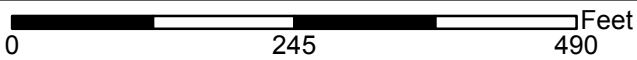


620 WADE SR-51-2016



Zoning: **OX-5**
CAC: **Five Points**
Drainage Basin: **Pigeon House**
Acreage: **1.14**
Units/ Sq. Ft.: **27/113,080**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Beacon Street
Develop. Co., INC**
Phone: **919-795-1445**





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-51-16 / 620 Wade

General Location: This site is located on the north side of Wade Avenue, east of its intersection with St. Mary's Street.

CAC: Five Points

Request: Development of a 1.14 acre tract zoned OX-5 into a 113,080 square foot, five story with two basement level, 67'-7" tall apartment building type consisting of 27 two and three bedroom residential condominium units.

Cross-Reference: N/A



SR-51-16 Location Map

Code Conformance:		Code Section(s)
Zoning District:	OX-5	2.1 , 3.1
Overlay District:	N/A	5.1
Parking:	72 spaces required and provided based on 2 spaces per 2 BR, 3 spaces per 3 BR, and 1 per 10 units visitor spaces. Minimum of 4 bicycle spaces required and provided.	7.1.2
Street Type(s):	Wade Ave: Avenue 4-Lane, divided. A Design Adjustment has been approved to allow the existing section of Wade to remain.	8.4
Streetscape:	Commercial streetscape with 6' sidewalk and 6' planting strip. Design Adjustment approved to allow street trees to be planted behind the sidewalk in accordance with NCDOT standards.	8.5
Setbacks/Frontage:	Apartment building types have a primary build-to requirement of 10'min./30' max (70%). An Administrative Alternate has been approved by the Planning Director for a reduced build-to percentage. Minimum side and rear setbacks are 0'/6'. Site complies with minimum setback requirements.	3.4 , 3.2 , 2.2
Neighborhood Transitions:	N/A, site is not adjacent to any residential zoning districts.	3.5
Transitional Protective Yards:	N/A	7.2.4
Stormwater:	This site is subject to stormwater management controls in accordance with UDO 9.2 Stormwater Management. Underground detention will be used to attenuate post development peak discharge rates for the 2 and 10 year storm events.	9.2
Tree Conservation:	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	9.1
Variances, Design Adjustments, Administrative Alternates:	Administrative Alternate: Build-to requirements. Design Adjustments: <ol style="list-style-type: none"> 1. Block Perimeter relief 2. Wade Avenue improvements (see above) 3. Alternate street tree location (see above). 	3.2.4.D 8.3.2 8.4.2 8.5.2
Other:	10% outdoor amenity area required and provided	3.2.4



Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name 620 Wade Avenue	Date Completed Application Received: 8/12/2016
	Case Number: SR-51-2016	Transaction Number: 479732

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	<i>Kathryn Beard</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:
<p>The following design adjustments are being requested by the applicant:</p> <ol style="list-style-type: none"> 1) This lot exceeds the maximum block perimeter and due to existing development on all adjacent properties, a public street would not be beneficial due also to the close proximity to St. Mary's Street. 2) NCDOT maintains Wade Avenue and has worked with the applicant in providing improvements which would be approved by NCDOT. 3) The applicant will plant trees along the Wade Avenue frontage as required per NCDOT. Due to the wide existing right-of-way, the trees will be planted outside the 6' sidewalk and remain within the right-of-way. <p>City staff supports these design adjustment requests.</p>				

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

Authorized Signature

Date

*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh
Engineering Services

Phone: 919-996-3030
www.raleighnc.gov



Planning & Development

**Public Works
Transportation Field Services**
One Exchange Plaza
Suite 300
Raleigh, NC 27602
www.raleighnc.gov

Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

Project	Project Name 620 Wade	
	Case Number SR-51-16	Transaction Number 479732

Owner	Name Beacon Street Development Co., Inc.		
	Address P.O.Box 6474		City Raleigh
	State NC	Zip Code 27628	Phone 919-785-1445

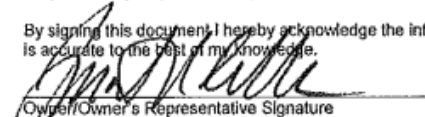
Applicant	Name Jon R. Callahan		Firm John A. Edwards & Co.
	Address 333 Wade Ave.		City Raleigh
	State NC	Zip Code 27605	Phone 919-828-4428

***Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)**

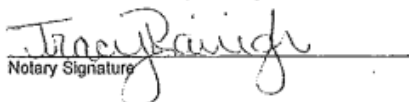
Design Adjustment Request	Code Section Referenced UDO Sec. 8.3.2 - Block Perimeter, UDO Sec. 8.4.2 Street Types, UDO Sec. 6.5.2 Street Trees within Planting Strip
	Justification
	<p>The applicant is requesting a design adjustment from the required block perimeter of 2,500' in the OX-5 zoning district. Existing development to the north of the property as well as an existing stream could be detrimental to providing a public street connection beyond the subject property. Additionally, existing public cross access easements on the adjacent property to the north allow access to St. Marys street from the subject parcel.</p> <p>The applicant is also requesting a design adjustment from the required street improvements associated with the Avenue 4-lane divided section. Wade Avenue is an NCDOT maintained street and per NCDOT it is preferred to allow the existing street section to remain vs. providing the avenue 4-lane section along the frontage. The project will construct a 6' grass strip and 6' sidewalk to be consistent with the adjacent development.</p> <p>The applicant is also requesting a design adjustment to allow for the planting of the required street trees behind the proposed 6' sidewalk within the right-of-way along Wade Avenue. NCDOT requires trees to be planted in accordance with NCDOT Publication "Guidelines for Planting within Highway Right-of-Way". This requires large street trees to be planted a minimum of 15' from the face of curb. This request will satisfy the NCDOT requirements.</p>

*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document, I hereby acknowledge the information on this application is accurate to the best of my knowledge.


Owner/Owner's Representative Signature 8/9/16
Date

In witness whereof, the parties signed have executed this document on this date.


Notary Signature 8/9/16
Date





Planning and Development Director Action

**Administrative
Alternate
Findings:**

Sec. 1.5.6.D. Administrative Alternate Findings

The Planning and Development Officer may in accordance with Sec. 10.2.17. reduce the build-to requirement, subject to all of the following findings:

1. The approved alternate meets the intent of the build-to regulations;

Staff response: The project contains a building located within a range of building placement and building width that supplements the existing street edge along Wade Avenue. The alternate provides flexibility for the building to meet the build-to regulations on a site that is widest at the right-of-way and narrows to the rear.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;

Staff response: The project conforms to several Comprehensive Plan policies. The scale and design of the proposed building is similar to and reinforces the pattern of surrounding development along Wade Avenue.

3. The approved alternate does not substantially negatively alter the character defining street wall or establish a build-to pattern that is not harmonious with the existing built context;

Staff response: The project proposes a building located approximately 30 feet from the Wade Avenue right-of-way at the property's eastern-most point, similar to its neighboring building to the east. The street right-of-way widens greatly as Wade Avenue moves west, creating even more distance between the building and Wade Avenue at the western property line. This growing distance between the building and the sidewalk and edge of pavement is continued on the corner property to the west, which has a building that is set back greatly from the sidewalk and edge of pavement.

4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and

Staff response: Pedestrian access is still maintained from Wade Avenue to the proposed building with a pedestrian walkway along the access driveway and across the drop off lane.

5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

Staff response: The applicant is providing an amenity area adjacent to the proposed building to the west that is located within the required Build-to.

Decision

The Planning and Development Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance



Signature

9/1/16

Date



Appearance Commission Recommendation

**RECOMMENDED
ACTION:**

Regarding alternate request for UDO Section 1.5.6 the Commission finds that:

- The project meets the intent of the build-to regulations
- The proposed development is consistent with the Comprehensive Plan and conforms to multiple policies.
- The proposed build-to does not negatively alter the defining street wall or existing built context in the area
- The increased build to does not negatively impact pedestrian access, comfort, or safety
- An outdoor amenity area is provided within the proposed build-to area

The Commission recommends approval with conditions.

**CONDITIONS OF
APPROVAL:**

1. Redesign the outdoor amenity area with the use of architectural elements that are complementary to the primary building façade
2. Include transparent fencing material
3. Placement, location, and configuration of the architectural elements of the outdoor amenity area should serve as an extension of the primary building facade

Staff Coordinator: Carter Pettibone, AICP

In Favor: Brian O'Haver, John Koonce, Jamie Ferguson, Lauren Dickens, Brandy Thompson, Michael Kelly, Kelli Goss, and Cari Jones

Opposed: None

Recused: None

Excused: Asa Fleming, Valerie Jordan, Rolf Blizzard and Candice Andre

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a mass 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;

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable;

2. That 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, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
3. That a nitrogen offset payment must be made to a qualifying mitigation bank;
4. That encroachment agreements and driveway permits are obtained from NCDOT;

Prior to issuance of building permits:

5. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees is paid to the Public Works Department;
6. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
7. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
8. That Infrastructure Construction Plans are approved by the City of Raleigh, including a street lighting plan and tree impact permit;
9. That plans be revised to the extent necessary to incorporate the conditions of approval of the Administrative Alternate (AAD-5-16);

Prior to issuance of building occupancy permit:

10. 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.) Kenneth Bowen (S. Bowen) Date: 9-7-16

Staff Coordinator: Justin Rametta

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 August 5, 2016, submitted by John A Edwards & Company.

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: 9-7-2019

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.

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.