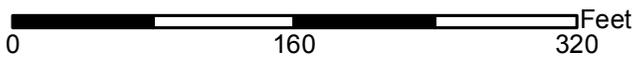
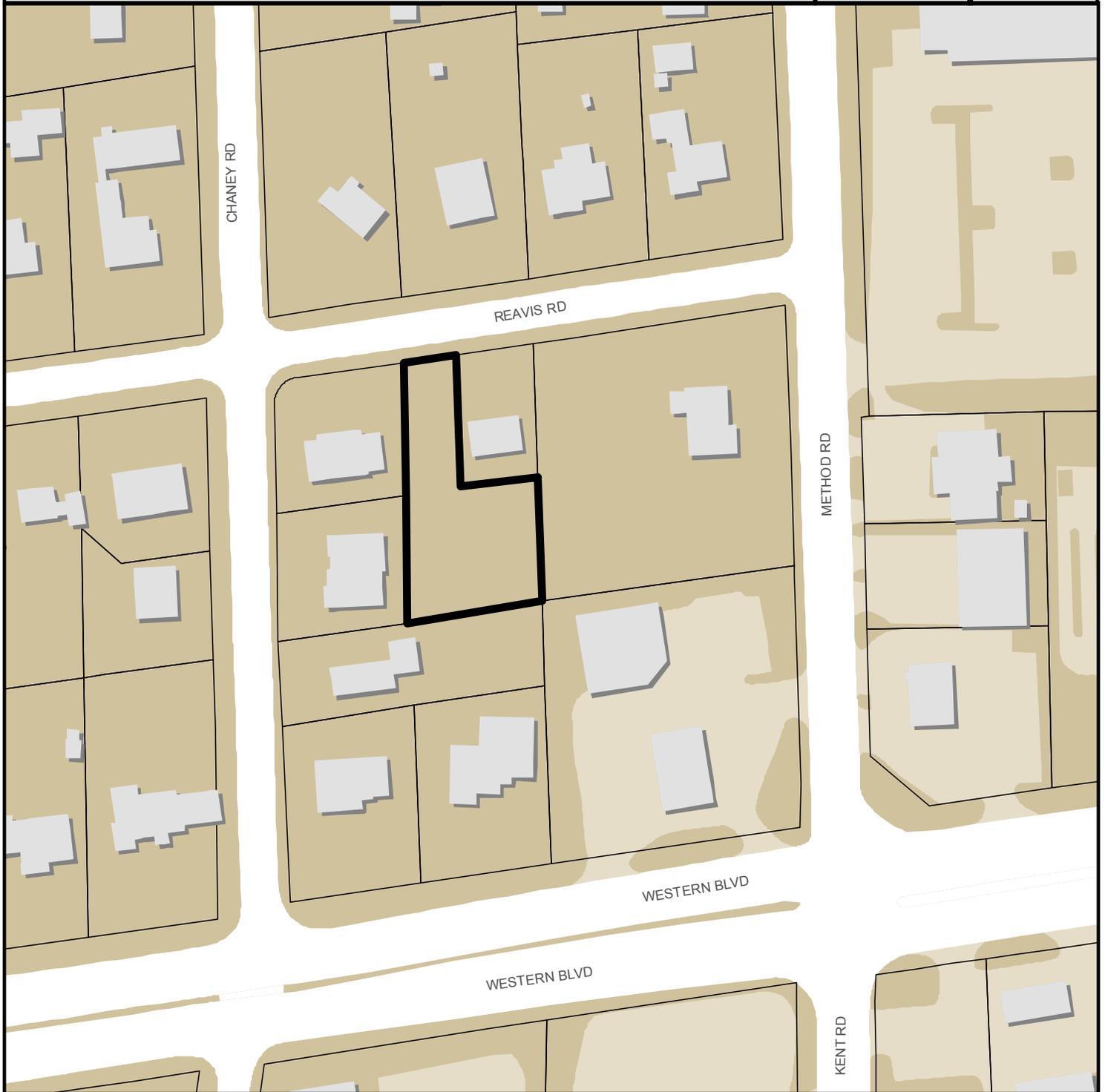


# NC STUDENT RENTALS LLC SR-2-2015



Zoning: **R-10, SRPOD,**  
CAC: **West**  
Drainage Basin: **Bushy Branch**  
Acreage: **0.3**  
Square Feet: **4,500**

Planner: **Meade Bradshaw**  
Phone: **(919) 996-2664**  
Applicant: **NC Student**  
**Rentals**  
Phone: **(510) 299-8633**





# 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-2-15 / NC Student Rentals

**General Location:** This site is located on Reavis Road, northwest of the intersection of Method Road and Western Boulevard

**CAC:** West

**Request:** Development of a 0.33 acre tract zoned Residential-10 into a 3 unit townhouse building type per the UDO. No individual lots are being created as a result of this development. Proposed development will contain three units, creating a density of 9 units an acre.

This case was heard at the September 11, 2015 Board of Adjustment Meeting, receiving the following variances:

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**A-74-15**, WHEREAS, Ohad and Anat Shvueli, request a 3.69' minimum lot width variance from the requirements set forth in Section 2.2.3.A.2. of the Unified Development Ordinance and complete total from the build-to requirements set forth in Section 2.2.3.E of the Part 10A Unified Development Ordinance to allow for the construction of a 3-unit Townhouse development on a .33 acre property with a road frontage that is 40.31' wide that is zoned Residential-10 and located at 4109 Reavis Road.

**Decision:** Approved as requested.

**Design Adjustment:** N/A

**Administrative Alternate:** N/A

**Contact:** Samir Bahho, Civil & Structural Engineering Services, PLLC.

**Cross-Reference:** A-74-15



## Location Map

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OFFICIAL ACTION: Approval with conditions

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CONDITIONS OF APPROVAL:

Prior to issuance of a building permit:

1. That ½-59' of right-of-way and a 5' General Utility Placement Easement for the proposed or existing street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance; and
2. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department. As this project is less than 10,000 square feet, no final site review is required prior to building permit issuance.

Prior to issuance of an occupancy permit:

3. That That the road improvements are completed and accepted for maintenance and that a warranty in the amount of 15% of the estimated value of the development related improvements is provided to the Public works department

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I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Ken Bann (C. H. Day)

Date: 11-9-15

Staff Coordinator:

Meade Bradshaw

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

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**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 9/22/15, submitted by Civil & Structural Engineering Services, PLLC.

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**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:** 11/9/18

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:** 11/9/19

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.