Zoning: **PD**  
CAC: **Forestville**  
Drainage Basin: **Neuse**  
Acreage: **5.78**  
Sq. Ft.: **18,725**

Planner: **Ryan Boivin**  
Phone: *(919) 996-2681*  
Applicant: **5401 North, LLC**  
Phone: *(225) 924-7206*
LOCATION: This site is located on the south side of Midtown Market Avenue. The site is addressed as 7780 Midtown Market Avenue.

REQUEST: Development of a 5.78 acre tract (project area is 2.47 acres) zoned PD (Zoning Case Z-20-2010 / Master Plan Case MP-1-10) into three new General Buildings (labelled E, F, and G on the plans) for commercial use. The gross floor area of the proposed buildings is: Building E (7,472 SF), Building F (5,321 SF), and Building G (5,932 SF).

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 submitted by Rick Slater of The John R. McAdams Company, Inc, dated May 10, 2018.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

Stormwater: Development and design shall comply with the conditions listed in the 5401 N master plan and planned development district amendment revised August 15, 2012.

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

GENERAL

1. The location of HVAC/mechanical equipment will be shown on concurrent plans, clearly demonstrating compliance with UDO 7.2.5.

2. A site lighting plan will be provided with concurrent plans, clearly demonstrating compliance with UDO 7.4.

3. Elevation sheets will be provided that demonstrate compliance with the transparency design standards of UDO 1.5.9.B.1 and minimum requirements established in UDO 3.2.5 for the building type.

ENGINEERING

4. 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

5. **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.

URBAN FORESTRY

6. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

7. Comply with all conditions of Z-20-2010.

8. A demolition permit shall be obtained for any structures on site.

9. Provide fire flow analysis.

ENGINEERING

10. In accordance with Part 10A Section 8.1.3, a surety for incomplete public improvements is to be provided to the City of Raleigh Development Services – Development Engineering program at 125% construction costs.

11. **Next Step:** A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

12. A Final Plat must be recorded at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-Of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

STORMWATER

13. **Next Step:** 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.

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.

*Prior to issuance of building occupancy permit:*
16. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

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.

**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:** 6-1-2021
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: 6/1/2008

**Staff Coordinator:** Ryan Boivin
CITY FARM AT
5401 NORTH - LOT 14

ADMINISTRATIVE SITE REVIEW
7780 MIDTOWN MARKET AVENUE
RALEIGH, NORTH CAROLINA
PROJECT NUMBER: CRC-17030
CITY OF RALEIGH TRANSACTION #: 544272
CITY OF RALEIGH CASE #: SR-8-18
DATE: MAY 10, 2018

DEVELOPER:
5401 NORTH, LLC
100 NORTH STREET, SUITE 900
Baton Rouge, Louisiana 70802
(225) 924-7206

VICINITY MAP
1" = 2,000'

NOTE: DEVELOPMENT AND DESIGN SHALL BE IN ACCORDANCE WITH THE CONDITIONS LISTED IN THE REQUIREMENTS OF THIS SITE PLAN AND REPORT. DIRECTIONAL DRAWINGS AND SPECIFICATIONS, HORIZONTAL AND VERTICAL, SHALL BE

CONTRACTOR SHALL NOTIFY "811" (811) OR 1-800-242-8847 AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "811". REPORT ANY ABERRATIONS TO THE ENGINEER IMMEDIATELY.
Low Intensity Use

Medium Intensity Use

SCOPE OF WORK:
Furnish all labor, materials, and equipment required or indicated by the drawings and specifications to complete the work including installation of all

MATERIALS AND WORK:
The selection of all materials and the execution of all work required under the contract shall be subject to approval by the owner. The owner shall have

PLANT MATERIALS:
All plant materials shall be nursery grown, freshly dug in the field, naturally shaped, well branched, fully foliated when in leaf with fully developed root

PLANT SIZE:
Specified sizes indicate the minimum allowable size at planting. Where container and height/spread are indicated for a single species, both size

ORGANIC MATTER:
Aged manure, compost or pine bark fines, at the option of the contractor, material shall be air dried, finely shredded and suitable for horticultural

PINE BARK MULCH:
All pine bark mulch shall be clean, double ground, fine textured nugget mulch with minimal amounts of sapwood content.

TURF AREAS:
Prior to any seeding or sod application, verify that all trenching and land disturbing activities have been completed. Ensure all areas are free of stones,

NOTES:
1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

FENCE DETAIL Scale: 1"=1'

PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER. PROVIDE TURN BUCKLE AND WARNING FLAGS. REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.
5.9 TRANSPARENCY - BUILDING E
NORTH AND EAST ELEVATIONS

EAST ELEVATION, 42% TRANSPARENCY
GROUND FLOOR FACADE AREA (TO 12'-0") = 732 SF
TRANSPARENCY AREA (HIGHLIGHTED YELLOW) = 314.8 SF

NORTH ELEVATION, 41% TRANSPARENCY
GROUND FLOOR FACADE AREA (TO 12'-0") = 1584 SF
TRANSPARENCY AREA (HIGHLIGHTED YELLOW) = 679.2 SF
5.9 TRANSPARENCY - BUILDING F
NORTH ELEVATION
NORTH ELEVATION - 33% TRANSPARENCY
GROUND FLOOR FACADE AREA (TO 12'-0") = 1162 SF
TRANSPARENCY AREA (HIGHLIGHTED YELLOW) = 383.8 SF
13.9 TRANSPARENCY - BUILDING G

NORTH ELEVATION

NORTH ELEVATION - 35% TRANSPARENCY
GROUND FLOOR FACADE AREA (TO 12'-0") = 867 SF
TRANSPARENCY AREA (HIGHLIGHTED YELLOW) = 301.4 SF

WEST ELEVATION - 33% TRANSPARENCY
GROUND FLOOR FACADE AREA (TO 12'-0") = 1188 SF
TRANSPARENCY AREA (HIGHLIGHTED YELLOW) = 395 SF