LOCATION: This 2.03 acre area zoned PD is located on the northwest corner of the intersection of Hardimon and Church at North Hills Street. The development will be on two proposed lots, new lot 4 and new lot 5, of subdivision case S-46-17.

REQUEST: Two buildings consisting of an office tower with ground floor retail and associated parking of 485,113 gross square feet and a 3,998 square foot restaurant in building two.

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 July 22, 2021 by McAdams.

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. A remote parking agreement shall be provided to demonstrate that parking is provided in accordance with UDO Section 7.1.5.B.

2. Demonstrate that a private solid waste collection service has been secured for garbage and recycling collection.

3. The final subdivision plat for Revised S-46-2017 (phase 2) shall be recorded for the proposed lots.

4. Revise the overall development tracking plan to include year to date construction of the square footage for all uses noted in the use chart of the development plan. Chart must be revised in accordance with the permitted square footage for each use noted MP-REZM-3-2016.

Stormwater

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

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

7. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
☑ **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:*

**Public Utilities**

1. The subdivision plat for S-46-2017 (phase 2) shall be recorded (if not already recorded).

☑ **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:*

**Public Utilities**

1. A plat must be recorded with the Wake County Register of Deeds for all utility easements.

**Stormwater**

2. 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).

3. 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).

4. 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 (UDO 9.2.2.G).

5. 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).

**Urban Forestry**

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 6 street trees along Church at North Hills Street and 9 street trees along Hardimont Road.

*The following are required prior to issuance of building occupancy permit:*
Administrative Approval Action
Case File / Name: ASR-0010-2021
Tower V at North Hills East ASR

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

Stormwater

2. 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: December 23, 2024
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: Alysia Bailey Taylor
Development Services Dir/Designee
Date: 08/26/2021

Staff Coordinator: Michael Walters