Zoning: **CX-5-ULCU**  
CAC: **Northwest**  
Drainage Basin: **Little Briar**  
Acreage: **3.77**  
Sq. Ft.: **157,322**  

Planner: **Daniel Stegall**  
Phone: **(919) 996-2712**  
Applicant: **Woodfield Investments**  
Phone: **(919) 341-3034**
LOCATION: Development of a 3.77 acre site zoned Commercial Mixed Use-5 Stories/Urban Limited/Conditional Use (CX-5-UL-CU) into a 157,322 square foot apartment building containing 108 dwelling units, amenity area and swimming pool.

REQUEST: This site is addressed as 9200 Bruckhaus Street and is located on the north side of Bruckhaus Street, at its intersection with Bruckhaus Street and Alm Street. This property is located inside of the City limits. Please note previously approved site plan case SR-49-17 was withdrawn for this site.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:
- **Design Adjustment:** A Design Adjustment has been approved to not dedicate additional right-of-way based on the existing surrounding development having been completed under old code and matching the existing street and sidewalk infrastructure provides the intended connectivity and pedestrian access.

- **Design Adjustment:** A Design Adjustment has been approved to grant relief from dedicating a 5’ General Utility Placement easement. The proposed development is the final parcel in the surrounding area to be developed with the surrounding properties establishing the street section.

- **Variance:** A Variance of the required minimum ground floor elevation of 2 feet has been granted by the Board of Adjustment, BOA Case A-102-17.

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 Ryan Akers of McAdams

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:

**General**
1. A schematic including elevation drawings and materials of the proposed dumpster enclosure must be provided as per UDO Sec 7.2.5 C.3

2. A lighting plan must be provided to show compliance with UDO Article 7.4.4 Design and Installation Requirements and UDO Sec 7.1.7.G. Parking Lot Lighting

**ENGINEERING**
3. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
Administrative Approval Action
Exchange II: SR-101-17, AA# 3708
Transaction# 536509

STORMWATER
4. **Next Step:** 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.

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL
1. Comply with all conditions of Z-44-16.

2. Site must show compliance with UDO Sec 1.5.3.D.4., more specifically how the site is accommodating 328 linear feet of seating for each 50 square feet of required open space area.

3. Provide fire flow analysis.

ENGINEERING
4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for an additional 2 feet of sidewalk, along Bruckhaus St and Alm St to meet the Urban Limited Frontage requirement shall be paid to the City of Raleigh.

5. 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 Bruckhaus Street and Alm Street is paid to the Development Services Department;

6. **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.

PUBLIC UTILITIES
7. A final plat must be recorded with the Wake County Register of Deeds office for the dedication of CORWLE’s for the domestic and irrigation meters

STORMWATER
8. 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.

URBAN FORESTRY
9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. **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.
2. **Next Step:** Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

3. **Next Step:** All street lights and street signs required as part of the development approval are installed.

4. **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.

5. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

6. **Next Step:** Final inspection of all required Tree Conservation and right of way tree protection areas 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:** 1-19-2021
  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: [Date]

Staff Coordinator: Daniel L. Stegall
CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".

REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.

OWNER:
CIP BRIER CREEK, LLC C/O THE CROWN COMPANIES, LLC
121 N. CRUTCHFIELD STREET
DOBSON, NORTH CAROLINA 27017
CONTACT: C. PATRICK CROSBY, JR.
PHONE: 336-386-9790
EMAIL: patc@crown-companys.com

CONTRACT PURCHASER/DEVELOPER:
WF EXCHANGE BRIER CREEK, LLC C/O WOODFIELD INVESTMENTS, LLC
11425 HORSEMAN'S TRAIL
RALEIGH, NORTH CAROLINA 27613
CONTACT: MIKE UNDERWOOD
PHONE: 919-941-3034
EMAIL: munderwood@woodfieldinvestments.com

ATTENTION CONTRACTORS
The General Contractor is responsible for the protection of existing utilities, which includes the location of the same. Contractor agrees to consult all local utilities and organize all necessary work prior to the issuance of a Notice to Proceed. Contractor must notify "NC811" at least 3 business days prior to beginning construction or excavation to locate all existing utilities. Contractor shall be responsible for the cost of any damages or repairs resulting from failure to provide proper notice and location services. Contractor is required to develop a Construction Plan, which includes the location of all existing utilities and any other information required by the engineer. Contractor is also responsible for any damages or injuries resulting from the failure to provide proper notice and location services.