Administrative Approval Action
Case File / Name: ASR-0009-2021
Macon Pond Medical Office Building

LOCATION: This site is located south of Duraleigh Rd, west of Edwards Mill Rd at 4225, 4229 and 4237 Macon Pond Rd. It is currently comprised of five lots located outside the city limits.

REQUEST: Development of a 3.94 acre site with 0.03 acres of right-of-way dedication, zoned OX--5-CU. The proposed development consists of a 4-story Medical Office building with a gross floor area of 126,272 sf and new 5-story parking deck, 31,272 sf.

Z-14-20 - Macon Pond Road

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: N/A

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 December 3, 2021 by ESP Associates.

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:

General

1. Update the proposed landscaping sheets for the SCM pond plantings, in the SPR plan set, to demonstrate compliance with non-amenity area feature requirements per UDO Section 7.2.6.C.

2. Demonstrate compliance with required landscape design for the non-amenity SCM pond per UDO Section 7.2.6.C.

3. Proposed lighting shall demonstrate compliance with the required vehicular surface lighting design, zoning and location requirements per UDO Section 7.4 and Section 7.1.7.G of the UDO.

4. Exemptions to the block perimeter and cross access requirements have been cited in response comments for the site. The exemptions and associated exhibits shall be included in the site permitting review plans.

5. No portions of the retaining walls can be in the NCDOT right of way without NCDOT approval. The plan shows the retaining walls on the right of way line.
6. Per the notation on the ASR coversheet, submit a Duke Lighting plan with the Site Permit Review plan and demonstrate compliance with UDO Section 7.4.1 for height, design, and footcandle requirements.

7. Revise the table on sheet A201 for upper floors 2-4 of the North Elevation's "transparency provided" square footage calculations based on the dimensions shown on the preliminary ASR.

8. Provide a detail for the required Neighborhood Transition Yard fence/wall in the Site Permit Review plan set. (UDO Section 3.5.)

9. Provide a bicycle rack detail with the Site Permit Review plan set.

10. Include a site lighting detail sheet with the Site Permit Review plan set showing and labeling all proposed light fixtures, and including a photometric plan with footcandle measurements for proposed parking deck and vehicular surface parking areas, in accordance with UDO Section 7.4.

11. Provide a detail of the proposed Solid Waste Service (SWS) enclosure with Site Permit Review plans set, demonstrating compliance with SWS Manual and screening requirements per UDO Sec.7.2.5.

12. Revise the 6'5" tall fence label on sheet L1, and show it along the entire length of the property line, per UDO Section 3.5.

**Engineering**

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

14. A transit stop construction is required with the administrative site review and will be further reviewed at time of site permitting review. If the transit stop is fully in the right of way a transit easement may not be required as the stop would be in the right of way.

**Public Utilities**

15. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

**Stormwater**

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

17. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

18. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

**Urban Forestry**
19. 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).

20. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑️ **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. A demolition permit shall be issued and this building permit number shown on all maps for recording.

2. Submit a petition for annexation into the city limits in advance of or conjunction with any recorded plats.

**Engineering**

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

**Public Utilities**

4. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

**Urban Forestry**

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .39 acres of tree conservation area.

☑️ **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:**

**General**

1. A petition for annexation is submitted to Comprehensive Planning and a determination is provided prior to any building permit approvals.
2. A recombination plat shall be recorded, prior to or in conjunction with any plat recordation, prior to building permit review and approval.

3. A demolition permit shall be obtained.

Engineering

4. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

5. A fee-in-lieu for 1’ of sidewalk width along Edwards Mill Road frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

6. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

7. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

8. 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 (UDO 9.2).

9. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

10. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. All street lights and street signs required as part of the development approval are installed.
3. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

**Stormwater**

4. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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:** April 20, 2025
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.

I hereby certify this administrative decision.

Signed: Alysa Bailey Taylor
Development Services Dir/Designee

Date: 12/22/2021

Staff Coordinator: Jermont Purifoy