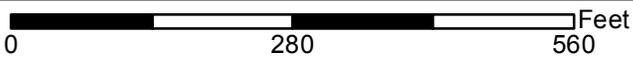
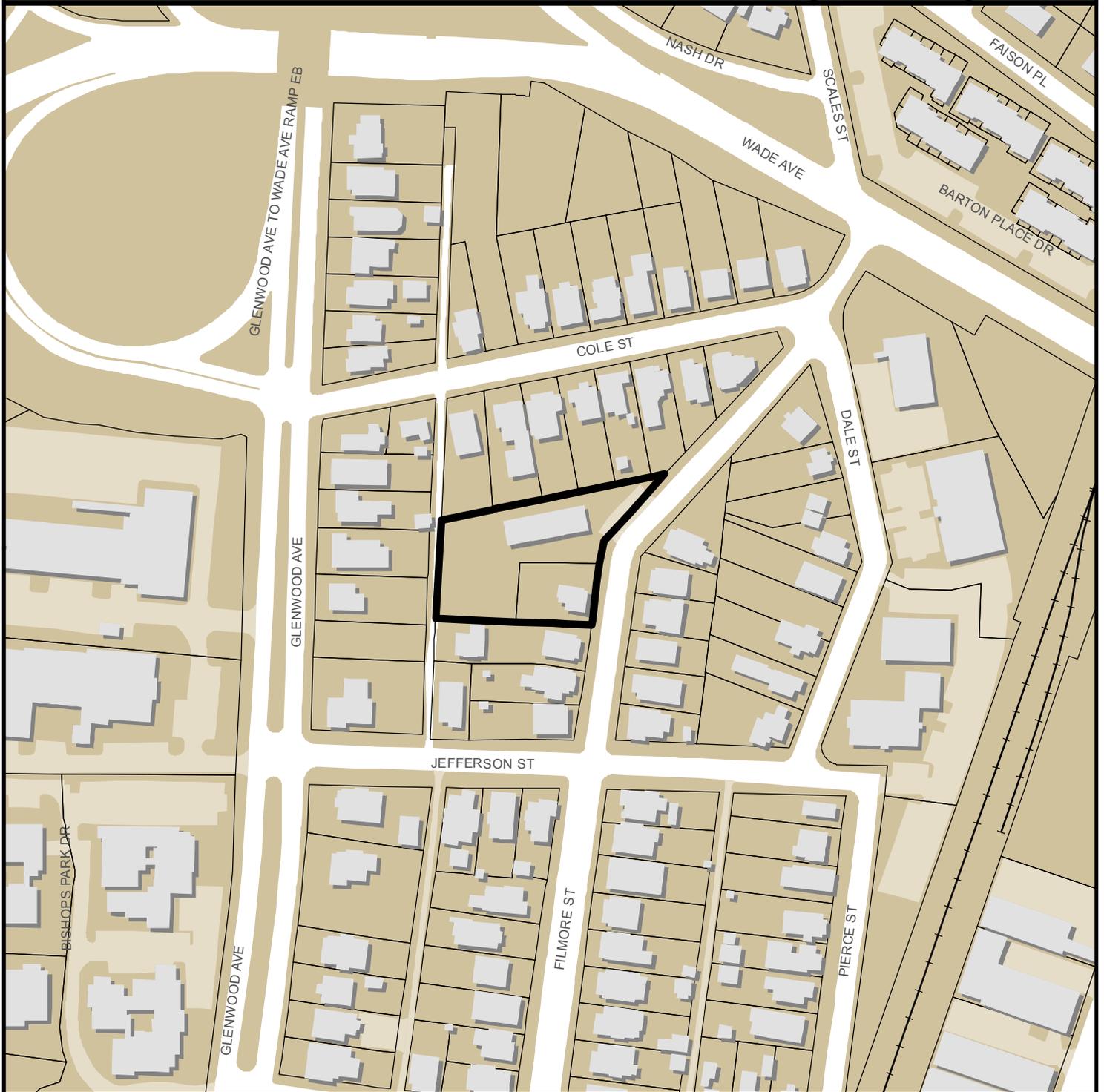


THE COTTAGES AT FILMORE SR-8-2016



Zoning: **R-10**
CAC: **Five Points**
Drainage Basin: **Pigeon House**
Acreage: **0.84**
Units: **7**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Temple Huband LLC**
Phone: **(919) 801-1056**





Administrative Action Administrative Site Review

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

Case File / Name: SR-8-16 / The Cottages at Filmore (Transaction # 461897)

General Location: Located on Filmore Street between Jefferson Street and Cole Street.

CAC: Five Points

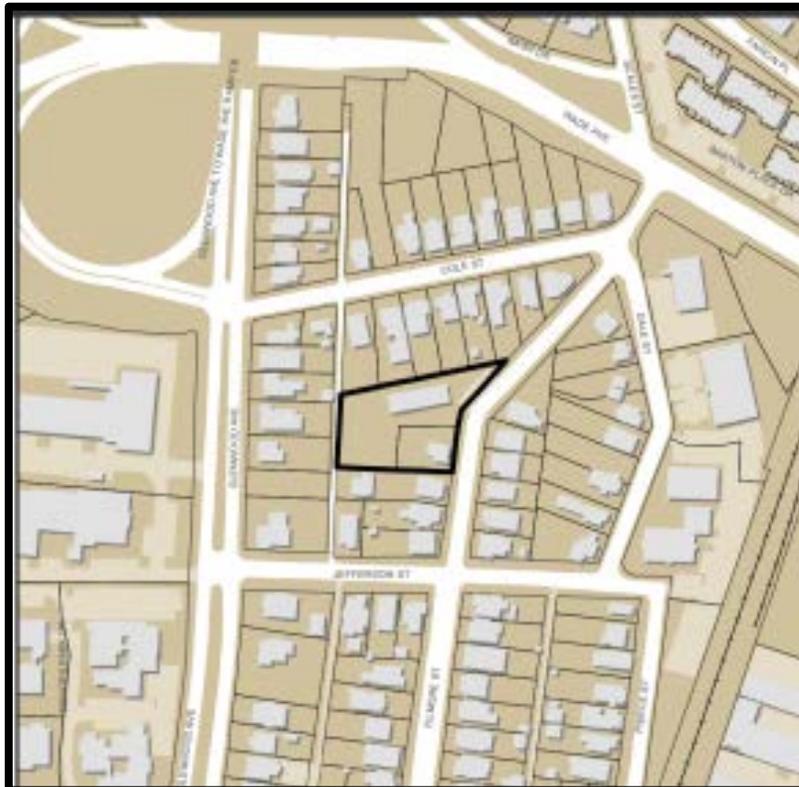
Nature of Case: The construction of a Cottage Court development containing 7 dwelling units on 0.84 acres. 6 of the units will be detached units with 1 building being an attached unit (2 units). This plan includes provision of a court yard area of 6,085 square feet (minimum required is 5,600 sf) within a larger common area.

Contact: Stoney Chance, Chance & Associates

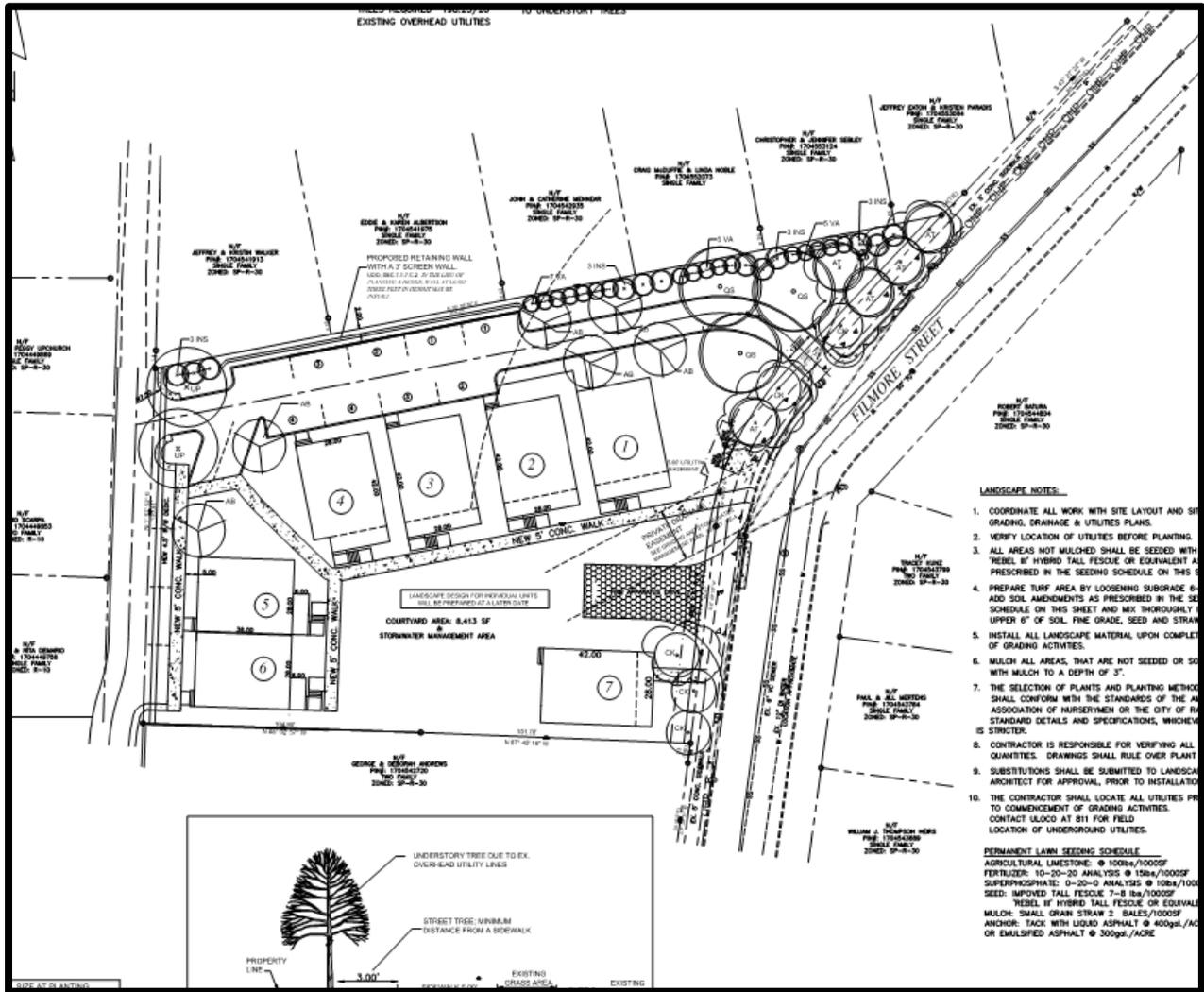
Design Adjustment:

Administrative Alternate: N/A

Cross-Reference: N/A



Location Map



Site Plan

Code Conformance:		Code Section(s)
Zoning District:	R-10 – Note this plan was submitted on February 11, 2016	<u>2.1</u> , <u>3.1</u>
Overlay District:	N/A *Z-2-16 which placed this site within the Streetside Historic Overlay District was adopted after this site plan was submitted so this plan is not subject to review per the standards of that overlay district.	<u>5.1</u>
Parking:	15 spaces required Based on 2 spaces per unit and 1 guest parking 4 bicycle racks are required	<u>7.1.2</u>
Street Type(s):	Filmore Street – Neighborhood Yield	<u>8.4</u>
Streetscape:	Filmore – 5' sidewalk exists; fee-in-lieu for 1' sidewalk Trees planted 40' on center on opposite side of sidewalk *Design Adjustment for alternative planting location	<u>8.5</u>
Setbacks/Frontage:	Front – 18' Sides – 10' & 38' Alley side - 15'	<u>3.4</u> , <u>3.2</u> , <u>2.2</u>
Neighborhood Transitions:	N/A	<u>3.5</u>
Transitional Protective Yards:	N/A	<u>7.2.4</u>
Stormwater:	This site is subject to stormwater management controls in accordance with Article 9 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. A bioretention area is proposed to meet stormwater quantity and quality regulations. A nitrogen offset payment will be made to reduce the loading to the required 3.6 lb/ac/yr.	<u>9.2</u>
Tree Conservation:	N/A	<u>9.1</u>

Variances, Design Adjustments, Administrative Alternates:	N/A	
Other:		

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit:

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 approval of a concurrent review, final site review, or whichever comes first:

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;

Prior to issuance of building permits:

4. 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;
5. That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association";
6. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;
7. That ½-55' of right-of-way along Filmore Street and a 5' General Utility Placement Easement is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
8. That a recombination map be recorded recombining DB 011108 PG 02642 and DB 004760 PG 00072 into one lot;

9. That a demolition permit be issued and this building permit number be shown on all maps for recording;
10. That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, and obtaining tree impact permits;
11. 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 on Filmore Street is paid to the Development Services Department;
12. That a fee-in-lieu is paid to the Development Services Department for 1' of sidewalk along Filmore Street;
13. That a fee-in-lieu is paid to the City for two street trees along Filmore Street;
14. That a public access easement for the proposed fire apparatus drive recorded in the common area is shown on all maps for recording;
15. That street names for this development be approved by the City of Raleigh and by Wake County;
16. That condominium documents are prepared in accordance with G.S.-47C, and that certification is made to the City that the legal documents contain the required language, and that common expenses include all expenditures required such as maintenance, repair and insurance and that common expense also include the cost to maintain, repair, restore, and reconstruct the approved storm water control measures;
17. That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
18. That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
19. That certificates of appropriateness be issued in accordance with UDO Sections 5.4.1 and 5.4.2 for affected construction within the Streetside Historic Overlay District.

Prior to issuance of a Certificate of Occupancy:

20. 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. Balm) Date: 9-6-16

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 Section 2.6.1, Chapter 7, Chapter 8, Chapter 9, and Chapter 10. This approval is based on a preliminary plan with last revisions dated 8/26/16, submitted by Chance & Associates.

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: 9-6-2019

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.