LOCATION: This site is located on the west side of Six Forks Rd, south of Shelley Rd at 5101 Six Forks Rd (PIN#1706-54-5842).

REQUEST: Development of a 0.53 acre /23,065 sf tract zoned OX-3-PL-CU with .13ac/5,710 sf of right-of-way dedication for a net area of .40 ac/17,355sf. The proposed office development includes partial demolition (1,485 sf) of an existing 2,415 sf structure, and construction of a new 2,958 sf addition for a total new gross area of 3,888 sf and a new vehicular parking surface.

BOA-0064-2019, variance from corner lot build-to requirements; relief for all Neighborhood Transition Yard plantings requirements and a required Type 1 Protective Yard planting along the southern & western boundaries; and relief from driveway spacing requirements.

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 August 5, 2020 by Harris Engineering.

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. Demonstrate compliance with building height in accordance with UDO Section 1.5.7. on all elevation drawings.

2. Demonstrate compliance with UDO Section 7.2.4. and Board of Adjustment Case# BOA-0064-2019 for the A1 Transitional Protective Yard along the western and southern property lines.

3. Revise the planting table label to read "Transitional Yard - Type C3" for the buffer yard along Shelly Rd. (UDO Section 7.2.4.)

4. Provide a detail for the long-term bicycle parking cover according to the design standards noted in Sec.7.1.8.B.3

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

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

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

**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 required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation. This dedication will require 1/2 138 ft or 69 ft of right-of-way from the centerline for the Six Forks Corridor plan cross section in this location.

2. 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 and a copy of this document must be provided to the Development Services Department within one day from authorization of recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

3. 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 and a recorded copy of these documents must be provided to the Development Services Department within one day from authorization of recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

4. A fee-in-lieu for 1 ft of sidewalk along Six Forks Road (112 l.f.) and Shelley Road (158 l.f.) shall be paid to the City of Raleigh (UDO 8.1.10).

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

**Stormwater**

6. 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).

7. 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

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 understory street trees along Six Forks Rd. and 3 shade trees along Shelley Rd.

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

Stormwater

1. 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: September 9, 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: ________________________________ Date: 09/09/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy