



# Administrative Approval Action

Case File / Name: ASR-0057-2019  
Versado

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**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**



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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).



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## 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:

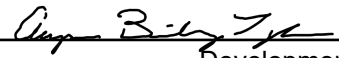
**3-Year Expiration Date:** September 9, 2023

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

Office Use Only: Transaction #: \_\_\_\_\_ Planning Coordinator: \_\_\_\_\_

SITE DATA TABLE	
OWNER:	BEAR PROPERTIES LLC
OWNER ADDRESS:	7009 PORTPATRICK CT WAKE FOREST NC 27587-4458
TYPE OF PROJECT:	COMMERCIAL SITE
COUNTY:	IRVING
PAR:	17665548
DEED BOOK & PAGE #:	08-017348/PQ 62000
ZONING:	OK-3-PL-CU
TOWNSHIP:	RALEIGH
WATERSHED:	CRABTREE CREEK
SITE AREA:	EXISTING 23,065 SF (0.53 AC)

**Decision:** Approved as requested.

Assistant Zoning Administrator Keegan McDonald (sworn) outlined the UDO build-to-regulations, neighborhood transition requirements, etc. and explained the subject property is adjacent to residential use. He outlined Zones A, B, and C protective yard/buffer regulations. He noted the plans show Zone A Type 1 protection yard. He noted the plans include a request for a variance from the minimum lot area. He noted the applicant is requesting a variance for its impact on driveway placement. He noted the Applicant proposes to use the existing structure footprint for the new construction. He noted staff offered the following comments regarding the UDO Variance Standards:

- **Neighborhood Transition:** While the property is constrained by its dimensions and geometry, a Type I Protective Yard could likely be provided along the southern and western boundaries.
- **Corner Build-To:** The Applicant's desire to renovate part of the existing building and footprint limits their ability to comply with the corner build-to requirement.

1. Unnecessary hardship would result from the strict application of the ordinance.
2. The hardship results from conditions that are peculiar to the property.
3. The hardship did not result from actions taken by the Applicant or the property owner.
4. The variance is consistent with the spirit, purpose and intent of the ordinance such that public safety is secured, and substantial justice is achieved.
5. This ordinance is subject to review for fraud, material misrepresentation, or other

4. This decision is subject to review for fraud, material misrepresentation, or other

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK AND SHALL BE RESPONSIBLE FOR THE PROVISIONS OF THE MUTCD (MOST CURRENT EDITION).
3. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SCHEDULE A MEETING WITH THE CITY'S PUBLIC WORKS DEPARTMENT/TRANSPORTATION OPERATIONS DIVISION TO REVIEW THE SPECIFIC COMPONENTS OF THE PLAN AND OPERATION OF THESE FACILITIES DURING CONSTRUCTION. CONTACT: REBECCA DUFFY, (919) 996-4091 OR REBECCA.DUFFY@RALPHIGH.ORG, OR TERRY PANIZZO, (919) 996-6335 OR TERRY.PANIZZO@RALPHIGH.ORG.
4. THE CONTRACTOR SHALL OBTAIN A LICENSE PERMIT FOR ANY WORK WHICH REQUIRES THE CLOSURE OF A TRAFFIC LANE ON THE CITY'S PUBLIC WORKS DEPARTMENT-TRANSPORTATION OPERATIONS DIVISION AT (919) 996-3000 AT LEAST 48 HOURS IN ADVANCE AND FOR STREET CLOSURES AT LEAST 72 HOURS IN ADVANCE. THE CONTRACTOR SHALL OBTAIN A STREET CLOSURE PERMIT FROM THE PERSON AND FAX NUMBER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE INSPECTIONS DEPARTMENT AT (919) 996-2500 TO OBTAIN A STREET CUT PERMIT PRIOR TO CONSTRUCTION BEGINNING, ALL SIGNAGE AND TRAFFIC CONTROL SHALL BE IN PLACE.
6. THE CONTRACTOR SHALL REPAIR ALL DRIVEWAYS, DRIVEWAY PIPES, CURB AND GUTTER, SIDEWALKS AND STREET TO EXISTING CONDITION OR BETTER.

**GENERAL NOTES:**

1. THE DEVELOPER IS: CHC BUILDERS (CONTACT
2. THE ENGINEER IS: JOHN W. HARRIS, P.E. CO  
RALEIGH, N.C. 27612; (919) 789-0744.
3. THE SURVEYOR IS: JOHN Y. PHELPS, JR. PR  
RALEIGH, NC, 27612: (919)-787-3558
4. LOT WILL BE SERVED BY PUBLIC CITY WATER
5. BOUNDARY INFORMATION AND TOPOGRAPHIC I  
DATUM).

2. THE WATER LINES SHALL BE BURIED A MINIMUM TO THE TOP OF THE PIPE AND WILL BE IN A LOT AND SIDEWALK.
3. THE METER SETTERS SHALL BE PLACED ONE RESTRICTED BY SIDEWALK IN WHICH CASE NO SIDEWALK BUT NO FURTHER THAN 4 FEET FROM THE CURB.
4. ALL EROSION CONTROL WORK SHALL CONFORM TO PREVENT SHORT EROSION OF SEDIMENT DIVERSIONS PER TRAP DETAIL.
5. TEMPORARY DIVERSION DITCHES SHALL BE IN LINE WITH THE CURB AND THE TOP OF THE DITCH.
6. NO EROSION CONTROL MEASURES MAY BE REQUIRED BY THE PROJECT ENGINEER AND/OR INSPECTOR.
7. THE STRUCTURE FOR GRADED SLOPES AND FILLS BE RETAINED BY VEGETATIVE COVER OR OTHER STRUCTURES IN ANY CASE WHERE SLOPES ARE COMPLETION OF ANY PHASE OF GRADING.
8. TEMPORARY GROUND COVER, DEVICES OF PERMANENT GROUND COVER WILL BE PROVIDED DURING PERIODS OF STORMS.
9. PER GENERAL STATUTE 113M-57 PAR 10, NO DISTURBED AREAS SHALL BE ALLOWED TO REMAIN SEEDING WITHIN 14 DAYS OF WHEN WORK WAS COMPLETED.
10. SEEDING OF THE SHOULDERS SHALL BE IN A SHEET WITH THESE PLANS.
11. WORK WITHIN THE EXISTING RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REQUIRED BUILDING PERMITS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BEGINNING ANY WORK ON THE SITE.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPANY'S ELECTRIC GAS, TELEPHONE, ETC.
15. THE CONTRACTOR SHALL BE AWARE OF ANY NECESSARY PRECAUTIONS TO ENSURE THE PROTECTION OF THE UTILITIES.
16. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR UTILITIES, CHARTED OR UNCHARTED, LOCATED TO REPAIR UTILITIES DAMAGED BY THE PROJECT.
17. THE UTILITY CONTRACTOR SHALL BE RESPONSIBLE FOR ASSOCIATED UTILITY COMPANY AND THE UTILITY COSTS ASSOCIATED WITH ANY SUCH REPAIRS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND SHALL PLACE MATERIAL IN 12" LAYERS PROCTOR.
19. THE CONTRACTOR SHALL BE COORDINATOR OF THE PROJECT AND SHALL MAKE EVERY EFFORT TO COMPLETE THE WORKING WITHIN THE SPECIFIED TIME FRAME.
20. SEEDING SHALL BE REMOVED AND THE DEVELOPER SHALL REMAIN RESPONSIBLE FOR THE PROJECT.
21. THE CONTRACTOR SHALL MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
22. ANY CHANGES OR DEVIATIONS FROM THESE PLANS MUST BE APPROVED BY THE CITY ENGINEER.
23. IT IS REQUIRED BY THE STATE THAT THE ENGINEER NOTIFY THEM HAVE BEEN CONSTRUCTED BY THE CONTRACTOR.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE CITY ENGINEER OF ANY CHANGES TO THE PLANS.
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CONDITIONS DATED: DECEMBER 12, 2017

1. TRASH AND RECYCLING FACILITY SERVICE WILL BE ONLY ALLOWED BETWEEN THE HOURS OF 7:00 A.M. TO 7:00 P.M.
- 1.A. OFFICE HOURS WILL BE BETWEEN 7AM AND 7 PM THIS TRASH AND RECYCLE WILL FOLLOW SUIT.
2. ANY TRASH AND RECYCLING DUMPSTER'S NOT LOCATED WITHIN A BUILDING SHALL BE LOCATED AT LEAST FIFTY (50) FEET FROM OTHER EXISTING PROPERTIES, SPECIFICALLY: 5801 SIX FORKS ROAD, RALEIGH, NC 27609 (DEED BOOK 011217 PAGE 00885) AND 481 SHELLEY ROAD, RALEIGH, NC 27609 (DEED BOOK 009806 PAGE 00683).
- 2.A. TRASH AND RECYCLING WILL BE LOCATED IN THE BUILDING IN ROLL OUT CARTS AND ROLLED OUT DURING DAY OF PICKUP.

2.B. THE DEVELOPER ACKNOWLEDGES THAT THEY HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE CITY OF RALEIGH

3 THE PURPOSE OF ILLUMINATING THE BUILDING  
5 g.  
4 PORTION OF THE PROPERTY IS DEVELOPED FOR  
0 OPERATIONS BETWEEN 6:00 A.M. AND 9:00 P.M. NO  
2 S INCLUDING, BUT NOT LIMITED TO, ADVERTISING,  
TION AGENCY.

5. [REDACTED] SHALL BE PROHIBITED ON THE PROPERTY: (I)  
C. [REDACTED] EIGHT.  
[REDACTED] BUSINESSES

N.C. UNDERGROUND UTILITIES

**811** 3 DAYS BEFORE DIGGING CALL  
TOLL FREE 811 or (580)632-4349

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

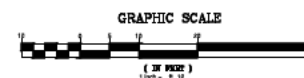
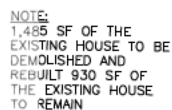


**Raleigh**  
Ferment Purification

Digitally signed by  
Jermont Purifoy  
Reason: I am  
approving this  
document  
Date: 2020.09.02  
16:01:25-04'00'

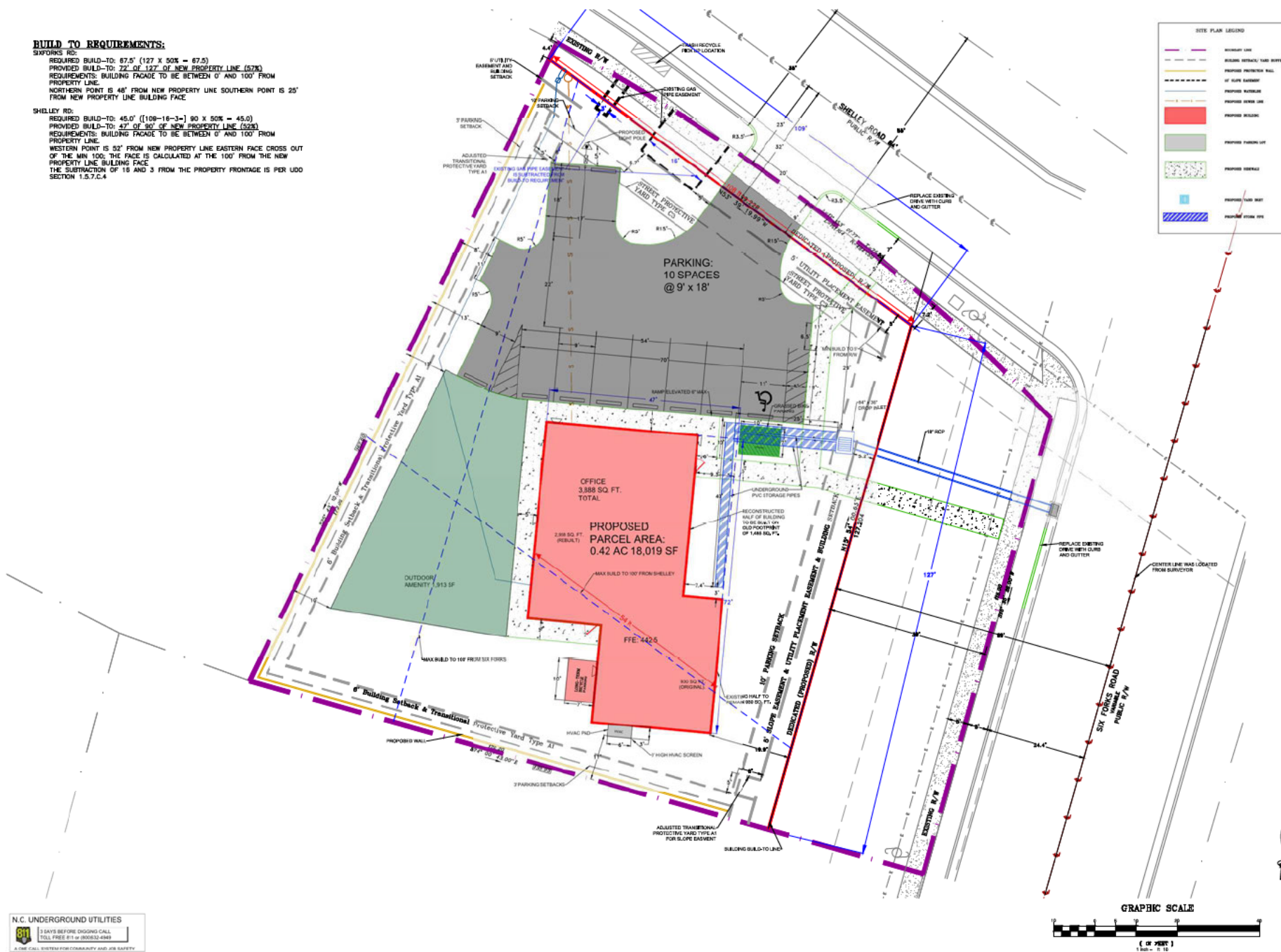
COVER  
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DEMOLITION  
SITE PLAN  
GRADING  
STORMWATER  
UTILITY  
LANDSCAPE  
FUTURE  
SLOPE EROSION  
LANDSCAPE  
BUILDING  
BUILDING  
BUILDING  
DETAIL





REQUIRED BUILD-TO: 67.5' (127 X 50% = 67.5)  
PROVIDED BUILD-TO: 72' OF 127' OF NEW PROPERTY LINE (57%)  
REQUIREMENTS: BUILDING FACADE TO BE BETWEEN 0' AND 100' FROM  
PROPERTY LINE.  
NORTHERN POINT IS 48' FROM NEW PROPERTY LINE SOUTHERN POINT IS 25'  
FROM NEW PROPERTY LINE BUILDING FACE

SHELLEY RD:  
REQUIRED BUILD-TO: 45.0' ((109-16-3)-) 90 X 50% = 45.0)  
PROVIDED BUILD-TO: 47' OF 90' OF NEW PROPERTY LINE (52%)  
REQUIREMENTS: BUILDING FACADE TO BE BETWEEN 0' AND 100' FROM  
PROPERTY LINE  
WESTERN POINT IS 52' FROM NEW PROPERTY LINE EASTERN FACE CROSS OUT  
OF THE MIN 100; THE FACE IS CALCULATED AT THE 100' FROM THE NEW  
PROPERTY LINE BUILDING FACE  
THE SUBTRACTION OF 16 AND 3 FROM THE PROPERTY FRONTAGE IS PER UDO  
SECTION 1.5.7.C.4



**N.C. UNDERGROUND UTILITIES**

**811** 3 DAYS BEFORE DIGGING CALL  
TOLL FREE 811 or (800)332-4349

A ONE CALL SYSTEM FOR COMMUNITY AND JOB SAFETY

**John W. Harris, P.E.**  
Consulting Engineer, Inc.

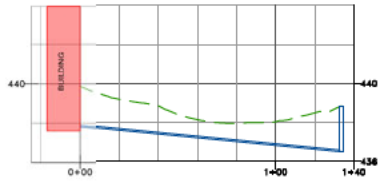
Revision: 16 SEP 2019 PQ. 66  
NOV 2015 PQ

Date Started: 16 September 2019
Drawn By: FAQ
Job #: 214-1118
Printed Date: 5 August 2020
File: McPrest
Files/Versado/Versado_XcFile.dwg

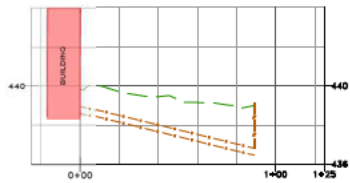
# Site Plan For Versado

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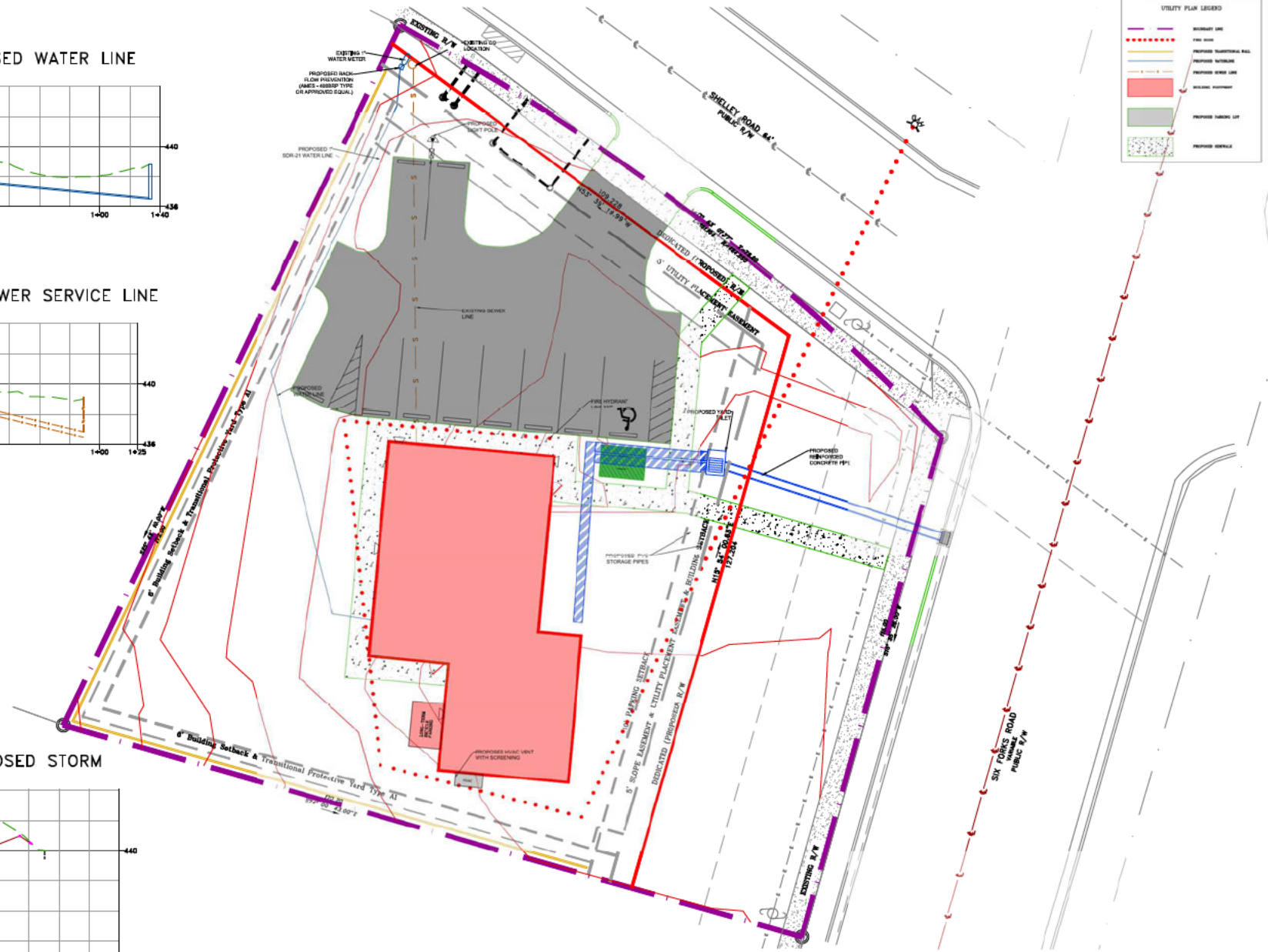
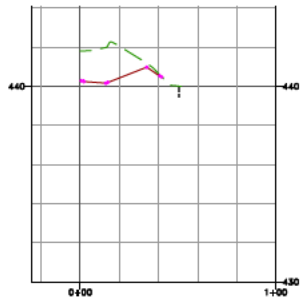
PROPOSED WATER LINE



EXISTING SEWER SERVICE LINE

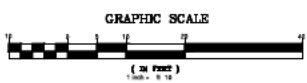


PROPOSED STORM



**UTILITY PLAN LEGEND**

- PROPOSED WATER LINE
- EXISTING WATER LINE
- PROPOSED SEWER LINE
- EXISTING SEWER LINE
- PROPOSED STORM LINE
- EXISTING STORM LINE
- PROPOSED BUILDING LOT
- EXISTING BUILDING LOT
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED PARKING LOT
- EXISTING PARKING LOT
- PROPOSED DRIVEWAY
- EXISTING DRIVEWAY
- PROPOSED SIDEWALK
- EXISTING SIDEWALK
- PROPOSED PARKING LOT
- EXISTING PARKING LOT



**N.C. UNDERGROUND UTILITIES**

3 DAYS BEFORE DIGGING CALL  
TOLL FREE 811 OR 800-848-6848

FOR MORE INFORMATION VISIT WWW.811NC.COM

**John W. Harris, P.E.**  
Consulting Engineer, Inc.

5112 Bar Oak Circle  
Raleigh, N.C. 27612  
(919) 789-0744  
www.harriseng.net

Revision: 16 SEP 2019 PG. 04  
NOV 2019 PG.

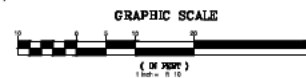
DATE: 10 September 2019	BY: JWH
JOB NO: 19-001	21-04-118
PROJECT: 21-04-118	21-04-118
DESIGNER: JWH	21-04-118
CHECKER: JWH	21-04-118
APPROVER: JWH	21-04-118

**Utility Plan**  
For  
**Versado**







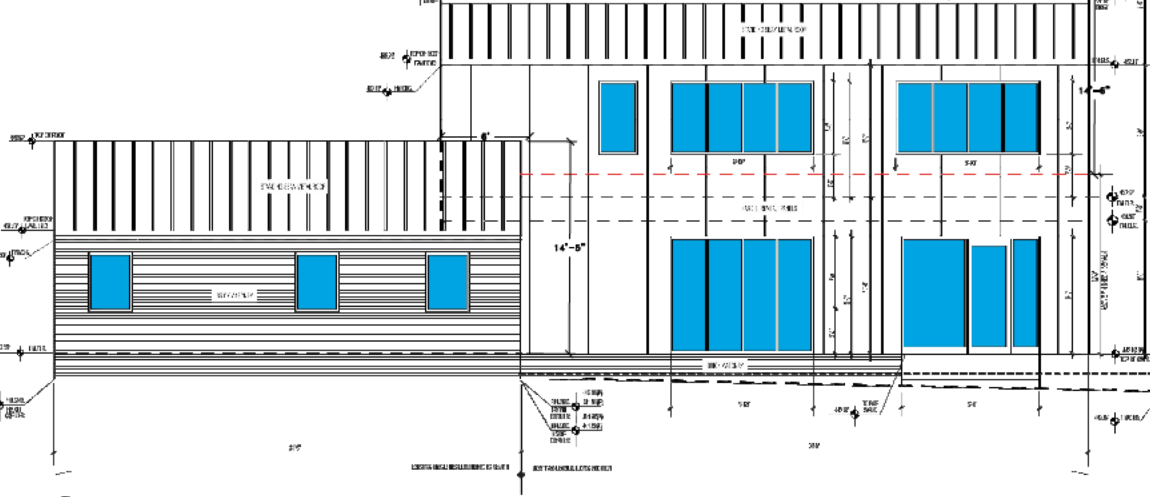


 **John W. Harris, P.E.**  
Consulting Engineer, Inc.  
a corporation of GSEI  
5112 Bur Oak Circle  
Raleigh, N.C. 27612  
(919) 789-0744  
[www.harriseng.net](http://www.harriseng.net)

Revision: 16 SEP 2019 PQ, 06  
NOV 2019 PQ

ITEM	QTY	UNIT	DESCRIPTION	REMARKS
1.00	1.00	SQ. FT.	GLASS	GLASS
2.00	2.00	SQ. FT.	GLASS	GLASS
3.00	3.00	SQ. FT.	GLASS	GLASS
4.00	4.00	SQ. FT.	GLASS	GLASS
5.00	5.00	SQ. FT.	GLASS	GLASS
6.00	6.00	SQ. FT.	GLASS	GLASS
7.00	7.00	SQ. FT.	GLASS	GLASS
8.00	8.00	SQ. FT.	GLASS	GLASS
9.00	9.00	SQ. FT.	GLASS	GLASS
10.00	10.00	SQ. FT.	GLASS	GLASS

NOTES: 1. SEE SHELLY ROAD NORTH FACING ELEVATION FOR WINDOW SIZES AND SPACING.



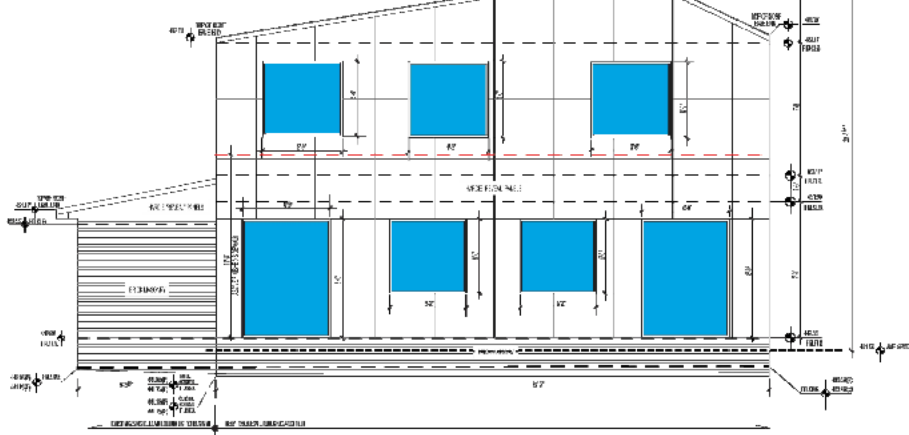
1 SIX FORKS ROAD EAST FACING ELEVATION  
SCALE: 1/4" = 1'-0"

NOTE: SEE SHELLY ROAD NORTH FACING ELEVATION FOR WINDOW SIZES AND SPACING.


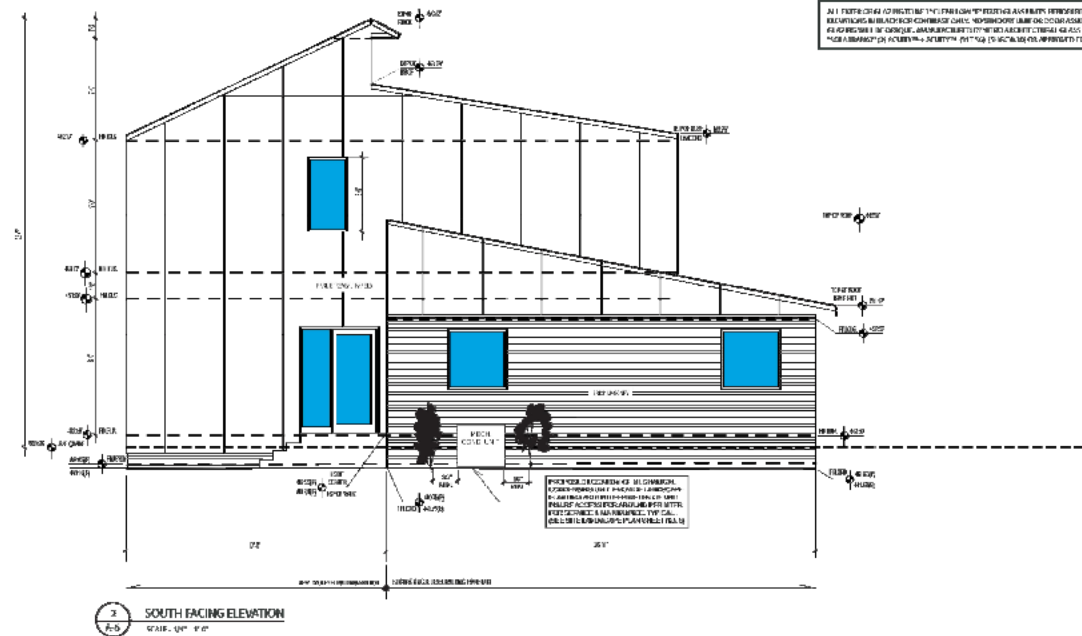
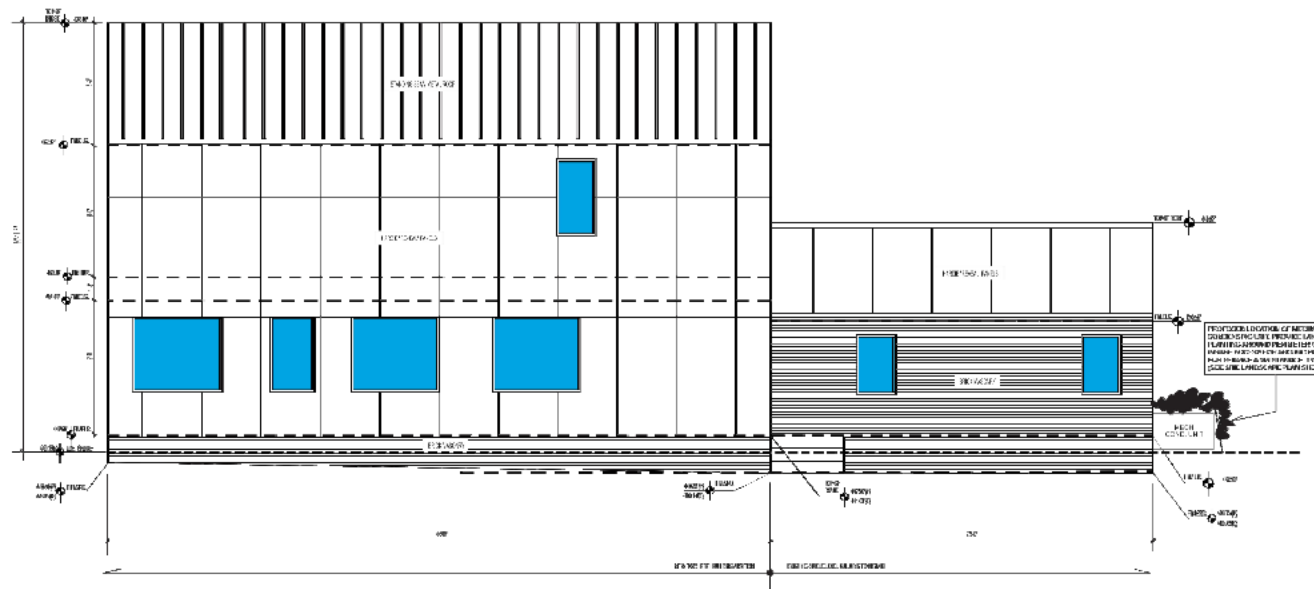
ALL EXTERIOR WALLS SHALL BE CONCRETE. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO. ALL EXTERIOR WALLS SHALL BE PAINTED WITH A QUALITY EXTERIOR PAINT. ALL EXTERIOR WALLS SHALL BE MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

ITEM	QTY	UNIT	DESCRIPTION	REMARKS
1.00	1.00	SQ. FT.	GLASS	GLASS
2.00	2.00	SQ. FT.	GLASS	GLASS
3.00	3.00	SQ. FT.	GLASS	GLASS
4.00	4.00	SQ. FT.	GLASS	GLASS
5.00	5.00	SQ. FT.	GLASS	GLASS
6.00	6.00	SQ. FT.	GLASS	GLASS
7.00	7.00	SQ. FT.	GLASS	GLASS
8.00	8.00	SQ. FT.	GLASS	GLASS
9.00	9.00	SQ. FT.	GLASS	GLASS
10.00	10.00	SQ. FT.	GLASS	GLASS

NOTES: 1. SEE SHELLY ROAD NORTH FACING ELEVATION FOR WINDOW SIZES AND SPACING.



2 SHELLY ROAD NORTH FACING ELEVATION  
SCALE: 1/4" = 1'-0"



**John W. Harris, P.E.**  
Consulting Engineer, Inc.

Revision: 16 SEP 2019 PQ, 0	
NOV 2019 PQ	
Date Started: 16 September 2019	
Drawn By: FAQ	
Job #: 214-1118	
Printed Date: 3 August 2020	
File: M:\Project	
Files\Versado\Versado D-File.dwg	

## Building Elevations Continued For Versado

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