Zoning: IX-3-PK w/AOD
CAC: Northwest
Drainage Basin: Sycamore
Acreage: 1.77
Sq. Ft.: 27,000

Planner: Daniel Stegall
Phone: (919) 996-2712

Applicant: Taylor Blakely
Phone: (919) 870-1868
LOCATION: This site is located on the northwest side of Angus Drive and north of the intersection of Glenwood Avenue and Angus Drive. The address is 6312 Angus Drive and the PIN number is 0778128002.

REQUEST: Development of a 1.77 acre tract zoned Industrial Mixed Use-3 with a Parkway Frontage (IX-3-PK), all within the Airport Overlay District. The applicant is proposing 27,000 square feet of gross floor area for office and personal services.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: Design Adjustments have been approved by the Development Services Director Designee for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (UDO Section 8.3) has been approved by the Development Services Director Designee due to the existing conditions surrounding the property and the floodway/Neuse River Buffer at the rear of the property that limits a proposed road in that direction. There are also existing structures adjacent to the property on either side limiting growth in those directions as well. Jersey Court has an approved extension per the Raleigh Street Plan that will increase connectivity once completed and an additional road on the subject site will not be required at that point. Please reference DA 3-2018 for more details.

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 Taylor Blakely of Blakely Design Group.

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.

Planning: Note a previous development plan for this site, case SR-62-16, was withdrawn.

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

ENGINEERING

1. 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

2. Stormwater Design Exception approval for proprietary GeoWeb slope stabilization required prior to grading permit issuance.
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.

4. **Next Step:** In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

**URBAN FORESTRY**

5. Obtain required stub and tree impact permits from the City of Raleigh.

6. **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.

7. **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**

8. Comply with all conditions of the Airport Overlay District

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

10. Provide fire flow analysis.

**ENGINEERING**

11. 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.

12. 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.

13. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 10.5’ of road frontage and 154’ of 6’ sidewalk shall be paid to the City of Raleigh.

14. **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.
Administrative Approval Action
JDS Consulting-Angus Drive Offices: SR-66-17
Transaction# 525113, AA#3808

STORMWATER

15. **Next Step:** 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.

16. **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.

URBAN FORESTRY

17. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.

18. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

19. **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.

20. **Next Step:** Required underground public utility infrastructure improvements (water, sewer, reuse, storm drainage) shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

21. **Next Step:** All street lights and street signs required as part of the development approval are installed.

22. **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.

23. **Next Step:** As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department

24. **Next Step:** Final inspection of all required Tree Conservation and right of way tree protection areas by Urban Forestry Staff.
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: 6-6-2021
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.) Angie Bing Date: 6/6/2018

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>JDS Consulting</td>
</tr>
<tr>
<td>Development Case Number</td>
<td>SR-86-17</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>525113</td>
</tr>
<tr>
<td>Design Adjustment Number</td>
<td>DA - 3 - 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.

<table>
<thead>
<tr>
<th>DEPARTMENTS</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Dev. Services Planner</td>
<td></td>
</tr>
<tr>
<td>Development Engineering</td>
<td></td>
</tr>
<tr>
<td>Engineering Services</td>
<td></td>
</tr>
<tr>
<td>Public Utilities</td>
<td></td>
</tr>
<tr>
<td>City Planning</td>
<td></td>
</tr>
<tr>
<td>Transportation KCBeard</td>
<td></td>
</tr>
<tr>
<td>Parks &amp; Recreation and Cult. Res.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>STAFF RESPONSE</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>CONDITIONS:</td>
<td></td>
</tr>
</tbody>
</table>

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

Authorized Signature: **KENNETH W. PITCHIE, PE, MPA**
Date: 6/4/2018

*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.C3b).
Preliminary Not for Construction

All construction to be in accordance with all NCDOT and City of Raleigh standards, specifications, and details.