



Administrative Approval Action

Case File / Name: SUB-0040-2019
5715 Glenwood Apartments

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 Glenwood Avenue, east Fairhill Drive at 5715 Glenwood Avenue.

REQUEST: Development of an 11.00 acre tract, split zoned OX-5-PK and OX-3-CU, into a proposed 2 lot subdivision with a new private driveway, noted on the proposed subdivision plan as "Glenhill Drive." New Lot 1, which will maintain an existing office structure, will have a proposed area of 2.60 acres/113,074 sf. New Lot 2, which is vacant at the time of this subdivision approval, will have an area of 8.40 acres/366,086 sf.

BOA-0017-2019: UDO Art. 8.3 Blocks, Lots, Access. Relief from build-to requirements; variance for driveway spacing; 10' ft protective yard relief.

A-136-2019: Landscaping - roadway & streetscape improvements. UDO Sec.8.4.5.A & Sec.3.2.3.A

Z-92-86 - Conditions of rezoning of portion of site zoned OX-3-CU

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: SPR-0054-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 19, 2019 by KIMLEY HORN.

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:

Engineering

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

Stormwater

2. A stormwater control plan shall be approved (UDO 9.2). Each lot will stand alone for stormwater compliance. Each lot shall be required to account for the impervious associated with ROW improvements along its frontage.



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

Urban Forestry

4. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **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"/>	Shared Parking Agreement Required
<input checked="" type="checkbox"/>	Cross Access Agreements Required

<input checked="" type="checkbox"/>	Sidewalk Easement Required
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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. The Shared Parking Analysis agreement note, which is noted on the subdivision & ASR plan (ASR-0070-2019), is also shown on all plat recordings.
2. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

Engineering

3. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
4. A fee-in-lieu for 1' of sidewalk along Glenwood Avenue is paid to the City of Raleigh (UDO 8.1.10)



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5. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be 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. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
6. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
7. A cross access agreement among the proposed lots shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Stormwater

8. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures, or serving multiple lots or crossing property lines, shall be shown on all plats for recording as private drainage easements (UDO 9.2).

Urban Forestry

9. A fee-in-lieu for 8 street trees along Fairhill Dr is paid to the City of Raleigh (UDO 8.1.10).
10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 1.04 acres of tree conservation area.
11. A public infrastructure surety for 42 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

☒ **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.

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

Urban Forestry

1. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 35 street trees along Glenwood Ave, 7 street trees along Fairhill Dr.

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



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Urban Forestry

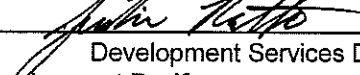
1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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:

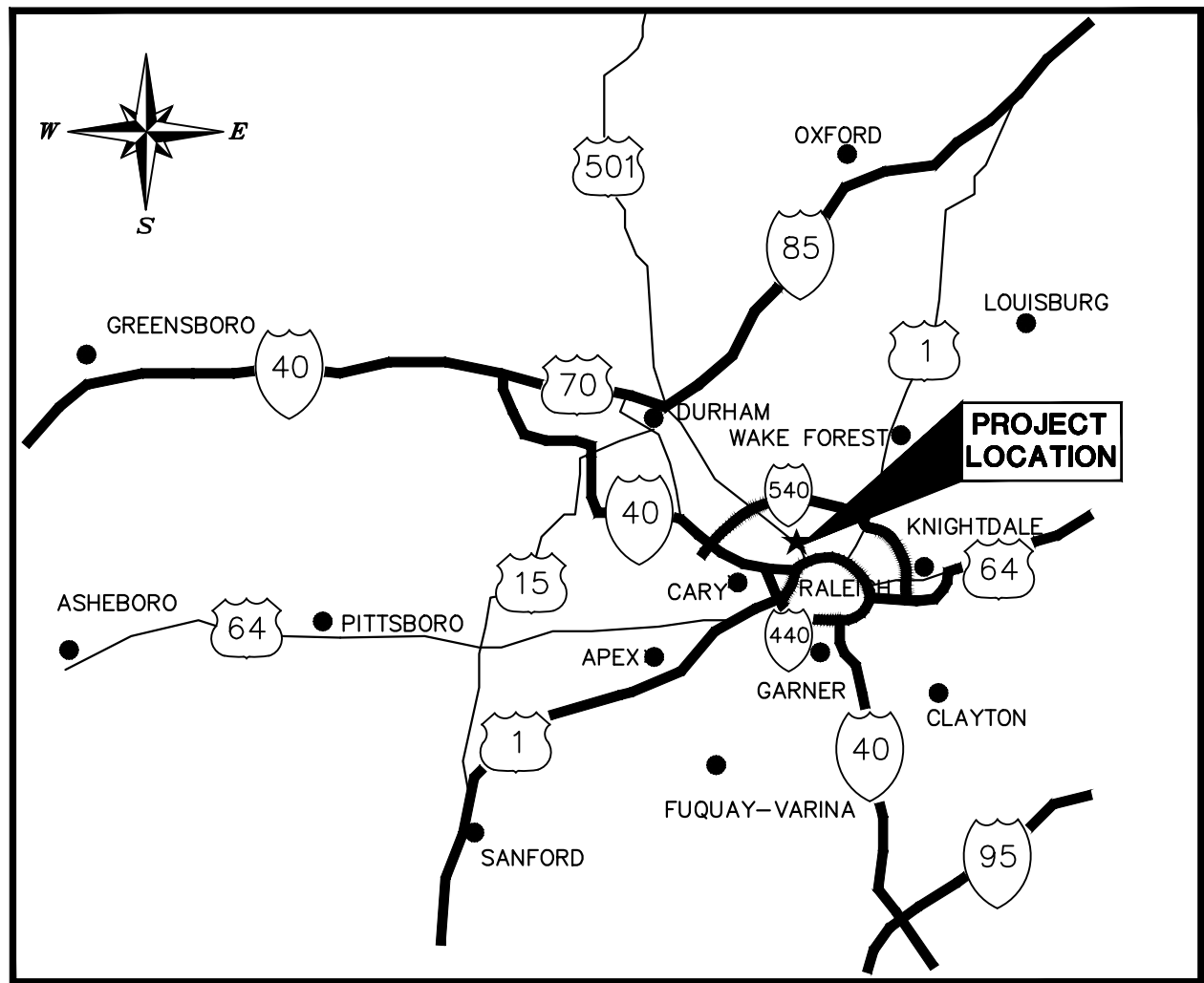
3-Year Sunset Date: February 11, 2023
Record at least ½ of the land area approved.

5-Year Sunset Date: February 11, 2025
Record entire subdivision.

I hereby certify this administrative decision.

Signed:  Date: 02/12/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

Plotted By: Carter, Tim Sheet Set: GLENWOOD AVE APARTMENTS Layout: C0.0 COVER SHEET January 13, 2020 03:12:15pm K:\REAL\DOE\1910308029 novare_glenwood_planning_phase\p15_cod_files\plansheets\C0.0 COVER SHEET.dwg
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PROJECT LOCATION NTS

OX-3-CU ZONING CONDITIONS:
Z-92-86 U.S. 70 WEST, 500 FEET SOUTH, EAST OF FAIRHILL DRIVE,
BEING A PORTION OF PARCEL 538, TAX MAP 405, REZONED TO OFFICE
AND INSTITUTION-I CONDITIONAL USE.

CONDITIONS:

THAT THE SUBJECT PARCEL BE USED ONLY FOR A PARKING LOT TO
SERVE THE ADJOINING O&I ZONED PROPERTY; AND THAT THE PROPERTY
WILL BE DEVELOPED, USING THE CITY'S NEW LANDSCAPING REGULATIONS.

RIGHT-OF-WAY OBSTRUCTION NOTES:

- LANE AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY LANE OR SIDEWALK OBSTRUCTION, THE CONTRACTOR OR ENGINEER SHALL SUBMIT A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN ALONG WITH A RIGHT-OF-WAY SERVICES APPLICATION TO REQUEST THE OBSTRUCTION PRIOR TO THE START OF WORK. RIGHTOFWAYSERVICES@RALEIGHNC.GOV FOR APPROVAL.
- THE CITY OF RALEIGH REQUIRES AN APPROVED RIGHT-OF-WAY OBSTRUCTION PERMIT FOR WORK ON ANY PUBLIC STREET OR SIDEWALK AND NCDOT ROAD WITHIN RALEIGH'S JURISDICTION.
- ALL TRAFFIC CONTROL SIGNAGE AND PRACTICES SHALL ADHERE TO THE MANUAL ON UNIFORM TRAFFIC CONTROL, AND THE LATEST EDITION OF THE NCDOT "STANDARD SPECIFICATION FOR ROADWAY STRUCTURES", NCDOT "ROADWAY STANDARD DRAWING MANUAL", AND THE NCDOT SUPPLEMENT TO THE MUTCD.
- ALL PUBLIC SIDEWALKS MUST BE ACCESSIBLE TO PEDESTRIANS WHO ARE VISUALLY IMPAIRED AND/OR PEOPLE WITH MOBILITY CONCERNS. EXISTING AND ALTERNATIVE PEDESTRIAN ROUTES DURING CONSTRUCTION SHALL BE REQUIRED TO BE COMPLIANT WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG). THE ADA STANDARDS FOR ACCESSIBLE DESIGN AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO THE START OF WORK, THE CLIENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.
- ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION.

SURVEY NOTE:

EXISTING INFORMATION TAKEN FROM AN ALTA/ACSM LAND
TITLE SURVEY PROVIDED BY KCI ASSOCIATES OF NC, 4505
FALLS OF NEUSE RD., FLOOR 4, RALEIGH, NC 27607. PHONE:
919-783-9214 AND DATED JULY 2, 2019.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL
CITY OF RALEIGH AND/OR NCDOT STANDARDS AND
SPECIFICATIONS.

PROJECT OWNER AND CONSULTANT

SITE DEVELOPER: NGI ACQUISITIONS, LLC
1545 PEACHTREE STREET
ATLANTA, GA 30309
PHONE: (404) 281-4071
ATTN: EVAN SHAW
eshaw@novaregroup.com

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 853-2927
ATTN: CHRIS BOSTIC, P.E.
chris.bostic@kimley-horn.com

LANDSCAPE ARCHITECT: KIMLEY-HORN AND ASSOCIATES, INC.
421 FAYETTEVILLE ST., SUITE 600
RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 853-2945
ATTN: DAN GREENBERG, PLA
dan.greenberg@kimley-horn.com

SURVEYOR: KCI ASSOCIATES OF NC, P.A.
4505 FALLS OF NEUSE RD 4TH FLOOR
RALEIGH, NC 27609
PHONE: (919) 280-7944
ATTN: ROB BAUMGARTNER, PLS
rob.baumgartner@kci.com

PRELIMINARY SUBDIVISION PLAN FOR 5715 GLENWOOD APARTMENTS

SUB-0040-2019

Z-92-86

SKETCH TRANS.#586696

5715 GLENWOOD AVE.

RALEIGH, NORTH CAROLINA 27612

A DEVELOPMENT BY: NGI ACQUISITIONS, LLC

1545 PEACHTREE STREET, SUITE 260

ATLANTA, GEORGIA 30309

GLENWOOD AVENUE IS THE PRIMARY STREET
DESIGNATION PER TC-5A-18 AND CITY OF
RALEIGH DEVELOPMENT SERVICES.

DEVELOPMENT SERVICES

Preliminary Subdivision Plan Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



This form is used when submitting a Preliminary Subdivision (UDO Section 10.2.5).
Please check the appropriate review type and include the plan checklist document.

Office Use Only: Transaction #: _____ Planning Coordinator: _____	
DEVELOPMENT TYPE (UDO Section 2.1.2)	
<input checked="" type="checkbox"/> Conventional Subdivision	<input type="checkbox"/> Compact Development
<input type="checkbox"/> Conservation Development	<input type="checkbox"/> Cottage Court
NOTE: Subdivisions may require City Council approval if in a Metro Park Overlay or Historic Overlay District	
GENERAL INFORMATION	
Development name (subject to approval): 5715 Glenwood Apartments	
Property Address(es): 5715 Glenwood Ave. Raleigh, NC 27612	
Recorded Deed PIN(s): 0796041462	
What is your project type?	<input type="checkbox"/> Single family Apartment <input type="checkbox"/> Townhouse Non-residential <input checked="" type="checkbox"/> Other: Subdivision
CURRENT PROPERTY OWNER/DEVELOPER INFORMATION	
NOTE: please attach purchase agreement when submitting this form.	
Company: NGI Acquisitions LLC	Owner/Developer Name and Title: James Borders, President
Address: 1545 Peachtree Street, Suite 260, Atlanta, GA 30309	
Phone #: 404-961-7785	Email: eshaw@novaregroup.com
APPLICANT INFORMATION	
Company:	Contact Name and Title: Chris Bostic, P.E.
Kimley-Horn and Associates, INC., Address: 421 Fayetteville St. Suite 600 Raleigh, NC 27601	
Phone #: 919-653-2927	Email: chris.bostic@kimley-horn.com

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)	
ZONING INFORMATION	
Gross site acreage: 11.00 Ac	
Zoning districts (if more than one, provide acreage of each): OX-5-PK (9.22 Ac) OX-3-CU (1.78 Ac)	
Overlay district: N/A	Inside City limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Conditional Use District (CUD) Case # Z- 92-1986	Board of Adjustment (BOA) Case # A-136-19 and BOA-0017-2019

Page 1 of 2

REVISION 05.14.19

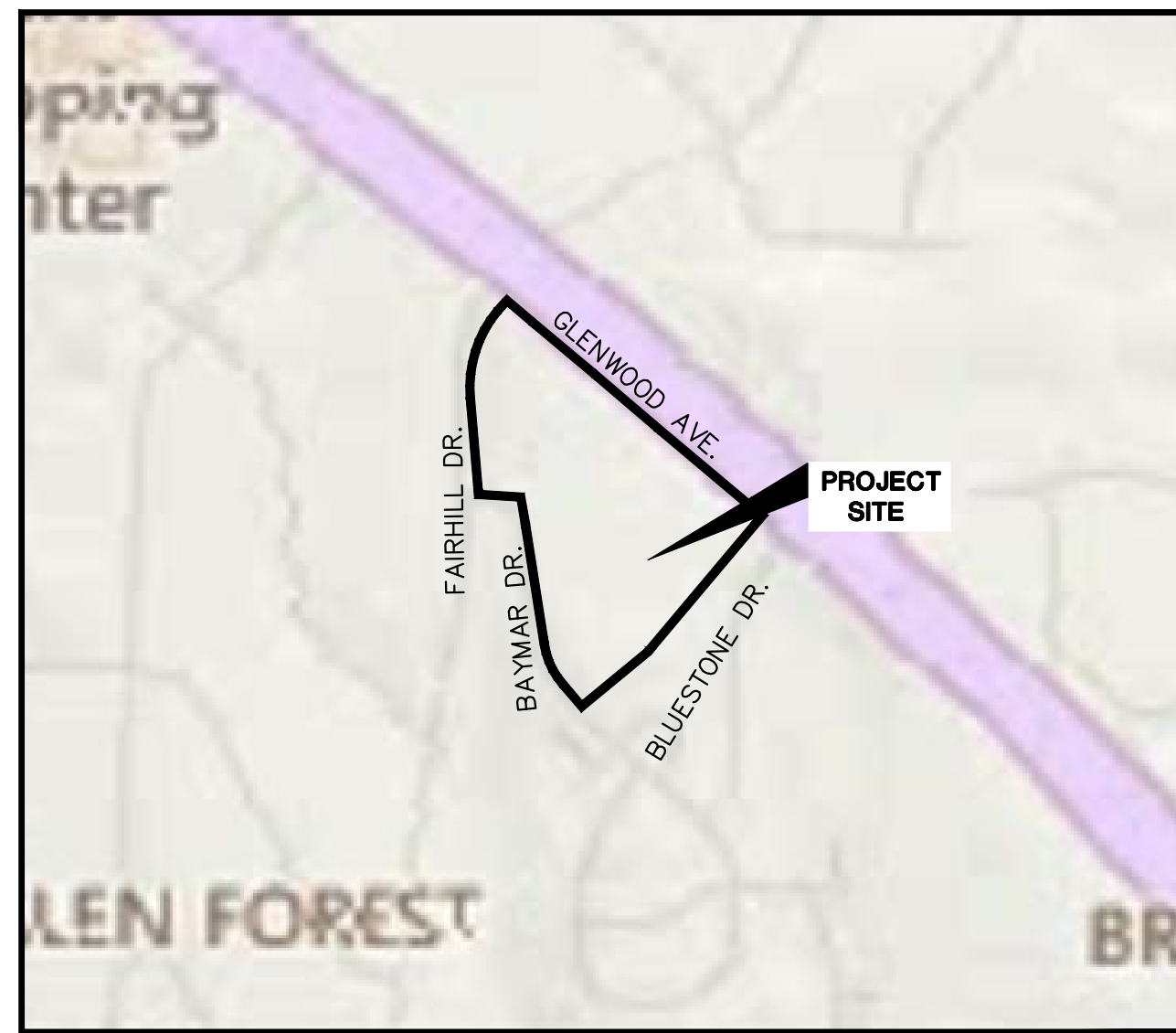
raleighnc.gov

STORMWATER INFORMATION	
Existing Impervious Surface: Acres: 5.17 Square Feet: 225,379	Proposed Impervious Surface: Acres: 6.79 Square Feet: 295,089
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: 0	Detached 0 Attached
Total # of single-family lots: 0	
Proposed density for each zoning district (UDO 1.5.2.F):	
Total # of open space and/or common area lots: 0	
Total # of requested lots: 2	
SIGNATURE BLOCK	
In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.	
I hereby designate Kimley-Horn and Associates, Inc. to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me 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 submittal policy which states applications will expire after 180 days of inactivity.	
Signature:	Date: 7/31/2019
Printed Name: James R. Borders, President	Date:
Signature:	Date:
Printed Name:	

Page 2 of 2

REVISION 05.14.19

raleighnc.gov



VICINITY MAP

SCALE: 1" = 500'

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C1.0	EXISTING CONDITIONS PLAN
C1.1	DEMOLITION PLAN
C1.2	PRELIMINARY SUBDIVISION PLAN
C2.1	SIGHT DISTANCE PROFILE
C2.2	SIGHT DISTANCE PROFILE
C3.0	PRELIMINARY GRADING AND DRAINAGE PLAN
C4.0	PRELIMINARY UTILITY PLAN
L1.0	OVERALL LANDSCAPE PLAN
TC1.0	TREE CONSERVATION

PRELIMINARY
NOT FOR CONSTRUCTION

COVER SHEET

5715 GLENWOOD
APARTMENTS
PREPARED FOR
NGI ACQUISITIONS, LLC
RALEIGH, NC

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SEAL:

AUGUST 1, 2019

JOB NUMBER:

019308029

SHEET NUMBER

C0.0

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#F-0102

KHA PROJECT
019308029
DATE
08/01/2019
SCALE AS SHOWN
DESIGNED BY TRC
DRAWN BY TRC
CHECKED BY COB

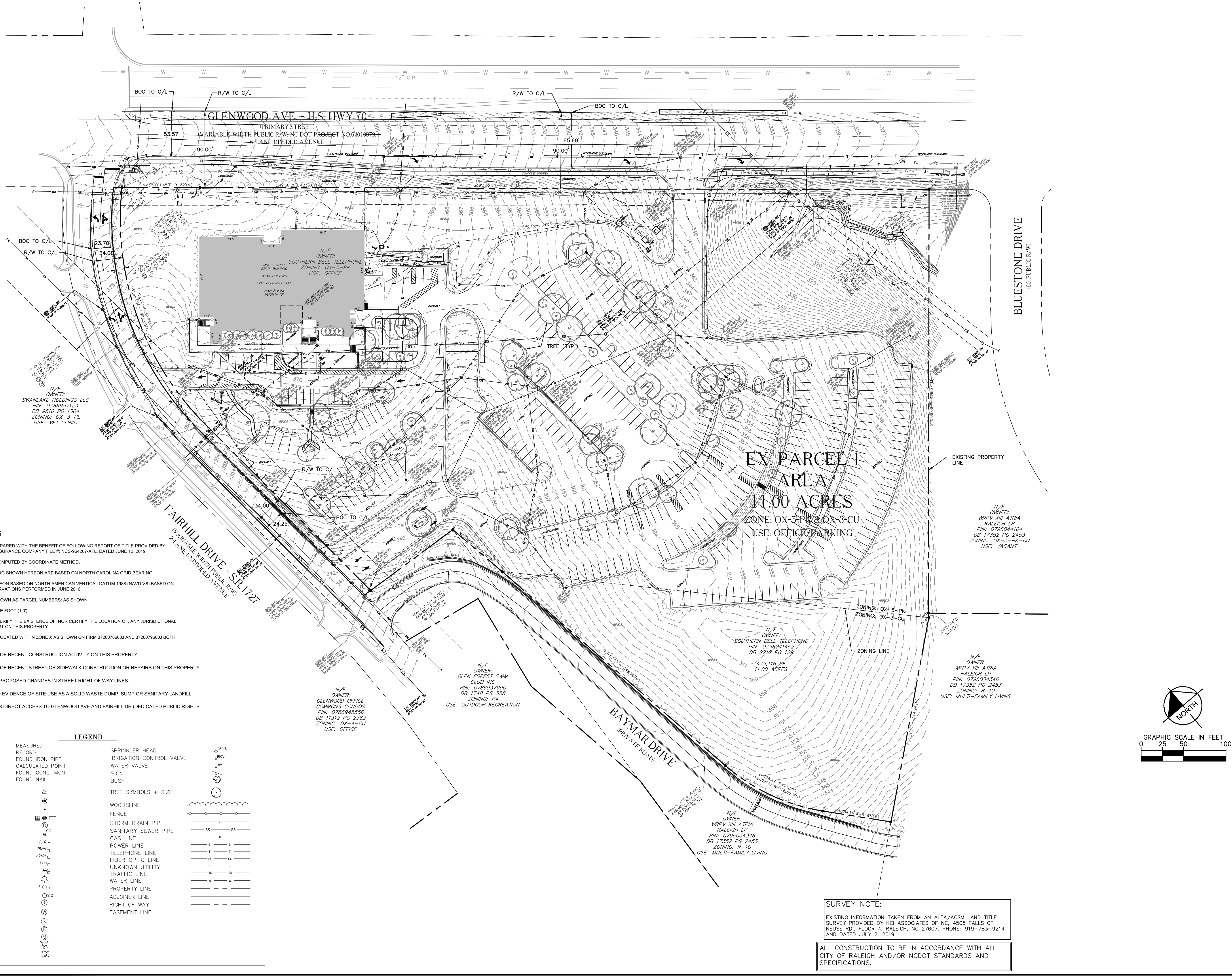
5715 GLENWOOD
APARTMENTS
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NGI ACQUISITIONS, LLC
RALEIGH, NC

SHEET NUMBER

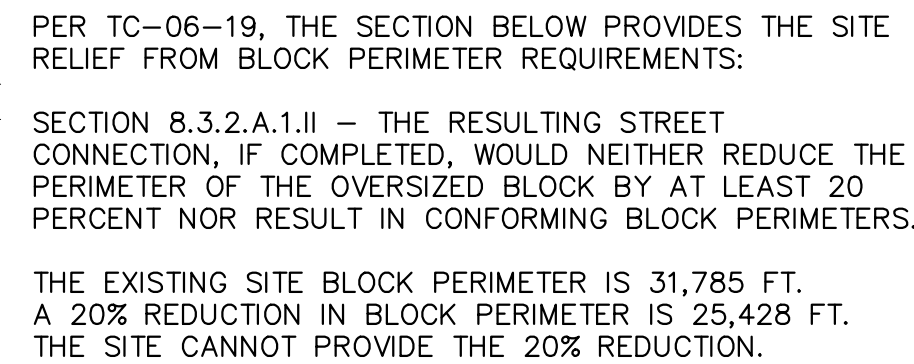
C0.0

DATE

BY



SHEET NUMBER C1.0	5715 GLENWOOD APARTMENTS PREPARED FOR NGI ACQUISITIONS, LLC RALEIGH NC	EXISTING CONDITIONS PLAN				<div>KHA PROJECT 019308029</div> <div>DATE 08/01/2019</div> <div>SCALE AS SHOWN DESIGNED BY TRC DRAWN BY TRC</div> <div>CHECKED BY COB</div>	<div>PRELIMINARY NOT FOR CONSTRUCTION</div>	<div>Kimley»»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-677-2000 FAX: 919-677-2050 WWW.KIMLEY-HORN.COM #-0102</div>			
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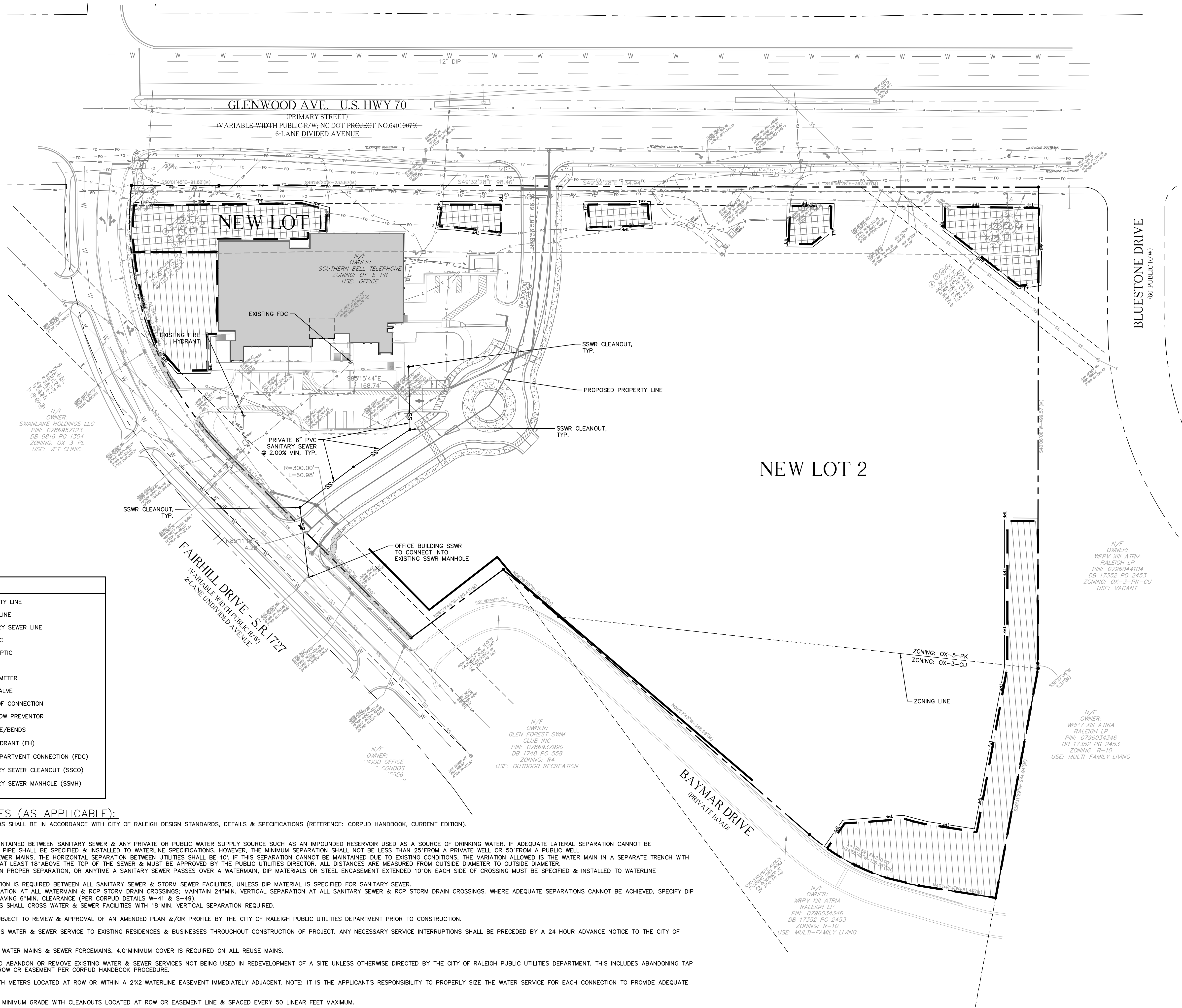
PRELIMINARY
NOT FOR CONSTRUCTION

KHA PROJECT 019308029	DATE 08/01/2019	SCALE AS SHOWN	DESIGNED BY TRC	DRAWN BY TRC	CHECKED BY COB
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PRELIMINARY
SUBDIVISION PLAN

SHEET NUMBER C1.2	5715 GLENWOOD APARTMENTS PREPARED FOR NGI ACQUISITIONS, LLC RALEIGH NC
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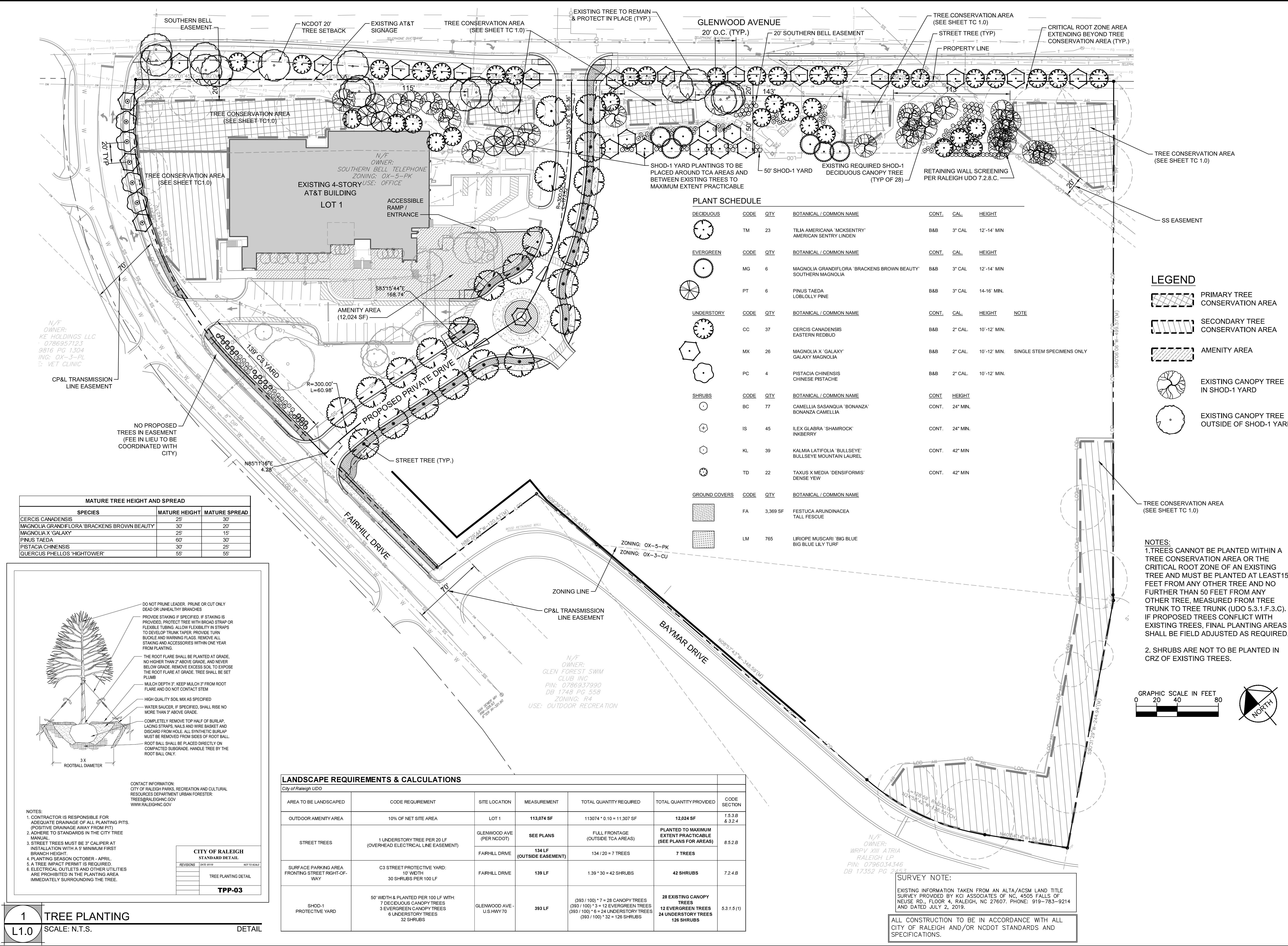
This document, together with the attached exhibits, is being submitted to the Department of Transportation and Public Works for review and approval. It is submitted on the understanding that the Department will not be held liable for any errors or omissions in the information provided, and that the Department will not be held liable for any damages, including consequential damages, arising from the use of this information. The Department will not be held liable for any damages, including consequential damages, arising from the use of this information.



NOTE: LOT 2 UTILITIES WILL
BE REVIEWED WITH THE
ASR-0074-2019 PLANSET

SHEET NUMBER		5715 GLENWOOD APARTMENTS		PRELIMINARY UTILITY		KHA PROJECT		Kimley»»Horn			
C4.0		PREPARED FOR NGI ACQUISITIONS, LLC		PLAN		019308029		© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601 PHONE: 919-677-2000 FAX: 919-677-2050 WWW.KIMLEY-HORN.COM			
RALEIGH		NC				DATE		PRELIMINARY			
						08/01/2019		NOT FOR CONSTRUCTION			
						SCALE AS SHOWN					
						DESIGNED BY TRC					
						DRAWN BY TRC					
						CHECKED BY COB					

Plotted By: Carter, Tim Sheet: 5715 GLENWOOD AVE APARTMENTS Layout: L1.0 OVERALL LANDSCAPE PLAN January 13, 2020 03:13:58pm K:\RAL\LD\EA\019\08029\5715\cad files\plantings\5715 OVERALL LANDSCAPE PLAN.dwg
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1

L1.0

TREE PLANTING

SCALE: N.T.S.

DETAIL

5715 GLENWOOD APARTMENTS

PREPARED FOR

NGI ACQUISITIONS, LLC

RALEIGH NC

OVERALL LANDSCAPE PLAN

KHA PROJECT 019308029

DATE 08/01/2019

SCALE AS SHOWN

DESIGNED BY AWF

DRAWN BY AWF

CHECKED BY DSC

Kimley»Horn

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421 FAYETTEVILLE STREET, SUITE 600, RALEIGH, NC 27601
PHONE: 919-677-2000 FAX: 919-677-2050
WWW.KIMLEY-HORN.COM
#-0102

PRIVATE DRIVEWAY REVISIONS 01/13/20 TRC

CITY COMMENTS 12/18/19 TRC

CITY COMMENTS 11/13/19 TRC

CITY COMMENTS 9/19/19 TRC

REVISIONS No.

DATE BY

SHEET NUMBER

L1.0