Zoning: OX-3, SRPOD
CAC: Southwest
Drainage Basin: Rocky Branch
Acreage: 10.46
Sq. Ft.: 182,720

Planner: Michael Walters
Phone: (919) 996-2636
Applicant: Greystar GP II, LLC
LOCATION: This site is located on the south side of Western Blvd., at the northeast corner of the intersection of Bilyeu Street and the proposed extension of Pullen Road. The site is located at 600 - 602 Bilyeu Street, and 1245 Western Blvd.

REQUEST: Development of a 9.58 acre tract zoned OX-3, and within the SRPOD Overlay into a 182,720 square foot/181 unit apartment complex with on-site parking.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Two Administrative Alternates have been approved by the Planning Director for this project, noted below.

1. AAD-32-17, approval of an alternate design allowing amenity area in place of building façade in order to meet the required Build To percentage. (1.5.6)

2. AAD-4-18 – The approval of an alternative parking ratio. (7.1.2 b)

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 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:

ENGINEERING

1. Required NCDOT encroachment agreements must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. 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.

STORMWATER

3. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first.

4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of a mass grading permit or other site permit, whichever comes first.
5. 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.

6. 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.

URBAN FORESTRY

7. Obtain required tree impact permits from the City of Raleigh.

8. **Next Step:** Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

9. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

STORMWATER

1. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund.

2. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map.

3. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.

4. 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.

5. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: “The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grade, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from the state of North Carolina in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).”

6. In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.
GENERAL

7. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right of Way and/or Easement Dedications, and Tree Conservation Areas.

8. A recombination map shall be recorded, recombining the existing lots into a single tract.

9. Provide fire flow analysis.

ENGINEERING

10. The required right of way for Bilyeu Street shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.

11. The required sight distance easement along Pullen Road Extension shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.

12. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement along Bilyeu Street and Pullen Road Extension 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.

13. In accordance with Part 10A Section 8.1.3, a construction surety is required for incomplete public improvements and is provided to the City of Raleigh Development Services – Development Engineering Program.

14. Required NCDOT encroachment agreements must be approved and copies provided to Development Services – Development Engineering.

URBAN FORESTRY

15. 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. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. 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.

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

5. **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.

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

7. **Next Step:** Final inspection of all required Tree Conservation areas, street tree plantings, 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:** 3-21-2021
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) __________________________________________________________________________ Date: 3/21/2018

**Staff Coordinator:** Michael Walters