



Administrative Approval Action

Case File / Name: SUB-0008-2022
DSLC - City Farm at 5401 North~ Lot 14

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This 5.78 acre tract zoned PD (Z-29-16, 5401 North) is located west of Riverbend Elementary School surrounded by Beardall Street, Archwood Avenue, Midtown Market Avenue, and Perry Creek Road. The site is located at 5311 Tin Roof Way.

REQUEST: A two lot subdivision with one lot encompassing existing development (2.21 acres) and the other an existing Stormwater Management Facility "B" (3.57 acres).

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

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 August 12, 2022 by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Stormwater Maintenance Covenant Required
<input checked="" type="checkbox"/>	Utility Placement Deed of Easement Required

<input checked="" type="checkbox"/>	Pedestrian and Bicycle Access Deed of Easement
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☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. A General Utility Placement Easement for a traffic signal placement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable by Transportation Operations, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City.



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Engineering

2. A pedestrian and bicycle deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

EXPIRATION DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: January 5, 2026

Record at least ½ of the land area approved.

5-Year Sunset Date: January 5, 2028

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* Date: 09/08/2022
Development Services Dir/Designee

Staff Coordinator: Michael Walters

5401 NORTH - LOT 14

5311 TIN ROOF WAY
RALEIGH, NORTH CAROLINA

PRELIMINARY SUBDIVISION

PROJECT NUMBER: CRC-17030

DATE: FEBRUARY 8, 2022

SUB-0008-2022

FOR REFERENCE:
ADMINISTRATIVE SITE REVIEW
CITY OF RALEIGH TRANSACTION #: 544272
CITY OF RALEIGH CASE #: SR-8-18

SHEET INDEX

C0.01	LOT 14 ACCESS & WATERLINE EASEMENT RECORDED PLAT
C0.02	FUTURE TRACT INTENSITY
C1.00	EXISTING CONDITIONS
C1.01	CUMULATIVE MAP
C2.00	SITE PLAN
L1.01	TREE CONSERVATION PLAN
L1.02	RECORDED TREE CONSERVATION PLAT
L1	LANDSCAPE PLAN
L-2	LANDSCAPE PLAN DETAILS

SITE DATA	
PHYSICAL ADDRESS:	5311 TIN ROOF WAY RALEIGH, NORTH CAROLINA
OWNER:	5401 CFN I LLC 100 NORTH STREET, SUITE 800 BATON ROUGE, LOUISIANA 70802
PH:	1786696397
REAL ESTATE ID:	0422136
ZONING:	PD
WATERSHED:	NEUSE RIVER
LOT AREA:	LOT 14: 96,300 SF / 2.21 AC LOT 5104: 155,301 SF / 3.57 AC
PROJECT AREA:	107,691 SF / 2.47 AC
AREA IN FLOODWAY/FLOODPLAIN:	NONE
BUILDING SQUARE FOOTAGE:	BUILDING E: 7,472 SF BUILDING F: 5,301 SF BUILDING G: 5,832 SF
AMENITY SPACE:	REQUIRED AMENITY/OPEN SPACE - LOT 14 PROVIDED AMENITY/OPEN SPACE - LOT 14
PARKING SUMMARY - LOT 14:	REQUIRED PARKING (MIN. UDD 10-2087): OFFICE (BUILDING E & F) RESTAURANT (BUILDING G) TOTAL (MIN.):
PARKING REDUCTION PER APPROVED PDD AMENDMENT, UDD 10-2057.4.H:	456
REQUIRED PARKING:	89 SPACES
PROVIDED PARKING:	105 SPACES
ACCESSIBLE PARKING:	REQUIRED = 5 SPACES PROPOSED = 6 SPACES (VAN ACCESSIBLE)
BOX PARKING SUMMARY - LOT 14:	REQUIRED PARKING (MIN. UDD 11-2.0.2): OFFICE (BUILDING E & F) LONG-TERM: 1 PER 10000 SF (MIN. 4) SHORT-TERM: 1 PER 10000 SF (MIN. 4) RESTAURANT (BUILDING G) LONG-TERM: 1 PER 5000 SF (MIN. 4) SHORT-TERM: 1 PER 5000 SF (MIN. 4) TOTAL REQUIRED SHORT-TERM PARKING: TOTAL REQUIRED LONG-TERM PARKING: TOTAL PROVIDED PARKING:
LOT IMPROVEMENTS:	LOT 14: 88,000 SF / 1.98 AC (75% OF LOT 14 AREA) LOT 5104: 8,646 SF / 0.21 AC (5% OF LOT 5104 AREA)
5401 NORTH PLANNED DEVELOPMENT STANDARDS	
BUILDING SETBACKS TO PUBLIC STREET	
PRIMARY (DOWNTOWN MARKET AVENUE)	0' (MIN)
SIDE (APPROVED & PERRY CREEK)	0' (MIN)
REAR:	0' (MIN)
SIDE STREET:	0' (MIN)
AGGREGATE:	0' (MIN)
FRONT YARD:	10' (MAX)
ACCESSORY/GARAGE:	0' (MIN)
MAX. BUILDING HEIGHT:	115'
MAX. HEIGHT PROVIDED:	20'
MIN. LOT AREA:	2,000 SF
AREA PROVIDED:	N/A
MIN. LOT WIDTH:	20'
WIDTH PROVIDED:	N/A
MIN. SIDEWALK WIDTH:	12'
WIDTH PROVIDED:	12'



VICINITY MAP
1" = 2,000'



ZONING INFORMATION	
Gross site acreage: 5.76	
Zoning districts (if more than one, provide acreage of each):	pg
Overlay district:	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # 2: MP-1-10	Board of Adjustment (BOA) Case # A: Z-29-16
STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 1.87 Square Feet: 77,501	Proposed Impervious Surface: Acres: 1.77 Square Feet: 77,501
Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide the following:	
Alluvial soils:	
Flood study:	
FEMA Map Panel #:	
NUMBER OF LOTS AND DENSITY	
Total # of townhouse lots:	Detached Attached
Total # of single-family lots:	
Proposed density for each zoning district (UDD 1.5.2.F):	
Total # of open space and/or common area lots:	1
Total # of requested lots:	2
SIGNATURE BLOCK	
The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.	
I, <u>George Richards</u> , will serve as the agent regarding this application, and will receive and respond to administrative comments, resubmit plans and applicable documentation, and will represent the property owner(s) in any public meeting regarding this application.	
I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submit policy, which states applications will expire after 180 days of inactivity.	
Signature: <u>George Richards</u>	Date: 2/4/2022
Printed Name: <u>George Richards</u>	Date: 2/4/2022
Printed Name: <u>George Richards</u>	

Please email your completed application to SiteReview@raleighnc.gov.

CONTACT

Brad Rhinehart
rhinehart@mcadamsco.com
phone: 919.287.0803

CLIENT

5401 CFN I LLC
450 MAIN STREET
BATON ROUGE, LOUISIANA 70801
PHONE: 225.924.7206

PROJECT DIRECTORY

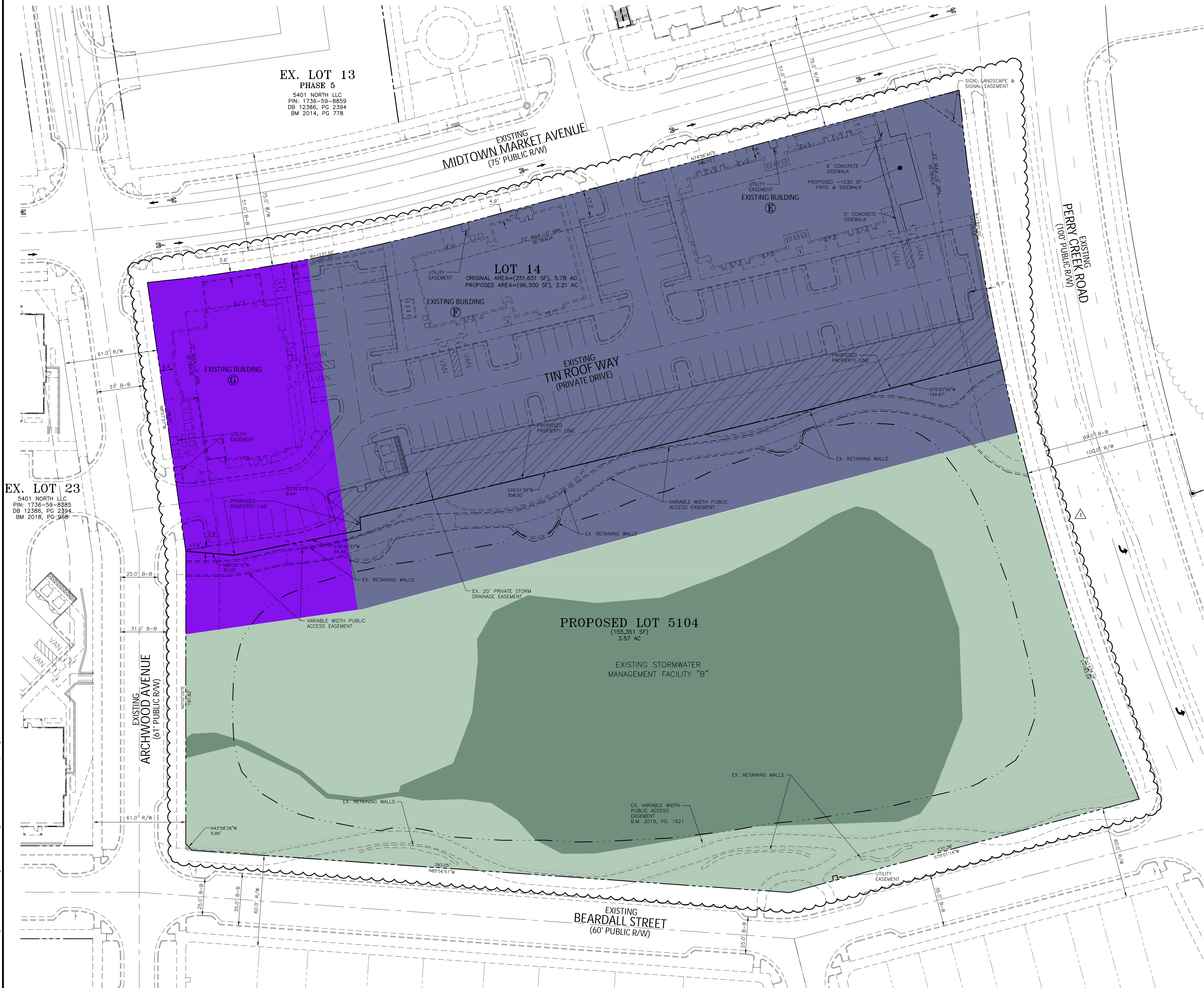
REVISIONS

NO.	DATE	REVISION
1	7/1/2021	REVISED PER COMMENTS
2	8/12/22	REVISED PER COMMENTS

PRELIMINARY SUBDIVISION DRAWINGS FOR:

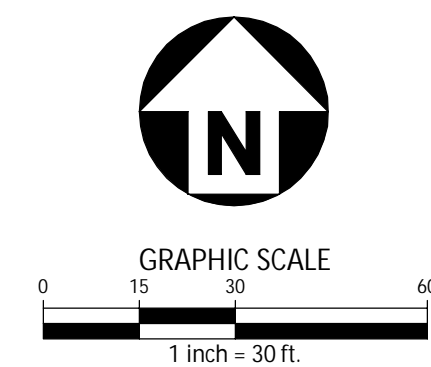
5401 NORTH - LOT 14
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: CRC-17030

X:\Projects\CRC\CRC-17030\Land Preliminary Subdivisions\Current Drawings\CRC-17030-PSP.dwg, 4/22/2022 12:43:17 PM, Luke Spaulding



SITE LEGEND	
	SIGNAGE
	YARD LIGHTS
	LIGHT POLE
	POWER POLE
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	ACCESSIBLE RAMPS
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	CENTERLINE
	AMENITY AREA 0.32 AC.

TRANSECT LEGEND	
	TRANSECT ZONE T2
	TRANSECT ZONE T5 (CX PARKING SETBACKS)
	TRANSECT ZONE T5-1 (IX PARKING SETBACKS)
	TRANSECT ZONE CIVIC





McADAMS
The John R. McAdams Company, Inc.
2905 Meridian Parkway
Durham, NC 27713

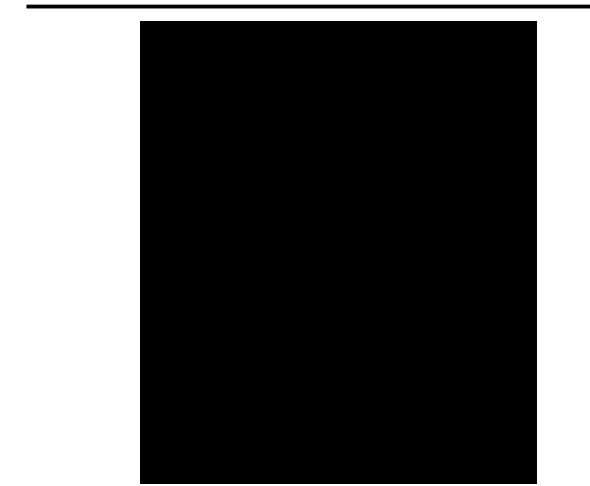
phone 919. 361. 5000
fax 919. 361. 2269
license number: C-0293, C-187

www.mcadamsco.com

CLIENT

5401 CFN I LLC
450 MAIN STREET
BATON ROUGE, LOUISIANA 70801
PHONE: 225. 924. 7206

5401 NORTH - LOT 14
PRELIMINARY SUBDIVISION
5311 TIN ROOF WAY
RALEIGH, NORTH CAROLINA

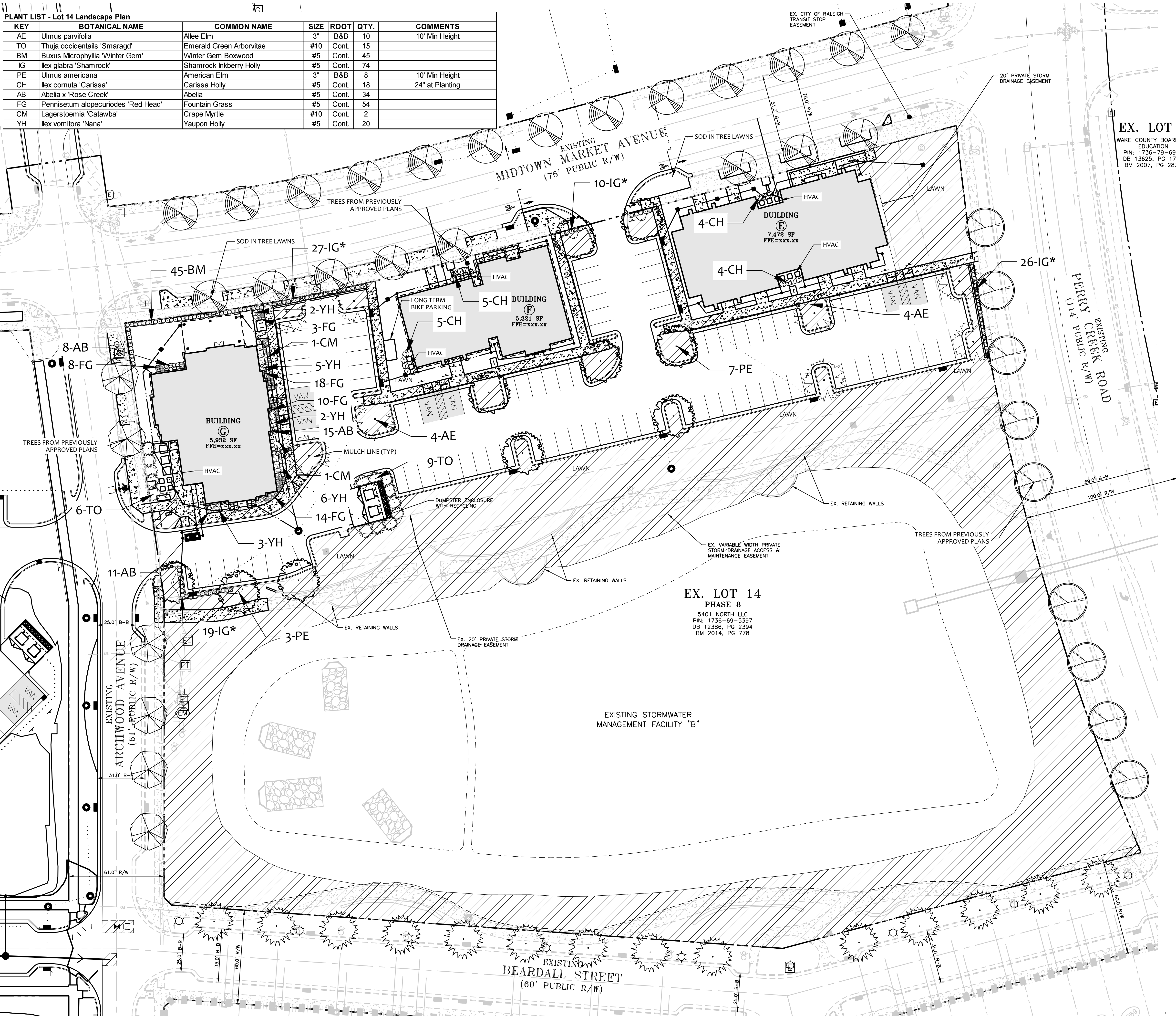


REVISIONS		
NO.	DATE	REVISION
1	04.12.2022	REVISED PER COR COMMENTS

PLAN INFORMATION	
PROJECT NO.	CRC-17030
FILENAME	CRC17030X-PSP.DWG
CHECKED BY	DWP
DRAWN BY	LRS
SCALE	1" = 30'
DATE	02.08.2022

SHEET
C2.00

PLANT LIST - Lot 14 Landscape Plan						
KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	QTY.	COMMENTS
AE	Ulmus parvifolia	Allee Elm	3"	B&B	10	10' Min Height
TO	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	#10	Cont.	15	
BM	Buxus Microphylla 'Winter Gem'	Winter Gem Boxwood	#5	Cont.	45	
IG	Ilex glabra 'Shamrock'	Shamrock Inkberry Holly	#5	Cont.	74	
PE	Ulmus americana	American Elm	3"	B&B	8	10' Min Height
CH	Ilex cornuta 'Carissa'	Carissa Holly	#5	Cont.	18	24" at Planting
AB	Abelia x 'Rose Creek'	Abelia	#5	Cont.	34	
FG	Pennisetum alopecuroides 'Red Head'	Fountain Grass	#5	Cont.	54	
CM	Lagerstoeimia 'Catawba'	Crape Myrtle	#10	Cont.	2	
YH	Ilex vomitoria 'Nana'	Yaupon Holly	#5	Cont.	20	



LANDSCAPE DATA			
VEHICULAR SURFACE AREA #1	35,587 S.F.	/	2,000
VSA PERIMETER ISLANDS	30 SHRUBS PER 100 L.F.		
137 L.F.	/	100	1.37 x 30
		42	SHRUBS REQUIRED
		82	SHRUBS PROVIDED

*-DENOTES PERIMETER SHRUBS TO MEET REQUIREMENT

* ATTENTION CONTRACTORS *

THESE PLANS ARE FOR THE REVIEW AND APPROVAL BY THE LOCAL MUNICIPALITY AND/OR OTHER GOVERNMENTAL JURISDICTION.

UNTIL ISSUED FOR CONSTRUCTION BELOW, REQUIRED CORRECTIONS, REVISIONS, ADDITIONS, AND DELETIONS ARE POSSIBLE.

OBTAIN APPROVED CONSTRUCTION DOCUMENTS PRIOR TO CONSTRUCTION.

THIS DRAWING IS PROPERTY OF TONY M. TATE LANDSCAPE ARCHITECTURE AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT PERMISSION.

THIS DRAWING IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.



REVISIONS:

6/6/18	
7/30/18	

Landscape Plan
City Farm at 5401 North

SCALE:
1"=30'
DRAWN BY:
CDR
PROJECT #
17187
DATE:
1/23/17

SHEET
L-1
OF 2

TONY M. TATE LANDSCAPE ARCHITECTURE, PA
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