LOCATION: The site is generally located on the east side of Auburn Church Road south of the intersection of Auburn Church Road and Jones Sausage Road, with a common street address of 4401 Auburn Church Road.

REQUEST: Development of an approximately 110,000 square foot office building plus an accessory building, and associated parking. The site is approximately 110 acres zoned IH-CU and R-4.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

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 October 21, 2020 by gensler.

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 Condition

1. That the Lot numbers on the exempt plat (RCMP-0247-2020) are shown on the SPR plan submitt

2. The exempt subdivision shall be recorded prior to approval the SPR.

Public Utilities

3. A deed shall be recorded prior to concurrent approval for all necessary offsite City of Raleigh Sanitary Sewer Easements to accommodate future sewer line construction.

Stormwater

4. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

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).

Urban Forestry

6. 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).
7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑️ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☐ Slope Easement Required ☐ Utility Placement Easement Required

☑️ **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. 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**

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 10.85 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:**

**Engineering**

1. The NCDOT sight distance easement shall be approved by the Transportation Department for recording in the Wake County Registry, and a copy of the recorded easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

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

3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services — Development Engineering.

5. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

6. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

7. A fee-in-lieu for FIL for widening across the frontage of the new lot that has the building - Avenue 2-Lane Divided; The section is constructed per the TIA with a turn lane and approx. 36 feet of ribbon pavement. This estimate will include the additional width for the bike lane, curb and gutter, and a 6 foot sidewalk. shall be paid to the City of Raleigh (UDO 8.1.10).

Public Utilities

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

Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 146 street trees along Auburn Church Road.

10. A public infrastructure surety for 146 street trees shall be provided to the City of Raleigh Development Services — Development Engineering (UDO 8.1.3).

11. 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.

Stormwater
2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: November 23, 2023
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: Alycia Bailey Taylor
Development Services Dir/Designee
Date: 11/23/2020

Staff Coordinator: Kasey Evans
# Project Walter

## 4401 Auburn Church Rd

**Garner, NC 27529**

### City of Raleigh

#### Administrative Site Review Submittal

**ASR-0031-2020**

1ST SUBMITTAL: APRIL 21, 2020

2ND SUBMITTAL: JULY 10, 2020

3RD SUBMITTAL: 4401 Auburn Church Rd, Garner, NC 27529

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### Site Data

#### Site Address:

- **Address:** 4401 Auburn Church Rd, Garner, NC 27529

#### Land Use:

- **Category:** Commercial

#### Property Information:

- **Owner:** Duke Energy
- **Architect:** Gensler
- **Engineer:** Stewart

#### Site Plan:

- **Legend:**
  - Site Boundaries
  - Property Lines
  - Access Roads

#### Site Plan Features:

- **Building A:**
  - **Use:** Office
  - **Size:** 4,000 sq ft
- **Building B:**
  - **Use:** Retail
  - **Size:** 2,500 sq ft

#### Site Access:

- **Vehicle Access:**
  - **Main Entrance:** Auburn Church Rd
  - **Secondary Entrance:** Site Boundary

#### Site Utilities:

- **Utilities:**
  - **Water:** City of Raleigh
  - **Drainage:** Stormwater Management

#### Zoning:

- **Zoning:** Commercial

#### Site Review:

- **Application:** Administrative Site Review Application
- **Contact:**
  - **Engineer:** Stewart
  - **Architect:** Gensler

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### Site Review Details

#### Site Review Criteria:

- **Criteria:**
  - **Density:** 1.5 FAR
  - **Setback:** 20 ft
  - **Parking:** 0.5 parking spaces per 1,000 sq ft of gross building area

#### Site Review Details:

- **Proposed Uses:**
  - Office
  - Retail

#### Site Review Notice:

- **Notice:**
  - **Date:** April 21, 2020
  - **Purpose:** Site Review Submission

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### Site Review Submission

#### Submission Details:

- **Submitter:** Duke Energy
- **Architect:** Gensler
- **Engineer:** Stewart

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### Site Review Approval

#### Approval Details:

- **Approval:**
  - **Date:** July 10, 2020
  - **Signatory:** Kasey Evans

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### Site Review Plan:

#### Plan Details:

- **Plan:** Site Plan
- **Scale:** 1" = 100 ft

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### Site Review Summary

#### Summary Details:

- **Summary:**
  - Site is in compliance with City of Raleigh regulations.
  - Adequate parking and access provided.

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### Site Review Plan

#### Plan Files:

- **PDF Files:**
  - Site Plan
  - Site Survey
  - Site Review Approval

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### Site Review Contact:

#### Contact Information:

- **Architect:**
  - **Name:** Gensler
  - **Email:** info@gensler.com
- **Engineer:**
  - **Name:** Stewart
  - **Email:** info@stewart.com

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### Site Review Approval

#### Approval Details:

- **Approval:**
  - **Date:** July 10, 2020
  - **Signatory:** Kasey Evans