Zoning: OX-12-CU, PD  
CAC: West  
Drainage Basin: Richland Creek  
Acreage: 10.48  
Sq. Ft.: 279,768

Planner: Michael Walters  
Phone: (919) 996-2636

Applicant: Ron Hendricks  
Phone: (919) 845-7600
LOCATION: This site is located on the south of Wade Avenue, within the southwest quadrant of the intersection of Wade Avenue and Edwards Mill Road, and accessed from Wade Park Blvd. - 5438 and 5440 Wade Park Blvd. The site is within the city limits.

REQUEST: Development of a seven story 246,787 square foot office building with accommodations for retail space and surface parking along with an associated seven level parking deck, at 5438 Wade Park Blvd. This portion of the development is zoned OX-12-CU, (Z-17-15). Also, this plan includes development of a two level parking structure on an adjacent parcel zoned PD (MP-2-05).

DESIGN ADJUSTMENTS/ALTERNATES, ETC: NA

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 Piedmont Land Design, LLP. (Dated August 10. 2017)

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.

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

1. 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 or approval of concurrent review process, whichever is applicable:

2. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

3. That a Final Plat be recorded at the Wake County Register of Deeds office for all Subdivisions, Recombination’s, ROW / Easement Dedications & Tree Save Areas;

4. That a tree impact permit is obtained for tree removal and planting in the right-of-way;

5. That as all zoning conditions of Z-17-15 shall be met prior to building permit issuance, verification that condition #7 has been fulfilled with recombination of the portion of lot 201 subject to Z-17-15 with lot 203 shall be recorded or a declaration allocating the permitted uses among the two lots be approved by the City for recording;

6. That the seven level building and associated 7 level parking structure zoned OX-12-CU shall comply with all conditions of Z-17-15;
Prior to issuance of building occupancy permit:

7. 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.

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. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Expiration Date: 10-10-2020
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.

I hereby certify this administrative decision.

Signed: (Planning Dir./designee)  Date: 10/10/2017

Staff Coordinator: Michael Walters
ADMINISTRATIVE SITE REVIEW PLANS
FOR:
WADE PARK V
OFFICE BUILDING
SR-46-17 & TRANSACTION NO. 512884
(MP-2-05/S-53-06)
5438 WADE PARK BOULEVARD
RALEIGH, NORTH CAROLINA

GENERAL NOTES:

OCT PLANNING DISTRICT MIXED USE STANDARDS FOR RETAIL SALES

ZONING CONDITIONS

PHASING NOTE:

DRAWING INDEX:

LEGEND:

TREE CONSERVATION STATEMENT

SCOPE OF WORK STATEMENT