



Administrative Action Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-10-13 / Duke Energy Spring Forest Road

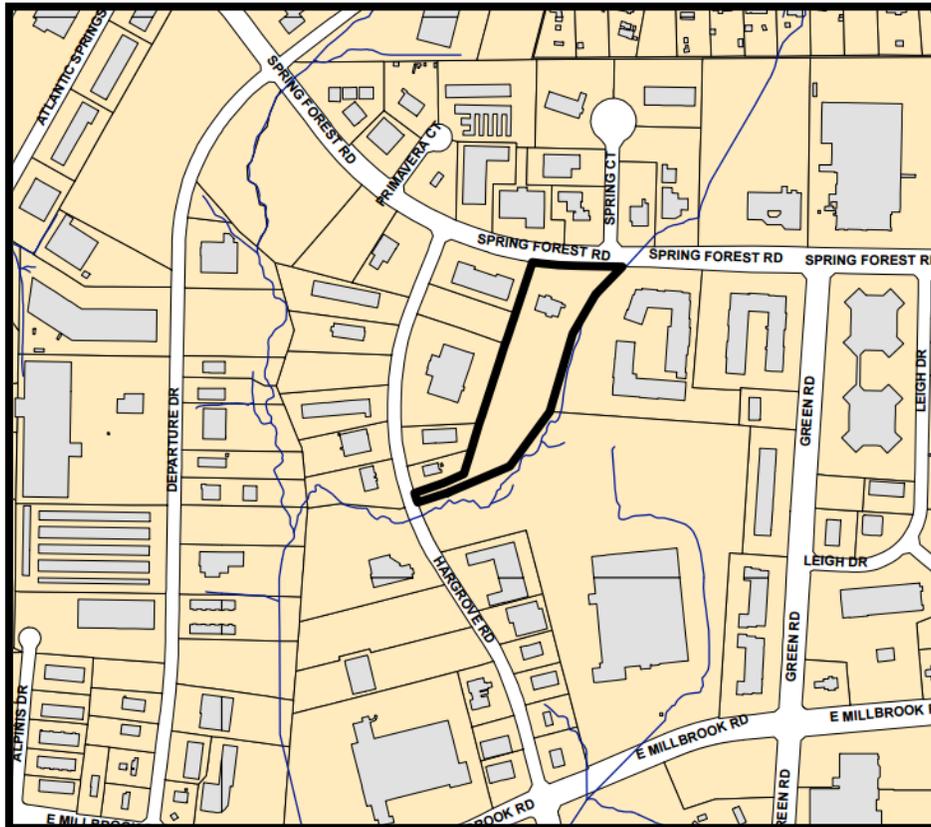
General Location: Located on Spring Forest Road between Hargrove Road and Green Road, inside the city limits.

CAC: North

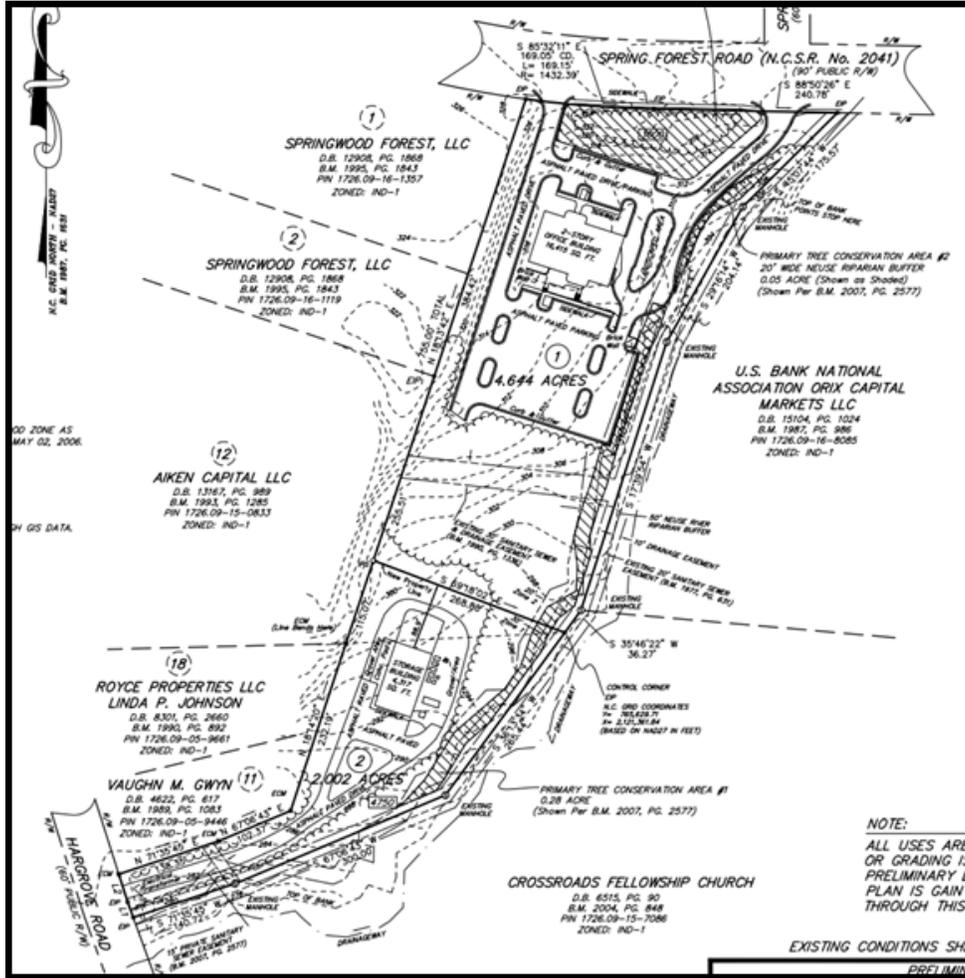
Nature of Case: The subdivision 6.646 acres into two lots, zoned Industrial-1.

This was submitted prior to September 1, 2013

Contact: Kraig Blim, Stewart Engineering



S-10-13 Duke Energy Spring Forest Road



Location Map

SUBJECT: S-10-13 / Duke Energy Spring Forest Road

CROSS-REFERENCE: Z-55-86

LOCATION: Located on Spring Forest Road between Hargrove Road and Green Road, inside the city limits.

PIN: 1726163070

REQUEST: The subdivision 6.646 acres into two lots, zoned Industrial-1. This subdivision plan was submitted prior to September 1, 2013 and the subdivision is subject to requirements of the Part 10 development code.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: *Prior to issuance of a site review permit:*

- (1) That prior to any land disturbance on site within proximity of the existing recorded tree conservation areas, tree protection fence must be located in the field to protect the tree conservation areas and the fence inspected by the Conservation Forester.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (H. Baber) Date: 1-12-16

Staff Coordinator: Meade Bradshaw

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2046, Chapter 3, Part 10, Sections 10-3032. This approval is based on a preliminary plan dated 11/5/15, owned by Duke Energy Progress, LLC, submitted by Stewart Engineering.

ZONING:

ZONING DISTRICTS: Industrial-1

SETBACKS / HEIGHT: N/A

PHASING: There is one phase with this development

OPEN SPACE: N/A

PARKING: Off-street parking conforms to minimum requirements: Two existing uses are currently on the parcel. Lot 1 is currently a 16,415 square foot office building. 55 parking spaces are required based off 1 space per 300 square feet of office space. 83 spaces exist on-site. Lot 2 is a 4,317 is an unmanned data center, 1,309 square feet is an office use which requires 1 space per 300 square feet requiring 4 parking spaces. 5 parking spaces exist.

LANDSCAPING: N/A

TREE CONSERVATION: Previously recorded BM 2007, Page 2577

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Sufficient right-of-way and street improvements exist adjacent on this site.

TRANSIT: This site is presently not served by the existing transit system.

URBAN FORM: The site is located within the North CAC, in an area designated Business and Commercial Services on the future land use map. That category envisions higher-impact or "heavy" commercial activities that would not be compatible with residential uses, or that have locational needs (such as thoroughfare or interstate frontage) that are not conducive to mixed use development.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: The location and design of refuse collection facilities is shown in accordance with the Solid Waste Collection Design Manual.

CIRCULATION: Existing street cross sections conform to normal City construction standards.

PEDESTRIAN: Existing public sidewalk locations conform to City regulations. A fee-in-lieu was paid for sidewalk along Hargrove Road.

FLOOD HAZARD: There are no flood hazard areas on this site, but alluvial soils exist.

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater and nitrogen reduction requirements of the City of Raleigh Unified Development Ordinance, Article 9.2. Stormwater Management. All proposed lots exceed one acre in size. Stormwater management measures will be required at the time of site plan submittal for each lot or at the time of further subdivision.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are located on this site and are protected.

STREET NAMES:

No new street names are required for this development. All internal streets are private.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

SUNSET DATES:

If significant lot recording has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 1/12/2019

Record entire subdivision

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.