LOCATION: The site is located on the northwest corner of the intersection of Interstate 440 and Six Forks Road at 4381 Lassiter Mill Road. The scope of work is located as part of an existing shopping center at this site.

REQUEST: This is a redevelopment of an existing shopping center on a 30.63 acre site including numerous mixed use buildings, an underground parking structure and the necessary infrastructure to support the redevelopment. This site is zoned CX-12-UL and SHOD-2. The existing and proposed redevelopment will result as follows:

- Retail 382,288 SF
- Restaurant/Bar 92,488 SF
- Office 498,913 SF
- Cinema/Movie Theater 50,010 SF (984 seats)
- Health Club 27,465 SF
- Residential 513 units, 700,151 SF
- Overnight lodging 229 rooms/182,586 SF and 10,200 SF Conference area
- Parking 489,848 SF

Total new gross building floor area: 1,714,128 SF
Total gross building floor area (existing and new): 2,594,240

The following Hardship Variances have been approved for this project, noted below.

BOA-447-2019 - Relief from the driveway requirements of section 9.5, Build To standards of 3.42 and 3.4.7, height requirements of 3.2.3 b, Compact parking and parking setback section 7.1.6 and 7.1.7 such that existing parking may remain as is, also relief from section 3.2 regarding amenity area, and Section 5.3 for allowing improvements in the SHOD area.

The following Administrative Alternates have been approved for this project, noted below.

AAD-4-20 Transparency Requirements (1.5.9), Vehicle parking lot landscaping (7.1.7)

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 March 3, 2020 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 soil boring report will be required for pipes underneath the building.

Stormwater

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

3. A surety equal to 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. A fee-in-lieu for transit infrastructure shall be paid to the City of Raleigh (UDO 8.1.10).

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 sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall 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.

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

6. Two transit deeds of easement shall be approved by City staff and the location of the easements shall be shown on a plat approved for recordation. The deeds 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. Sight distance easements shall be approved by City staff and the location of the easements shall be shown on a plat approved for recordation.

Stormwater
8. 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).

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 impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 14 street trees along Lassiter Mill Road.

11. A public infrastructure surety for 14 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

Urban Forestry

1. Final inspection of all new and existing right of way street trees by Urban Forestry Staff.

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:** March 18, 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: [Signature]  
Development Services Dir/Designee

Date: 03/18/2020

Staff Coordinator: Ryan Boivin