LOCATION: This 27.96 acre site zoned IX-3 and IX-3-CU (Z-4-19), consists of multiple parcels on the west side of Freedom Drive and north of Pony Chase Lane in the northwest corner of the intersection of Freedom Drive and Pony Chase Lane.

REQUEST: This is a revision to a previously approved Administrative Site Review (ASR). Note the expiration date for the plan is unchanged (February 27, 2023). This revision involves the approval of a Design Adjustment (A-14-2020) by the Board of Adjustment providing relief from the cross-access requirements (8.3.5.D), originally required to the properties to the west (PIN 1734040246) and to the south (PIN 1734130987).

This development consists of the construction of two buildings for warehouse, distribution, light industrial and associated office uses along with associated parking and infrastructure. The gross building size proposed for the two buildings totals 423,326 square feet. The two buildings will be on separate lots.

In addition to the proposed building construction this development plan includes construction of a public street extension through the site for Bullock Farm Road. The street extension requires a recombination plat of the site and dedication of street right-of-way. Separate submittal and approval of a recombination plat is required.

An Administrative Alternate and two Design Adjustments have been approved by the Planning Director and the Board of Adjustment respectively for this project as noted below.

An Administrative Alternate was approved allowing an alternative design to meet the transparency requirements on both northern facing facades (1.5.9) (AAD-23-19).

A Design Adjustment was approved providing relief from the block perimeter requirement (8.3), and allowing an alternative streetscape cross section for Freedom Drive. (A-146-19).

A Design Adjustment was approved providing relief from the from the cross-access requirements (8.3.5.D), required to the properties to the west (PIN 1734040246) and to the south (PIN 1734130987). (A-14-2020)

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 June 16, 2020 by Kimley-Horn and Associates.

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:

**Engineering**

1. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

2. Include a Transportation Plan once in the SPR Submittal Phase. Transportation Plan (Sheet) will consist of:
   - Proposed Site Plan
   - Include all requirements of signage & markings, signal & intersection geometry modification referenced in Transportation Impact Analysis (if applicable)
   - Location of all street signs and pavement markings applicable from Site Plan
   - Include all pedestrian/ADA facilities, markings, and signs
   - Include all appropriate sight triangles for necessary intersections/driveways
   - Label all roadways
   - Dimension for widths (ROW & B-B, lanes, and sidewalk)

   Include standard details for all pavement markings & signage per COR/NCDOT/MUTCD

**Stormwater**

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

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

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

6. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6).

**Urban Forestry**

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

8. 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).

**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.
☑️ **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:**

**General**

1. The City Code Covenant shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document shall be provided to the City by the end of the next business day following the recordation of the final plat. Further recordings and building permits will be withheld if the recorded document is not provided to the City.

2. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

3. Street names for this development shall be approved by the Raleigh GIS Division and by Wake County.

**Engineering**

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

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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

6. Slope easements 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

**Public Utilities**

7. A plat must be recorded at the Wake County Register of Deeds office for all utility and sanitary sewer easement dedications.

8. 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.

**Stormwater**

ASR-0068-2019 New Hope Site
9. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.

10. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

11. 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).

12. 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).

13. 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).

14. 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**

15. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 2.64 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:*

**General**

1. Comply with all conditions of Z-04-19.

2. A demolition permit shall be obtained for the existing structures on site.

3. That the existing cemetery as shown on the demolition plan is to be relocated in accordance with North Carolina Laws under the supervision of the governing body of Wake County.

4. The recombination, right-of-way, tree conservation, and easement dedication map in accordance with the approved preliminary plan to create the lots and right-of-way as shown on this site plan shall be reviewed by the City of Raleigh and recorded in the Wake County Register of Deeds.

**Engineering**
5. An encroachment agreement for the sitting area and benches at the Bullock Farm Road intersection near Partin Road within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

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

7. A fee-in-lieu for 6’ sidewalk from the proposed Bullock Farm intersection with Partin Road shall be paid to the City of Raleigh (UDO 8.1.10) or the developer will show how 6’ wide sidewalk can be constructed along existing Partin Road between the existing 5’ sidewalk and proposed Bullock Farm Road intersection.

8. A cross access agreement between the two proposed building lots (Lot 2 and Lot 3) shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access 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, further recordings and building permit issuance will be withheld.

Public Utilities

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

Stormwater

10. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6).

Urban Forestry

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 54 street trees along Bullock Farm Road and 19 street trees along Freedom Drive for a total of 73 street trees.

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

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

General

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

**Stormwater**

3. 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:** February 27, 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: 07/29/2020
Development Services Dir/Designee

Staff Coordinator: Michael Walters