LOCATION: This site is located at the southeastern corner of the intersection of Rush Street and Hammond Road. The addresses are 3050, 3060 and 3080 Hammond Business Place and the PIN number is 1702740671.

REQUEST: Development of the final phase of a 19.55 acre tract zoned Industrial Mixed Use-3 (IX-3) for Office and Warehouse space. There are five existing buildings with 76,800 square foot of office and warehouse space. The applicant is requesting approval for an additional three buildings totaling 44,400 square feet of space.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC:

One Design Adjustment has been approved by the Development Services Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement in the UDO Section 8.3, has been approved. Reference case DA-82-2018.

One Variance request has been approved by Board of Adjustment on Jun 11, 2018 for this project, noted below. Reference Case A-58-18.

2. The applicant requested a variance from UDO Section 7.1.1.B.4 that requires developments increasing gross floor area by more than 25% to bring both the existing parking and the new parking into conformance with all related parking standards.

One Administrative Alternate request has been approved by the Planning Director for this project, noted below. Reference case AAD-16-18 for details.

3. The applicant proposed an alternate design to Transparency in UDO Section 1.5.9.

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 9/3/2018 by Taylor Blakely of Blakely Design Group.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.
The following items are required prior to approval of Concurrent Site 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.

Stormwater

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

Urban Forestry

3. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas that excludes the area now crossed by the slope easement and show tree protection fencing as required (UDO 9.1.5).

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

☐ City Code Covenant ☒ Slope Easement
☐ Stormwater Maintenance Covenant ☒ Transit Easement
☒ Utility Placement Easement ☒ Cross Access Easement
☐ Sidewalk Easement ☐ Public Access Easement

☐ Other:

☒ RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

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

2. 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.

3. A 5’ general utility 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.

4. A slope 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.

5. An offer of cross access agreement among the lots identified as PINs 1702740671 and 1702812547 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 within this time, further recordings and building permit issuance will be withheld.

Stormwater

6. 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).

Transportation

7. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Urban Forestry

8. A tree conservation plat shall be re-recorded with metes and bounds showing the designated tree conservation areas excluding slope easement (UDO 9.1).
Building Permits – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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. Provide fire flow analysis.

Engineering

2. A fee-in-lieu for 1’ of sidewalk width along Rush Street and 6’ sidewalks along entirety of Hammond Road frontage shall be paid to the City of Raleigh (UDO 8.1.10).

Stormwater

3. 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

4. A tree conservation plat shall be re-recorded with metes and bounds showing the designated tree conservation areas excluding the slope easement (UDO 9.1).

5. A tree impact permit must be obtained for the approved streetscape existing tree designation in the right of way. This development designates 10 street trees along Rush St.

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

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

2. 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.

3. All street lights and street signs required as part of the development approval are installed.

4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

5. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff.
Administrative Approval Action
Hammond Business Place: SR-16-18,
Transaction #545559, AA#3869

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: 9-26-2021
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: 9/26/2018

Staff Coordinator: Daniel L. Stegall
Design Adjustment  
Staff Response

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.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name</td>
<td>Hammond Business Park</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-16-18</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>545559</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 82 - 2018</td>
</tr>
</tbody>
</table>

Staff recommendation based upon the findings in the applicable code(s):

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

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

DEPARTMENTS

- [ ] Dev. Services Planner
- [X] Development Engineering
- [ ] City Planning
- [ ] Transportation
- [ ] Engineering Services
- [ ] Parks & Recreation and Cult. Res.
- [ ] Public Utilities

STAFF RESPONSE

CONDITIONS:

Development Services Director or Designee Action: [X] APPROVE [ ] APPROVE WITH CONDITIONS [ ] DENY

Authorized Signature: Kenneth W. Ritchie, PE, MAP  
Date: 9/26/2018

*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.C(b)).
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. 8.4.1.6 and Sec. 8.5.3.6 of the UDO or the Raleigh Street Design Manual.

<table>
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<tr>
<td>Transaction Number</td>
<td>545559</td>
</tr>
<tr>
<td>Name</td>
<td>Hammond Road Properties East, LLC</td>
</tr>
<tr>
<td>Address</td>
<td>P. O. Box 566</td>
</tr>
<tr>
<td>State</td>
<td>N.C.</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27835</td>
</tr>
<tr>
<td>City</td>
<td>Greenville</td>
</tr>
<tr>
<td>Name</td>
<td>Taylor Blakely</td>
</tr>
<tr>
<td>Firm</td>
<td>Blakely Design Group</td>
</tr>
<tr>
<td>Address</td>
<td>700 Exposition Place, Ste 105</td>
</tr>
<tr>
<td>State</td>
<td>N.C.</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27815</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>Phone</td>
<td>919-412-5415</td>
</tr>
</tbody>
</table>

I am seeking a Design Adjustment from the requirements set forth in the following:

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Page for Finding</th>
</tr>
</thead>
<tbody>
<tr>
<td>UDO Art. 8, Sec. 8.4.1.6</td>
<td>See page 2 for findings</td>
</tr>
<tr>
<td>UDO Art. 8, Sec. 8.5.3.6</td>
<td>See page 3 for findings</td>
</tr>
<tr>
<td>UDO Art. 8, Sec. 8.4.1.6</td>
<td>See page 4 for findings</td>
</tr>
<tr>
<td>UDO Art. 8, Sec. 8.5.3.6</td>
<td>See page 5 for findings</td>
</tr>
</tbody>
</table>

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

The requirement is to provide a maximum block perimeter of 4,000 feet (0X-3 zoning). We cannot meet this requirement because of existing features. There is a major floodplain in the front that parallels Hammond Road. This floodplain is approximately 200 feet wide. The rear of the property is bounded by a major railroad line. Therefore trying to construct a new street connection would be impossible.

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:__________________________
Date: 6/8/2018

CHECKLIST

<table>
<thead>
<tr>
<th>Item</th>
<th>Included</th>
</tr>
</thead>
<tbody>
<tr>
<td>Signed Design Adjustment Application</td>
<td>✔ Included</td>
</tr>
<tr>
<td>Page(s) addressing required findings</td>
<td>✔ Included</td>
</tr>
<tr>
<td>Plans and support documentation</td>
<td>✔ Included</td>
</tr>
<tr>
<td>Notary page (page 6) filled out; Must be signed by property owner</td>
<td>✔ Included</td>
</tr>
<tr>
<td>First Class stamped and addressed envelopes with completed notification letter</td>
<td>✔ Included</td>
</tr>
</tbody>
</table>

Submit all documentation, with the exception of the required addressed envelopes and letters to:

app@raleigh.com

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 -

PAGE 1 OF 4

WWW.RALEIGH.COM

REVISION 1/30/2018
STATE OF NORTH CAROLINA  
COUNTY OF ________________

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

This the ___ day of ________________, 2015.

(SEAL)
Sarah Tyndall
Notary Public
Pitt County
North Carolina

Notary Public

My Commission Expires: ________________
CONSTRUCTION PLANS FOR
BUILDINGS 5, 6 & 8
3050, 3060 & 3080 HAMMOND BUSINESS PLACE
3050, 3060 & 3080 HAMMOND BUSINESS PLACE

INDEX OF SHEETS

EXISTING CONDITIONS EX.0
OVERALL SITE PLAN C1.0
BLDG 5, 6 & 8 SITE PLAN C1.1
OVERALL GRADING PLAN C2.0
BLDG 5, 6 & 8 GRADING PLAN C2.1
DRAINAGE CHART C2a.0
LANDSCAPE PLAN C3.0
UTILITY PLAN APPROVED ICP C4.0
UTILITY PLAN (WATER, METER & SEWER) C4.1
CONSTRUCTION DETAILS C6.0
CONSTRUCTION DETAILS C6.1
RECORDED TREE CONSERVATION PLAT
RECORDED PLAT
BUILDING ELEVATIONS

PREPARED BY
BLAKELY DESIGN GROUP
700 EXPOSITION PLACE, SUITE 105
RALEIGH, N. C. 27615
(919) 870-1868 FAX 870-0752