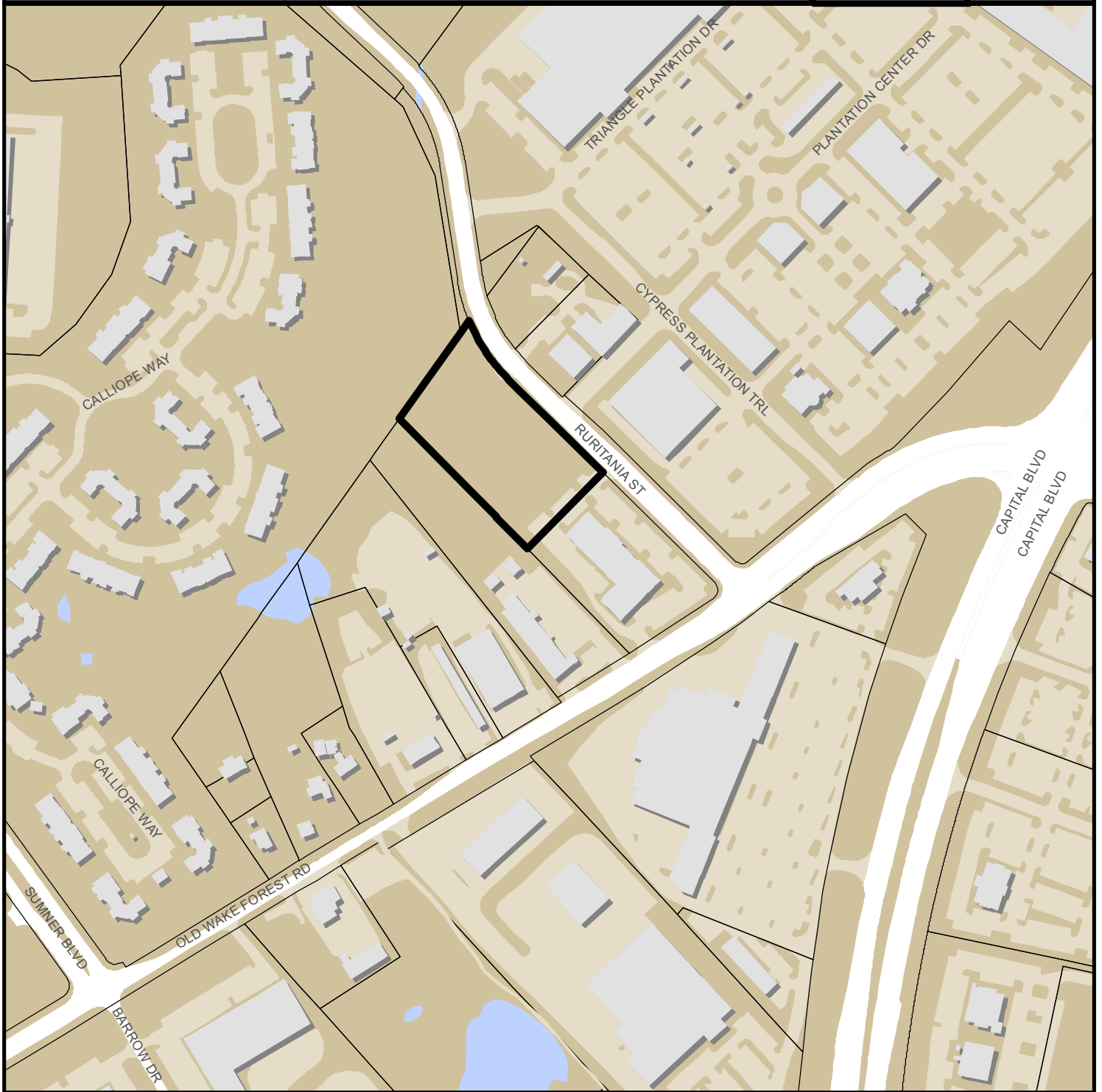


540 COMMERCIAL PARK LOT 2 SR-16-2016



0 300 600 Feet

Zoning: **IX-3-PL**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **2.62**
Square Feet: **17,506**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **FLYTHE Properties, LLC**





Administrative Action Administrative Site Review

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

Case File / Name: SR-16-16, 540 Commercial Park, Lot 2

General Location: This site is located on the southwest side of Ruritania Street, north of the intersection of Ruritania Street and Old Wake Forest Road, and is outside of the city limits

CAC: North

Request: Development of a 2.62 acre tract zoned IX-3-PL into a 17,506 square foot, 20' 8" tall commercial (flex space) building.

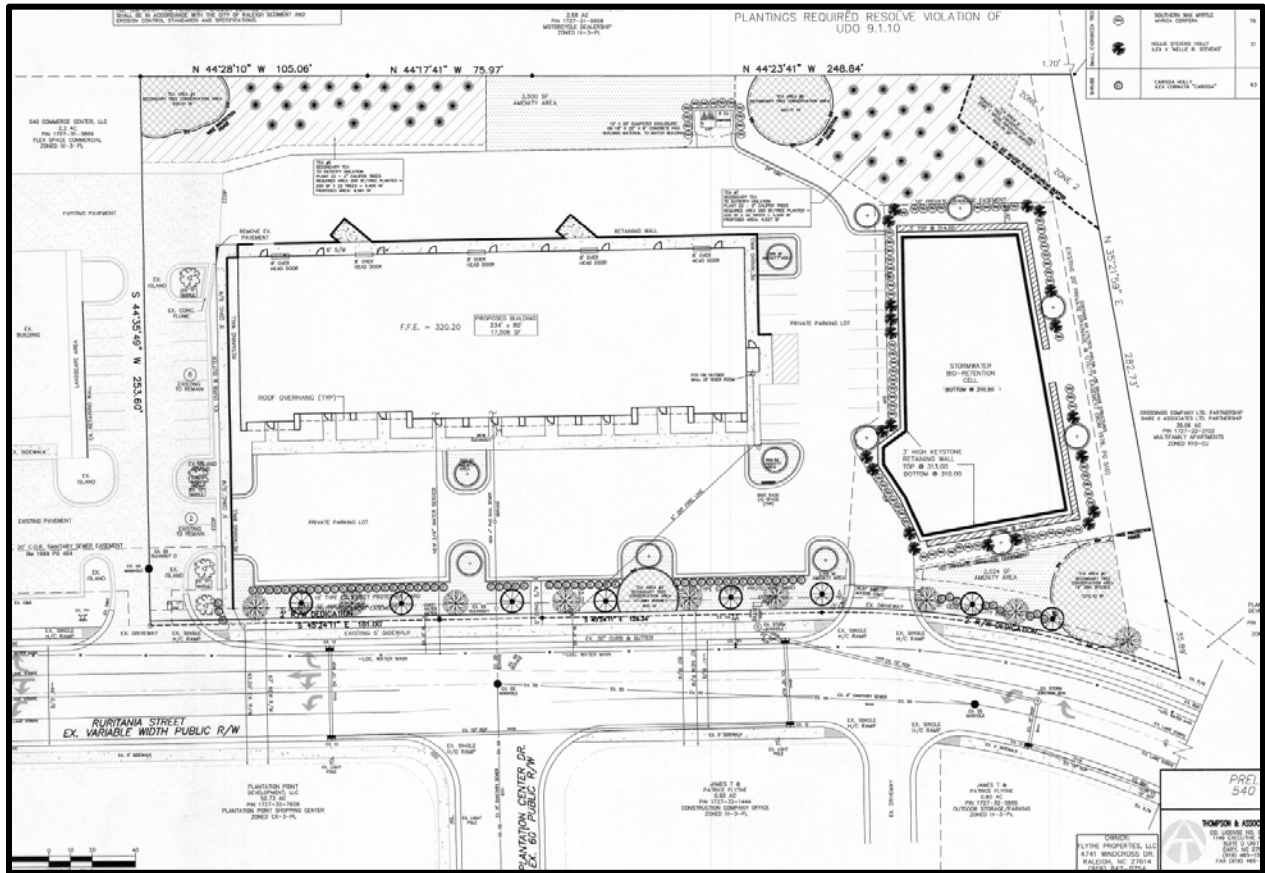
Cross-Reference: TR# 464269

Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment this portion of Ruritania Street has been granted allowing the alternative streetscape cross section. Required street trees are allowed to be planted outside of the Right of Way within the 15' C-2 yard area;



SR-16-16 Location Map



SR-16-16 Preliminary Site Plan



Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may 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.

PROJECT	Project Name 540 Commercial Park Lot 2	Date Completed Application Received: 10/18/16
	Case Number: SR-16-16	Transaction Number: 464269

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	Cadell Hall <i>CP</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input checked="" type="checkbox"/>	PRCR: Andy Gilliam <i>AG</i>

Staff supports the Design Adjustment for providing a Type C2 Protective Yard in lieu of the UDO required street trees within the 6' planting strip. The space between the existing sidewalk and back-of-curb is inadequate to plant the required street trees.

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

[Signature] 11/1/16

Authorized Signature Date

*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS FOR APPROVAL	
--------------------------------	--

Code Conformance:		Code Section(s)
Zoning District:	IX-3-PL	3.1
Overlay District:	NA	5.1
Parking:	Required 1/300 s.f. (retail use) = 17,506/300 = 59 Proposed = 62 + 10 (existing on SE end of bldg.) Bicycle – 4 short term req'd, 4 provided.	7.1.2
Street Type(s):	Ruritania St is classified as Avenue 2-Lane Undivided and requires 64' of public right-of-way width. 2' of right-of-way will be required to be dedicated for the entire length of the property	8.4
Streetscape:	Alternative streetscape cross section via an approved Public Works Design Adjustment. (A Design Adjustment this portion of Ruritania Street has been granted allowing the alternative streetscape cross section. Required street trees are allowed to be planted outside of the Right of Way within the 15' C-2 yard area)	8.5
Setbacks/Frontage:	Build To = 0/100' (PL) Side = 0' or 6' Rear = 0' or 6'	3.4
Neighborhood Transitions:	NA	3.5
Transitional Protective Yards:	NA	7.2.4
Stormwater:	Site is showing compliance with stormwater regulations for water quantity and water quality through the use of a bioretention and one-time buydown to a qualifying mitigation bank	9.2
Tree Conservation:	Tree Conservation Area Summary: 0.33 acres total TCA at 12.74% of net site acreage. Primary = 0.38 acres primary TCA at 1.45% net site acreage; Secondary = 0.292 acres at 11.27 % of net site acreage (Article 9.1.)	9.1
Variances, Design Adjustments, Administrative Alternates:	A Public Works Design Adjustment this portion of Ruritania Street has been granted allowing the alternative streetscape cross section. Required street trees are allowed to be planted outside of the Right of Way within the 15' C-2 yard area;	
Other:	NA	

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a mass land disturbing permit for the site:

1. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas
2. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:

3. That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;
4. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
5. That 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, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
6. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259)."
7. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

8. That a cross access agreement among the proposed lot owned by 540 Commerce Center II, LLC. and the adjacent lot owned by 540 Commerce Center, LLC. is approved by the Development Services Department for recording in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department within 1 day of lot recording:

9. That a fee in lieu for 1' of sidewalk width, for the entire width of the parent tract, shall be paid to the City of Raleigh;
10. That 2' or ½ of the required 64' right of way for Ruritania Street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
11. That 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;
12. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
13. That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association.
14. That all proposed outdoor lighting will meet the standards of Section 7.4 of the Unified Development Ordinance;
15. That all mechanical equipment must be located and shown on the plan and will meet the screening standards of section 7.2.5 of the Unified Development Ordinance;

Prior to issuance of building occupancy permit:

16. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bauers Date: 7/3/2017
(RB)

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 4/5/17, submitted by Randy Miller, Thompson & Associates.

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: 7/03/2020

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.

WHAT NEXT?:

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