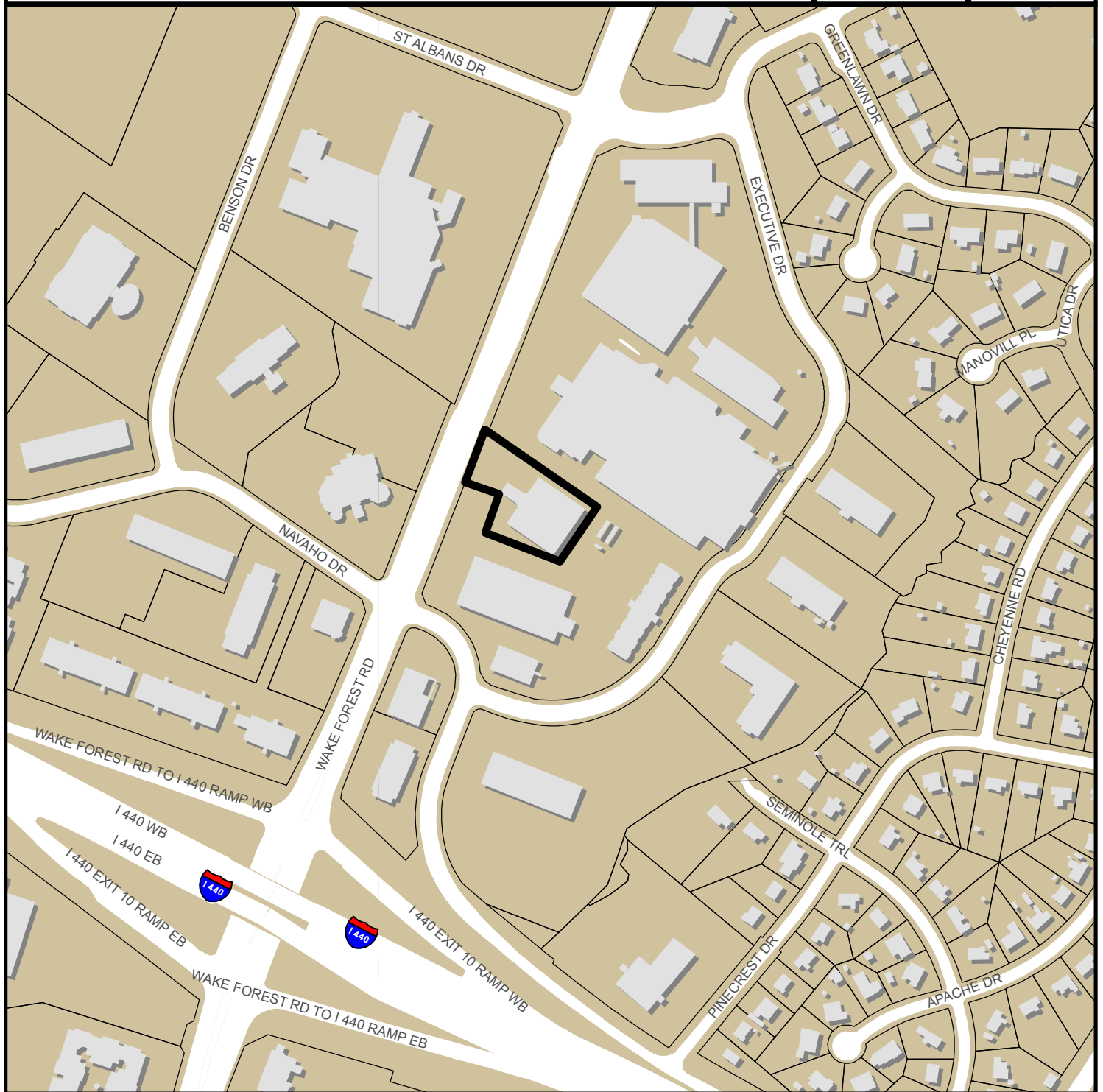


DUKE RALEIGH HOSPITAL INPATIENT TOWER SR-65-2017



0 300 600 Feet

Zoning: **OX-5-PL-CU**
CAC: **Atlantic**
Drainage Basin: **Big Branch**
Acreage: **17.28**
Sq. Ft.: **210,169**

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

Applicant: **Linda Vasil**
Phone: **(919) 645-5979**





Administrative Approval Action

AA # 3693 / SR-65-17, Duke Raleigh Hospital New Inpatient Tower and Surgical Expansion Transaction# 522658

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the east side of Wake Forest Road, between the intersections of Wake Forest Road and Navaho Drive, and Wake Forest Road and St. Albans Drive. The address for the parent tract is 3400 Wake forest Road.

REQUEST: Development on a portion of a 17.18 acre tract zone OX-5-PL with the addition of a 174,693 square foot, five-story 75' height, new inpatient and surgery tower expansion containing an additional 38 hospital beds.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:

Hardship Variance (A-16-17) allowing an 8'3" height variance to allow for the construction of an elevator penthouse in excess of the 12' height encroachment allowed above the roof, a 1'10" height variance to allow for the installation of mechanical equipment in excess of the 12' height encroachment allowed above the roof and a 10' variance to allow a stairwell bulkhead to be located at the building edge instead of recessed inward 10' as required by Section 1.5.7.D.3. of the Unified Development Ordinance as well as a 1-story/4'7" increase in the overall building height allowed by Section 3.3.2.A. of the Unified Development Ordinance that results in an elevator penthouse that is 20'3" above the roof and an overall elevator structure height of 79'7", mechanical equipment that is 13'10" above the roof and a stairwell bulkhead.

A Design Adjustment has been approved for this project waiving both the block perimeter requirement and the dedication of additional right of way width.

Administrative Alternates have been approved by the Planning Director granting an additional 2' waiver to the Build To requirement for an addition to an existing building, and also to the landscape and screening requirement specifically in the service area. (AAD 28-17)

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 ColeJenest & Stone.

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

ENGINEERING

1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
2. 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.



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STORMWATER

3. 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 reseeded a site, shall be paid to the City.

URBAN FORESTRY

4. Obtain required stub and tree impact permits from the City of Raleigh. (*used with new streets and infrastructure*)
5. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.
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

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications, and Tree Save Areas.

ENGINEERING

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.
4. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1' of sidewalk along Navaho Drive, Executive Drive and Wake Forest Rd shall be paid to the City of Raleigh.
5. That if the proposed public improvements are not installed and inspected by the City to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for the streetscape trees installed on Navaho Drive and Executive Drive is to be paid to the Development Services Department in accordance with code section 8.1.3 of the UDO
6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.



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7. 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

8. 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
19. Initiation of the easement exchange process is required (via dedication of new easement on Record Plat, ending with abandonment of old easement on subsequent Deed)
20. Utility re-alignment construction shall be substantially complete (to eliminate conflict with new building)

STORMWATER

21. Next Step: In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.

URBAN FORESTRY

22. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.
23. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.
24. That a final map be recorded showing all tree conservation areas to be established.

Prior to issuance of building occupancy permit:

1. 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.
2. 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.
3. 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.
4. Next Step: All street lights and street signs required as part of the development approval are installed.
5. 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.
6. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department
7. Next Step: Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.



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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: 12-20-2020

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)

Quinn Billy Zell

Date: 12/20/2017

Staff Coordinator: Michael Walters