appendix B or other approved method;

20. That no development activity will be allowed in the area shown as the "Eight foot wide area reserved for potential acquisition by City of Raleigh for future Greenway Easement in accordance with UDO 8.6.1." (The "Reserved Area"), except as shown on this approved site plan, for a period of 12 months from the date of site plan approval or as such reservation period may be extended, or may not be extended, per the UDO in effect as of the date of site plan approval;
21. That the 8' width greenway reservation, as shown on the preliminary plan, be shown on all maps for recording;

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

22. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification for any stormwater control device shall be reviewed and accepted by the City;

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I hereby certify this administrative decision.

**Signed:** (Planning Director) Kenneth Bowen Date: 7/12/2017  
(RB)

**Staff Coordinator:** Martha Y Lobo

**SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.**

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 30, 2017, submitted by Stewart.

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**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:** 7-12-2020

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

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.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature, prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS, AS NOTED ABOVE.