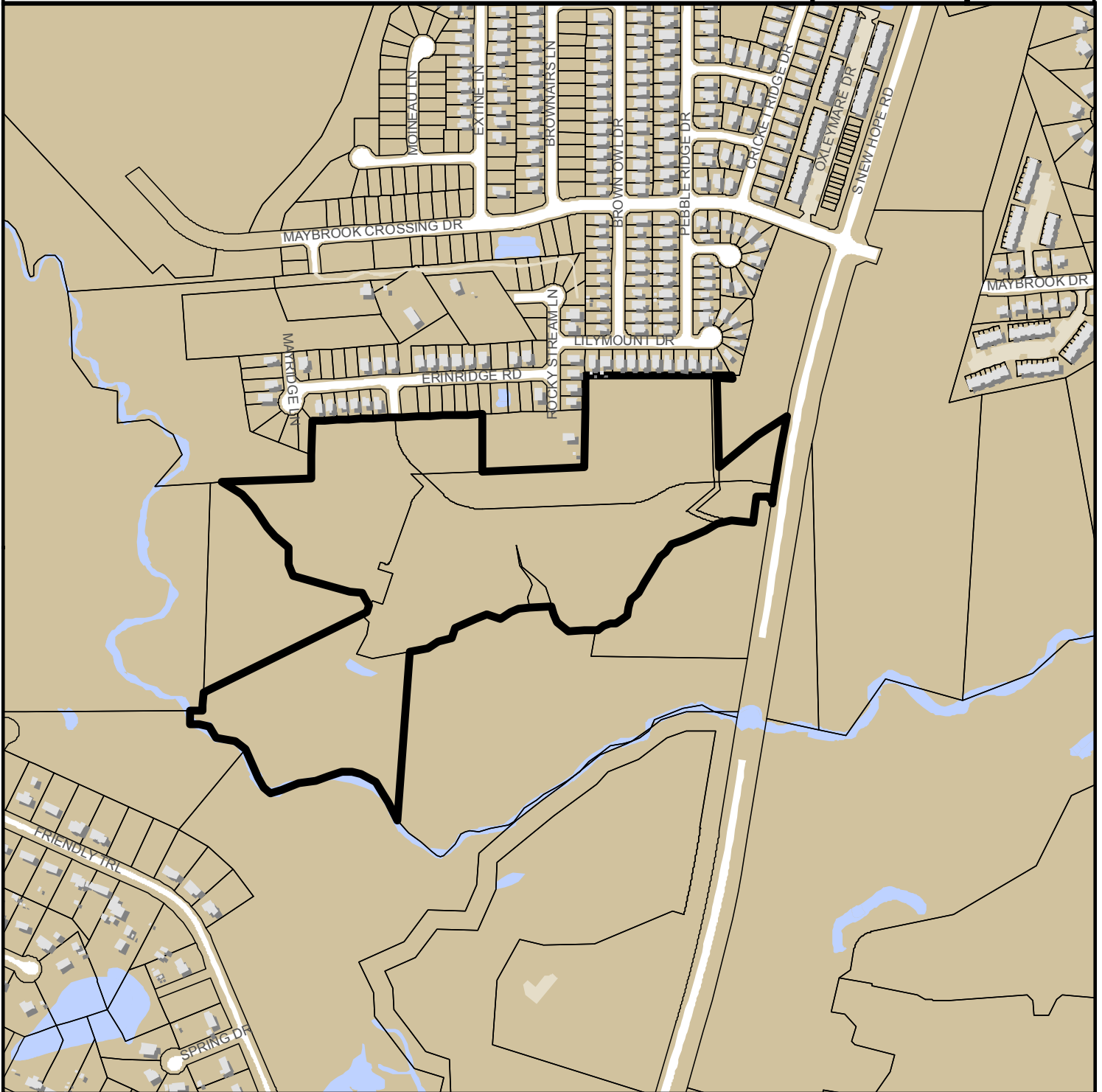


THE BLUFF @ WALNUT CREEK SR-5-2015



0 300 600 1,200 Feet

Zoning: **R-10**
CAC: **Southeast**
Drainage Basin: **Walnut Creek**
Acreage: **17.04**
Square Feet: **80,542**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Pedcor**
Investments LLC
Phone: **(317) 218-2668**





Administrative Action

Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: SR-5-15 / The Bluffs @ Walnut Creek

General Location: This site is located the west side of South New Hope Road, between Poole Road and Rock Quarry Road.

CAC: Southeast

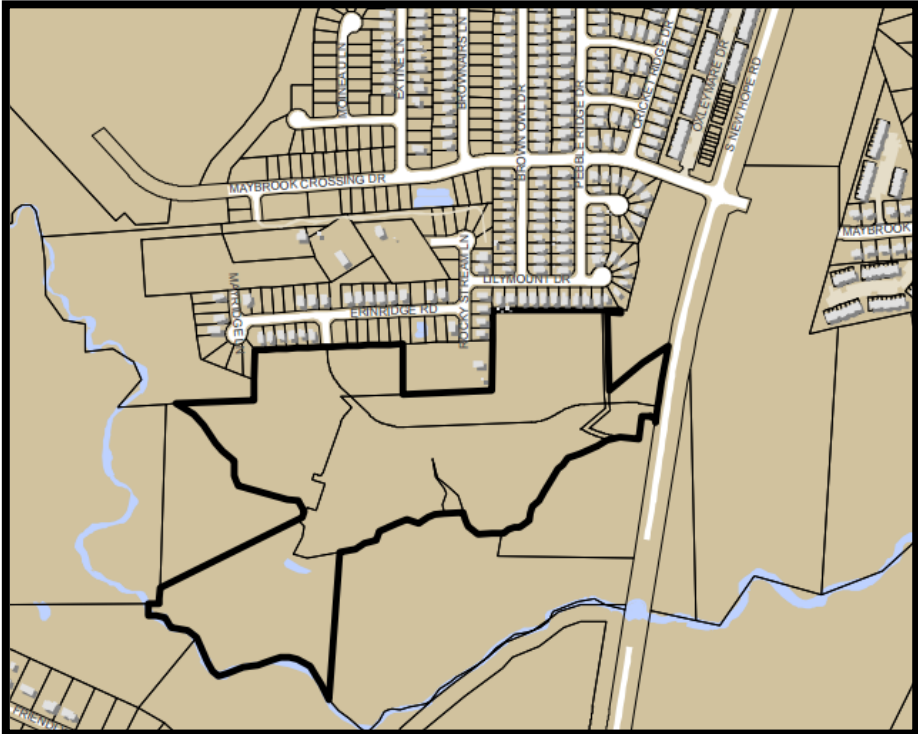
Request: The development of two parcels, Lot 3 and Lot 5 shown in BM 2015 page 0248-0249, totaling 26.35 acres for the construction of 198 multifamily apartment units. The development proposes off-site right-of-way dedication and street construction involving two adjacent parcels to the north under the same ownership (lot 1 and lot 2, BM 2015 pages 248-249) as well as off-site road improvements along adjacent portions of New Hope Road. The parcels are zoned Residential-10 & Conservation Management District, with portions located outside the city limits.

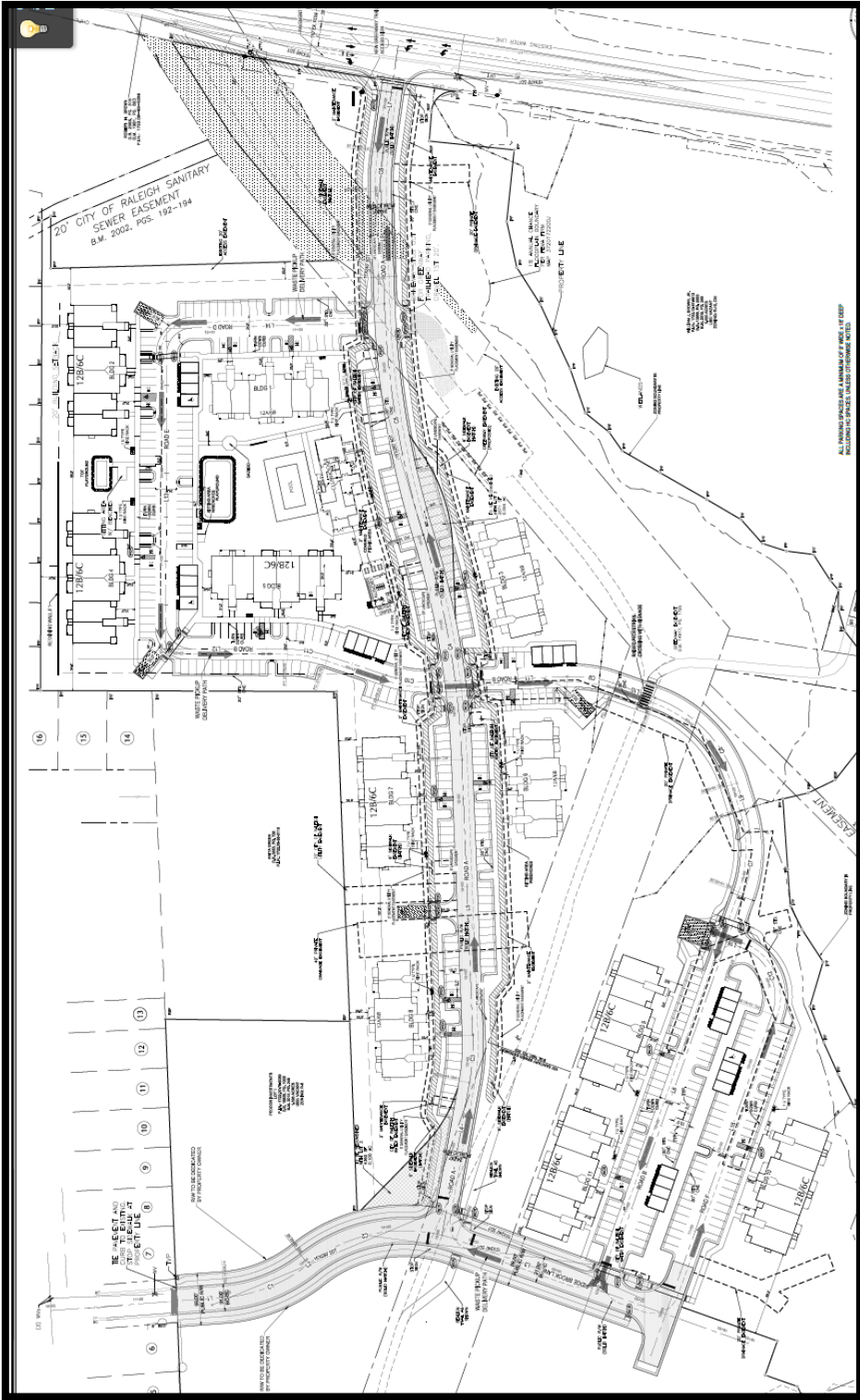
Design Adjustment: N/A

Administrative Alternate: N/A

Contact: Ken Jesneck

Cross-Reference: Transaction # 423386





Site Layout

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a land disturbing permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
2. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forestry Specialist;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

3. That a stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Section 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of infrastructure construction plans;
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;
5. That NCDOT approve a driveway permit and any encroachments for work within the right-of-way on South New Hope Road;

Prior to issuance of building permits:

6. That a petition for annexation into the City limits for portions of the property outside the limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;
7. That infrastructure construction plans are approved by the City of Raleigh;
8. That a map for recombination and right-of-way and easement dedication be approved by the City of Raleigh in accordance with the approved preliminary plan and infrastructure construction plans and be recorded with the Wake County Register of Deeds
9. That flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary be shown on the recorded map;
10. That a flood storage easement is recorded for 100 year backwater on Lot 5 and shall be shown on the recorded map;
11. That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

12. That a minimum finished floor elevation for building 8 and building 10 be required and shall be shown on the recorded map;
13. That 24' of right-of-way, 6' landscape easement, 6' sidewalk easement, and 5' general utility placement easement for Road A is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City of Raleigh prior to building permit issuance;
14. That 59' of right-of-way, 6' landscape easement, 6' sidewalk easement , and 5' general utility placement easement for Ridge Brook Lane extension is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City of Raleigh prior to building permit issuance;
15. That the 6' public sidewalk easement for portions of the public sidewalk along New Hope Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City of Raleigh prior to building permit issuance;
16. That a 20' slope easement is dedicated near the terminus on Ridge Brook Lane for future connection with the property to the adjacent west in accordance with the final layout to be determined upon approval of infrastructure construction plans, and a copy of the recorded plat be provided to the City of Raleigh prior to building permit issuance;
17. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on all maps 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, grad, 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 NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259);"
18. That private drainage easements for stormwater pipes as shown on the preliminary plan are shown on the recorded map;
19. That an additional dedication of greenway easement as shown on the preliminary plan showing an additional easement width where the parking lot is expanded on lot 3 is shown on the recorded map;
20. That in accordance with Part 10A Section 8.1.3, a surety for the cost of development related improvements equal to 125% of costs for both road A and Ridgebrook Lane and 100% for costs for New Hope Road is paid to the Public Works Department;
21. That a fee in lieu for street trees along portions of Ridgebrook Lane and Road A that will not be required plantings be paid prior to building permit issuance;
22. That street names for this development be approved by the Raleigh GIS Division and by Wake County;

Prior to issuance of building occupancy permit:

23. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

I hereby certify this administrative decision.

Signed: (Planning Dir.) _____ Date: _____

Staff Coordinator: Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated June 22, 2015, submitted by Withers & Ravenel.

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: 7/23/2018
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date: 7/23/2019
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.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.