NOVA BLAND ROAD MEDICAL OFFICE BUILDING
SR-1-18

Zoning: **CX-3**
CAC: **Atlantic**
Drainage Basin: **Big Branch**
Acreage: **1.34**
Sq. Ft.: **16,000**

Planner: **Daniel Stegall**
Phone: (919) 996-2712

Applicant: **Jason Tuttle**
Phone: (704) 964-8988
LOCATION: This site is located on the east side of Bland Road and northeast of the intersection of Bland Road and Hardimont Road. The addresses are 4220 and 4300 Bland Road. The PIN numbers are 1716404479 and 1716404376.

REQUEST: Development of a 1.36 acre site zoned Commercial Mixed Use (CX-3). The applicant is proposing 15,860 square feet of medical office space at 2 stories.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: An alternate streetscape is necessary due to the existing 41’ b-b street section exceeding the 36’ b-b street section required. The 2’ maintenance strip is eliminated and sidewalk has a variable sidewalk easement to provide the 6’ sidewalk with the 5’ utility placement easement behind the sidewalk. (See case DA 40-2018.)

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 submitted by Patrick Barbeau of Timmons Group.

CONDITIONS OF APPROVAL and NEXT STEPS:

ENGINEERING

1. Next Step: 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.

STORMWATER

2. Next Step: A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

   Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

TRANSPORTATION

3. Obtain required stub from the City of Raleigh.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

4. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Recombinations, Right of Way and/or Easement Dedications.
5. A recombination map shall be recorded, recombining the existing lots into a single tract.

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

7. Provide fire flow analysis.

ENGINEERING

8. The required right of way for Bland Road shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.

9. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

10. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 6 street trees (tree lawn) shall be paid to the City of Raleigh.

11. A sidewalk deed of easement for any public sidewalk on Private Property 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

PUBLIC UTILITIES

12. A final plat must be recorded at the Wake County Register of Deeds office for the CORWLE and CORSSE dedication.

STORMWATER

13. Next Step: The developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans.

14. Next Step: 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.

15. Next Step: In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

URBAN FORESTRY

16. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.
PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMITS:

17. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

18. **Next Step:** Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

19. **Next Step:** All street lights and street signs required as part of the development approval are installed.

20. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

21. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

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 reapproval 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: 6-20-2021
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:** (Planning Dir./Designee) [Signature] Date: 5/20/2018

**Staff Coordinator:** Daniel L. Stegall

Nova Bland Medical Offices: SR-1-18, DA 40-2018, Transaction# 540508, AA# 3819
Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

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<th>PROJECT</th>
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<tr>
<td>Project Name</td>
<td>Nova Bland Road Medical Office Building</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-1-2018</td>
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<tr>
<td>Transaction Number</td>
<td>540508</td>
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<tr>
<td>Design Adjustment Number</td>
<td>DA - 40 - 2018</td>
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**Staff recommendation based upon the findings in the applicable code(s):**

- [x] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.5 Existing Streets
- [x] UDO Art. 8.4 New Streets
- [x] Raleigh Street Design Manual

**Staff SUPPORTS [x] DOES NOT SUPPORT [ ] the design adjustment request.**

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<tr>
<th>DEPARTMENTS</th>
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<td>Dev. Services Planner</td>
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<td>Development Engineering</td>
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<td>Engineering Services</td>
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<td>Parks &amp; Recreation and Cult. Res.</td>
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**CONDITIONS:**

- [ ] Needed
- [ ] Additional Information
- [ ] Deferred

**Development Services Director or Designee Action:**

- [x] APPROVE
- [ ] APPROVE WITH CONDITIONS
- [ ] DENY

**Authorized Signature:**

KENNETH W. PATEL, PG, MPA

**Date:** 6/20/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature. Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).*
A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;
   YES [ ] NO [ ]
B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   YES [ ] NO [ ]
C. The requested design adjustment does not increase congestion or compromise safety;
   YES [ ] NO [ ]
D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   YES [ ] NO [ ]
E. The requested design adjustment has been designed and certified by a Professional Engineer.
   YES [ ] NO [ ]

STAFF FINDINGS

This medical office building is being constructed on Bland Road and providing improvements based on the street designation per the Street Plan Map. The Avenue 2-lane Undivided street is a 36’ b-b section within a 64’ right-of-way. This design adjustment is to request a revised streetscape based on the 41’ b-b existing street section which is a reduction of 2.5’ of shoulder width on each side of Bland Road. The 6’ planting strip is provided behind the curb and the 6’ sidewalk is provided with 6” - 18” of sidewalk in a sidewalk easement. The 2’ maintenance strip is to be eliminated and the 5’ utility placement easement is provided at back of sidewalk easement.
Design Adjustment Application

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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<tr>
<td>Name</td>
<td>Bland Road Partners, LLC</td>
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<tr>
<td>Address</td>
<td>3717 National Drive, Suite 104</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
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<td>City</td>
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<td>Zip Code</td>
<td>27612</td>
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<tr>
<td>Phone</td>
<td>(704) 964-8988</td>
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<tr>
<td>Name</td>
<td>Patrick Barbeau, PE</td>
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<tr>
<td>Firm</td>
<td>Timmons Group</td>
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<tr>
<td>Address</td>
<td>5410 Trinity Road, Suite 102</td>
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<tr>
<td>State</td>
<td>NC</td>
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<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27607</td>
</tr>
<tr>
<td>Phone</td>
<td>(919) 866-4512</td>
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I am seeking a Design Adjustment from the requirements set forth in the following:

- [ ] UDO Art. 8.3 Blocks, Lots, Access
- [ ] UDO Art. 8.4 New Streets
- [ ] UDO Art. 8.5 Existing Streets
- [ ] Raleigh Street Design Manual

- See page 2 for findings
- See page 3 for findings
- See page 4 for findings
- See page 5 for findings

Provide details about the request; (please attach a memorandum if additional space is needed):

We are requesting a Design Adjustment for Section 8.4.5 of the UDO and Section 4.3.1 of the Raleigh Street Design Manual. We are eliminating the 2’ maintenance strip based on the existing width of Bland Road at 42’b-b being wider than the street section required per the Street Plan Map. The assigned street section is an Avenue 2-lane undivided street which requires 1/2-36’ street with a 6’ planting strip, 9’ sidewalk, 2’ maintenance strip, and a 6’ utility placement easement outside the right-of-way. The sidewalk is provided with 6” - 18” of the sidewalk within a sidewalk easement which does not allow additional width of the right-of-way for the 2’ maintenance strip. The 6’ utility placement easement is being provided outside of the right-of-way behind the sidewalk easement being recorded.

It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request. Applicant must be the Property Owner.

By signing this document, I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner’s Representative Signature: [Signature] 5/4/2018

CHECKLIST

- Signed Design Adjustment Application [✓] Included
- Page(s) addressing required findings [✓] Included
- Plan(s) and support documentation [✓] Included
- Notary page (page 6) filled out; Must be signed by property owner [✓] Included
- First Class stamped and addressed envelopes with completed notification letter [✓] Included

Submit all documentation, with the exception of the required addressed envelopes and letters to:
designadjustments@raleighnc.gov.

Deliver the addressed envelopes and letters to:
Development Services, Development Engineering
One Exchange Plaza, Suite 500
Raleigh NC, 27601

For Office Use Only: RECEIVED DATE: DA - 40 - 2018

WWW.RALEIGHNC.GOV REVISION 1/30/2018
The Development Services Director may in accordance with Sec. 10.2.18. approve a design adjustment, subject to all of the following findings. Describe how each item is met:

A. The requested design adjustment meets the intent of the Raleigh Street Design Manual;
   The intent of Section 4.3 of the Street Design Manual is to provide access to abutting development and serve as primary bicycle and pedestrian routes. They may also accommodate local transit vehicles. More than the required width of travel lanes for vehicles and cyclist already exists. The required pedestrian sidewalk is provided, along with an easement for access.

B. The requested design adjustment conforms with the Comprehensive Plan and adopted City plans;
   The design adjustment does conform with both the 2030 Comprehensive Plan and adopted city plans and will not impact the future land use or future street network.

C. The requested design adjustment does not increase congestion or compromise safety;
   The requested design adjustment does not increase congestion or compromise safety. The wider than required lanes should actually make the area safer. A sidewalk easement is being provided to allow safe pedestrian passage.

D. The requested design adjustment does not create additional maintenance responsibilities for the City; and
   The requested design adjustment does not create additional maintenance responsibilities for the City and, in fact, provides an easement for maintenance access to the sidewalk.

E. The requested design adjustment has been designed and certified by a Professional Engineer.
   The requested design adjustment has been designed and certified by Patrick Barbeau, PE who is employed by Timmons Group, Inc, a licensed North Carolina engineering consulting firm.
STATE OF NORTH CAROLINA  
COUNTY OF Wake  

1. Kelly Panz  
Patt Barbeau  

a Notary Public do hereby certify that personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

This the 4 day of May, 2018

Notary Public  Kelly Panz

My Commission Expires: 7/10/19
UTILITY NOTES

1. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

2. CONTRACTOR SHALL COORDINATE THE LOCATION OR UTILITIES TO BE CONSIDERED TO BE CONSTRUCTION, BIDDING, AND OR CONSTRUCTION STAKING WITHOUT THE EXPRESS WRITTEN CONSENT OF TIMMONS GROUP.

3. CONTRACTOR SHALL PROVIDE CONCERNS AS REQUIRED FOR THREE UTILITIES UNDER THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT MINIMUM REQUIREMENTS.

4. CONTRACTOR SHALL PROVIDE CONCERNS AS REQUIRED FOR THREE UTILITIES UNDER THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.

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