



Administrative Approval Action

Case File / Name: SUB-0026-2022
DSLCL - Hammell Drive Mixed-Use (SUB)

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

LOCATION: This site is located on the west side of S. Saunders Street, east of Lake Wheeler Road at 1008 Hammell Drive.

REQUEST: Development of a 5.55 acre/241,680 sf tract zoned CX-20-UL CU, TOD, with a gross area of 5.55 acres/241,680 sf, consisting of 8 existing lots with residential & commercial uses, into a proposed new 3 vacant Open Lot subdivision with new street right-of-way dedication of .84 ac/36,599 sf, leaving a net residual area of 4.71 ac/205,082 sf.

Z-60-20 - 1008 & 1009 Hammell Drive. Adopted 10/19/21. Effective 10/24/21 (revised 11/12/21).

**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 September 28, 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:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. That the SPR review reflects the addendum to the final TIA recommendations. The TIA recommendation diagram and mitigations must be shown on the SPR plan along with the necessary work on South Saunders Street.

Engineering

2. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Public Utilities

3. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.



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Stormwater

4. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **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"/> | Public Access Deed of Easement Required |
| <input checked="" type="checkbox"/> | Slope Easement Deed of Easement Required |
| <input checked="" type="checkbox"/> | Transit Deed of Easement Required |

| | |
|-------------------------------------|--|
| <input checked="" type="checkbox"/> | Right of Way Deed of Easement Required |
| <input checked="" type="checkbox"/> | Sidewalk Deed of Easement Required |

☒ **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 demolition permit shall be issued and this building permit number shown on all maps for recording.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.
3. A recombination map shall be recorded prior to or in conjunction with the plat recording for the preliminary subdivision plan, creating Lots 1-3.
4. Comply with all applicable conditions to Z-60-20.

Engineering

5. A sidewalk 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)



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6. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
7. A slope easement 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)
8. A fee-in-lieu for any portion of Curfman Street that is not constructed as determined during the SPR review is paid to the City of Raleigh (UDO 8.1.10).
9. A public street right-of-way 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)

Public Utilities

10. A fee-in-lieu of construction shall be paid to the City of Raleigh Public Utilities Department for the construction of a water and/or sewer main.

Stormwater

11. The proposed right of way impervious responsibility for Curfman St and Hammel Dr shall be identified on all maps for recording as shown on preliminary plans.

Urban Forestry

12. A public infrastructure surety for 42 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.
13. A fee-in-lieu of planting for 2 street trees is paid to the City of Raleigh (UDO 8.1.10).

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.



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The following items must be approved prior to the issuance of building permits:

General

1. Comply with all conditions of Z-60-20.

Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

3. Tree impact permits must be obtained for the approved streetscape tree installations in the rights-of-way. This development proposes 25 street trees along Hammell Drive, 6 street trees along Curfman Street, and 11 street trees along Lake Wheeler Road for a total of 42 street trees.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of right of way street trees by Urban Forestry Staff.

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: October 26, 2025

Record at least ½ of the land area approved.

5-Year Sunset Date: October 26, 2027

Record entire subdivision.

I hereby certify this administrative decision.

Signed: *Daniel L. Stegall* **Date:** 10/26/2022
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

HAMMELL DRIVE MIXED-USE

PRELIMINARY SUBDIVISION PLAN

1008 HAMMELL DRIVE
RALEIGH, NORTH CAROLINA, 27603

PROJECT NUMBER: MRE-21001

PROJECT CASE #: SUB-0026-2022

DATE: MARCH 31, 2022

REVISED: JULY 7, 2022

REVISED: AUGUST 15, 2022

REVISED: SEPTEMBER 28, 2022

SITE DATA:

| | |
|--|--|
| SITE ADDRESS: | 1008 AND 1009 HAMMELL DRIVE, 1201 AND 1209 LAKE WHEELER ROAD RALEIGH, NC 27603 |
| PIN & DELETED ACREAGE: | 1708447252 (1.62 AC), 1708348546 (0.80 AC), 1708349335 (0.43 AC), 1708349327 (0.40 AC), 1708349179 (0.21 AC), 1708349330 (0.30 AC), 1708348458 (0.87 AC), 1708344399 (1.01 AC) |
| GROSS AREA: | 1.55 AC (334,080 SF) |
| TOTAL FLOW DEDICATION: | 0.84 AC (35,599 SF) |
| NET AREA: | 4.71 AC (205,082 SF) |
| ZONING: | CK-20-UL-CU, TOD (2-060-20) |
| EXISTING USE: | OPEN LOT |
| PROPOSED USE: | OPEN LOT |
| BEVER BASIN: | NO-CUR |
| WATERBODIES: | WALNUT CREEK |
| IRREVERSIBLE LOSS OF WETLANDS/COASTAL: | NO |
| FLUOROPOLYMER PANEL: | 2780170202 |
| IMPERVIOUS SURFACE: | NO IMPERVIOUS SURFACE TO BE REMOVED: 154,027 SF / 3.54 AC |
| | PROPOSED IMPERVIOUS SURFACE TO BE ADDED: 50,484 SF / 1.15 AC |
| | NET IMPERVIOUS SURFACE CHANGE: 95,533 SF / 2.19 AC REDUCTION |
| VEHICULAR PARKING SUMMARY: | REQUIRED PARKING N/A PROVIDED PARKING N/A |
| ACCESSIBLE PARKING SUMMARY: | REQUIRED PARKING N/A PROVIDED PARKING N/A |
| BICYCLE PARKING SUMMARY: | REQUIRED PARKING N/A PROVIDED PARKING N/A |
| OPEN SPACE: | N/A |
| PREVIOUS APPROVALS: | RECORDING: 2-060-20 RECOMBINATION PLAT: RCMP-0032-2022 |
| TOTAL EXISTING LOTS: | 8 |
| TOTAL PROPOSED LOTS: | 3 |
| PRIMARY STREET DESIGNATION: | PROPOSED NEW LOT 1: LAKE WHEELER RD PROPOSED NEW LOT 2: HAMMELL DR PROPOSED NEW LOT 3: LAKE WHEELER RD |

| EXISTING LOT AREAS | | |
|--------------------|-----------|------------|
| LOT # | AREA (SF) | AREA (AC.) |
| 1 | 43,804 | 1.01 |
| 2 | 29,347 | 0.67 |
| 3 | 79,380 | 1.82 |
| 4 | 34,839 | 0.80 |
| 5 | 18,911 | 0.43 |
| 6 | 17,244 | 0.40 |
| 7 | 9,330 | 0.21 |
| 8 | 8,825 | 0.20 |

| PROPOSED LOT AREAS | | |
|--------------------|-----------|------------|
| LOT # | AREA (SF) | AREA (AC.) |
| 1 | 74,570 | 1.71 |
| 2 | 50,994 | 1.17 |
| 3 | 79,518 | 1.83 |

*MINIMUM LOT WIDTH OF 50' MINIMUM
LOT AREA OF 5,000 SF PER UDO 3.2.8

| IMPERVIOUS AREA ASSIGNMENT TABLE | | |
|-------------------------------------|-----------|-----------|
| | AREA (SF) | AREA (AC) |
| LOT 1 | 22,851 | 0.51 |
| LOT 2 | 35,633 | 0.82 |

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-832-4849) 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 IMMEDIATELY
"NC811" REPORT ANY DISCREPANCIES TO THE ENGINEER
IMMEDIATELY.



Know what's below.
Call before you dig.

VICINITY MAP

1"=200'

Preliminary Subdivision Application Planning and Development

Planning and Development Customer Service Center • One Lenoir Plaza, Suite 400 • Raleigh, NC 27601 • 919.988.2001

INSTRUCTIONS: This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5). Please check the appropriate boxes and include the plan-related documents. Please attach all documents and your preliminary subdivision plan to the Preliminary Subdivision Application.

DEVELOPMENT TYPE (UDO Section 10.2.5)
NOTE: Submitter must select City Council approval for a Major Plan, Conditional or Historic Overlay District.

GENERAL INFORMATION

Subdivision plan case number: **n/a**

Development name (subject to approval): **Hammell Drive Mixed-Use**

Property Address(es): **1008 & 1009 Hammell Dr, 1201 & 1209 Lake Wheeler Rd, 1201 & 1209 Lake Wheeler Rd**

Recorder Case # (PNC): **1708447252, 1708348546, 1708349335, 1708349327, 1708349179, 1708349330, 1708348458**

What is your project type? ☐ Single-Family ☐ Townhouse ☐ Non-Residential ☒ Attached House ☐ Other: **Other**

CURRENT PROPERTY OWNER/DEVELOPER INFORMATION
NOTE: Please attach purchase agreement when submitting this form.

Company Name (if different from Owner/Developer Name and Title): **Chi-Chi Lin, Vice President**

Address: **4242 Six Forks Rd, Suite 1000 Raleigh, NC 27603 & 60 Columbia Dr Ft. 20, New York, NY 10023**

Phone: **917.755.8265** Email: **chi@mcadamsco.com**

Company: **McAdams** Contact Name and Title: **David Boyette, Project Manager**

Phone: **919.244.9528** Email: **boyette@mcadamsco.com**

Continue to page 2 >>>

Page 1 of 2

raleigh-nc.gov

DEVELOPMENT TYPE • SITE DATA TABLE (Applicable to all developments)

Grass site acreage: **5.55 ac.**

Grass site area (if more than one, provide acreage of each): **CK-20-UL-CU**

Overly district: **TOD** (Include City code) ☒ Yes ☐ No

Conditional Use District (CUD) Case # **2**: **060-20** Board of Adjustment (BOA) Case # **2**: **060-20**

STORMWATER INFORMATION

Existing Impervious Surface: **Acres: 1.55** Square Feet: **154,027** Proposed Impervious Surface: **Acres: 1.43** Square Feet: **10,484**

Is this a flood hazard area? ☐ Yes ☒ No

If yes, please provide the following: **Flood Hazard**

FEMA Map Panel # **1708170202**

NUMBER OF LOTS AND DENSITY

Total # of lots/house lots: **3** Described: **n/a** Attached: **n/a**

Total # of single-family lots: **3**

Proposed density for each zoning district (UDO 10.2.2): **n/a - Preliminary Subdivisions Only**

Total # of open space and/or common area lots: **0**

Total # of required lots: **3**

SIGNATURE BLOCK

The undersigned certifies that the property depicted is within the subdivision and that the proposed plan depicted in this application will be completed in all respects in accordance with the plan and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh, North Carolina.

I, **David M. Boyette, Jr.** will serve as the agent regarding this application, and will receive the property interests in any public meeting regarding this application.

We have read, understood, and affirm that this project is conforming to all applicable requirements applicable with the proposed development, and we have agreed to the application's subject to the final review and approval of the City of Raleigh, North Carolina, and we have agreed to the application's subject to the final review and approval of the City of Raleigh, North Carolina.

Signature: **David M. Boyette, Jr.** Date: **2022-09-27**

Printed Name: **David M. Boyette, Jr.** Title: **Project Manager**

Signature: **David M. Boyette, Jr.** Date: **2022-09-27**

Printed Name: **David M. Boyette, Jr.** Title: **Project Manager**

Please email your completed application to sub@raleigh-nc.gov.

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McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue

Suite 201
Raleigh, NC 27603

phone 919.823.4300

fax 919.361.2269

license number: C-0293, C-187

www.mcadamsco.com

CONTACT

DAVID BOYETTE

boyette@mcadamsco.com

PHONE: 919.823.4300

CLIENT

CHI-CHI LIN

MRE MANAGEMENT

60 COLUMBUS CIRCLE, 20TH FLOOR

NEW YORK, NEW YORK 10023

CONTACT: CHI-CHI LIN

PHONE: 917.755.8265

PROJECT DIRECTORY

DEVELOPER

MRE MANAGEMENT

60 COLUMBUS CIRCLE, 20TH FLOOR

NEW YORK, NEW YORK 10023

PHONE: 212.484.8265

ARCHITECT

GENSLER

330 HILLSBOROUGH STREET

RALEIGH, NC 27603

PHONE: 919.645.4317

ARCHITECT

JDAVIS

510 S WILMINGTON STREET

RALEIGH, NC 27601

PHONE: 919.835.1500

ALL CONSTRUCTION SHALL CONFORM WITH THE
LATEST VERSION OF THE CITY OF RALEIGH AND
NCDOT STANDARDS, SPECIFICATIONS AND DETAILS.

ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or gas, as approved in these plans, is responsible for contacting the Public Works Department at (919) 998-2400, and the Public Utilities Department at (919) 998-4540, at least ten (10) business days prior to beginning any of their construction.

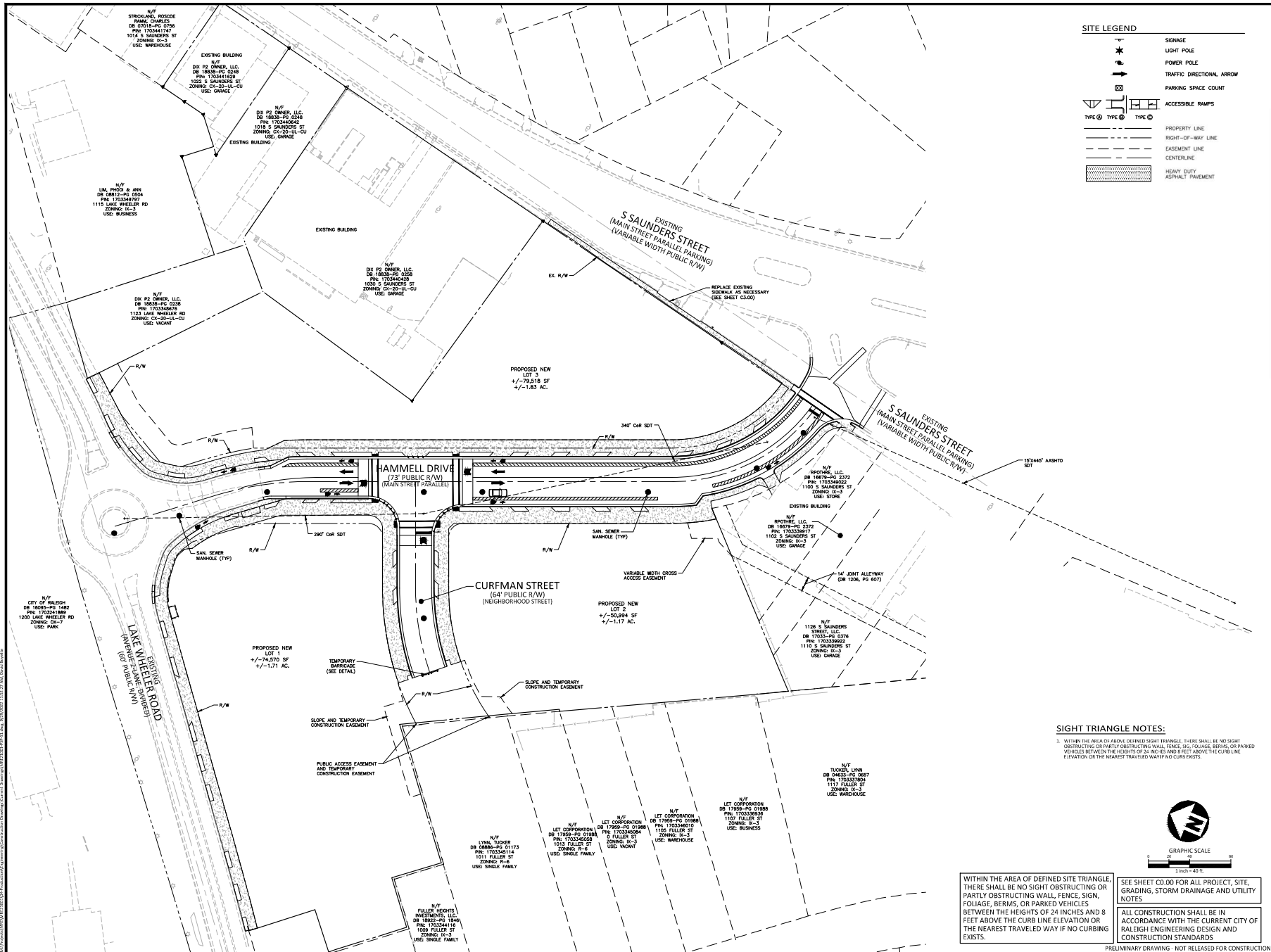
Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and require remediation of any water or sewer facilities not inspected as a result of this notification failure.

Failure to call for inspection, install a Downstream Plug, have Permitted Plans on the jobsite, or any other Violation of Raleigh Standards will result in a Fine and Possible Exclusion from future work in the City of Raleigh.

Stewart Purdy Raleigh

Digitally signed by
Jermont Purdy@raleigh-nc.gov
Date: 2022.10.23 14:09:04

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



McADAMS
The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 823. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT
MACK REAL ESTATE GROUP
60 COLUMBUS CIRCLE, 20TH FLOOR
NEW YORK, NEW YORK 10023
PHONE: 212-684-0068

MACK REAL ESTATE GROUP

**HAMMELL DRIVE MIXED USE
PRELIMINARY SUBDIVISION PLAN
1008 HAMMELL DRIVE
RALEIGH, NC 27603**

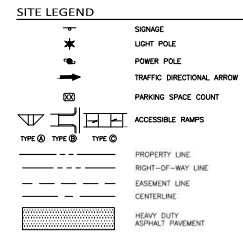
REVISIONS

| NO. | DATE | REVISION |
|-----|------------|---------------------------------------|
| 1 | 07.07.2022 | REVISED PER CORP. 201 REVIEW COMMENTS |
| 2 | 08.15.2022 | REVISED PER CORP. 2ND REVIEW COMMENTS |
| 3 | 09.26.2022 | REVISED PER CORP. 3RD REVIEW COMMENTS |

PLAN INFORMATION

| | |
|-------------|-----------------|
| PROJECT NO. | MRE-21001 |
| FILENAME | MRE21001_PSP-S1 |
| CHECKED BY | DB |
| DRAWN BY | JB |
| SCALE | 1" = 40' |
| DATE | 03.31.2022 |

**OVERALL
SUBDIVISION PLAN
C2.00**



CLIENT

MACK REAL ESTATE GROUP
60 COLUMBUS CIRCLE, 20TH FLOOR
NEW YORK, NEW YORK 10023
PHONE: 212.484.0068

MACK | REAL ESTATE GROUP

HAMMELL DRIVE MIXED USE
PRELIMINARY SUBDIVISION PLAN
1008 HAMMELL DRIVE
RALEIGH, NC, 27603

| REVISIONS | | |
|-----------|------------|--------------------------------------|
| NO. | DATE | |
| 1 | 07.07.2022 | REVISED PER COR 1ST REVIEW COMMENTS. |
| 2 | 08.15.2022 | REVISED PER COR 2ND REVIEW COMMENTS. |
| 3 | 09.28.2022 | REVISED PER COR SRD REVIEW COMMENTS. |

PLAN INFORMATION

| | |
|-------------|-----------------|
| PROJECT NO. | MRE-21001 |
| FILENAME | MRE21001-PSP-S1 |
| CHECKED BY | DB |
| DRAWN BY | JB |
| SCALE | 1" = 20' |
| DATE | 03.31.2022 |

SHEET

SUBDIVISION PLAN
AREA "B"
C2.02

SEE SHEET C0.00 FOR ALL PROJECT, SITE, GRADING, STORM DRAINAGE AND UTILITY NOTES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CITY OF RALEIGH ENGINEERING DESIGN AND CONSTRUCTION STANDARDS