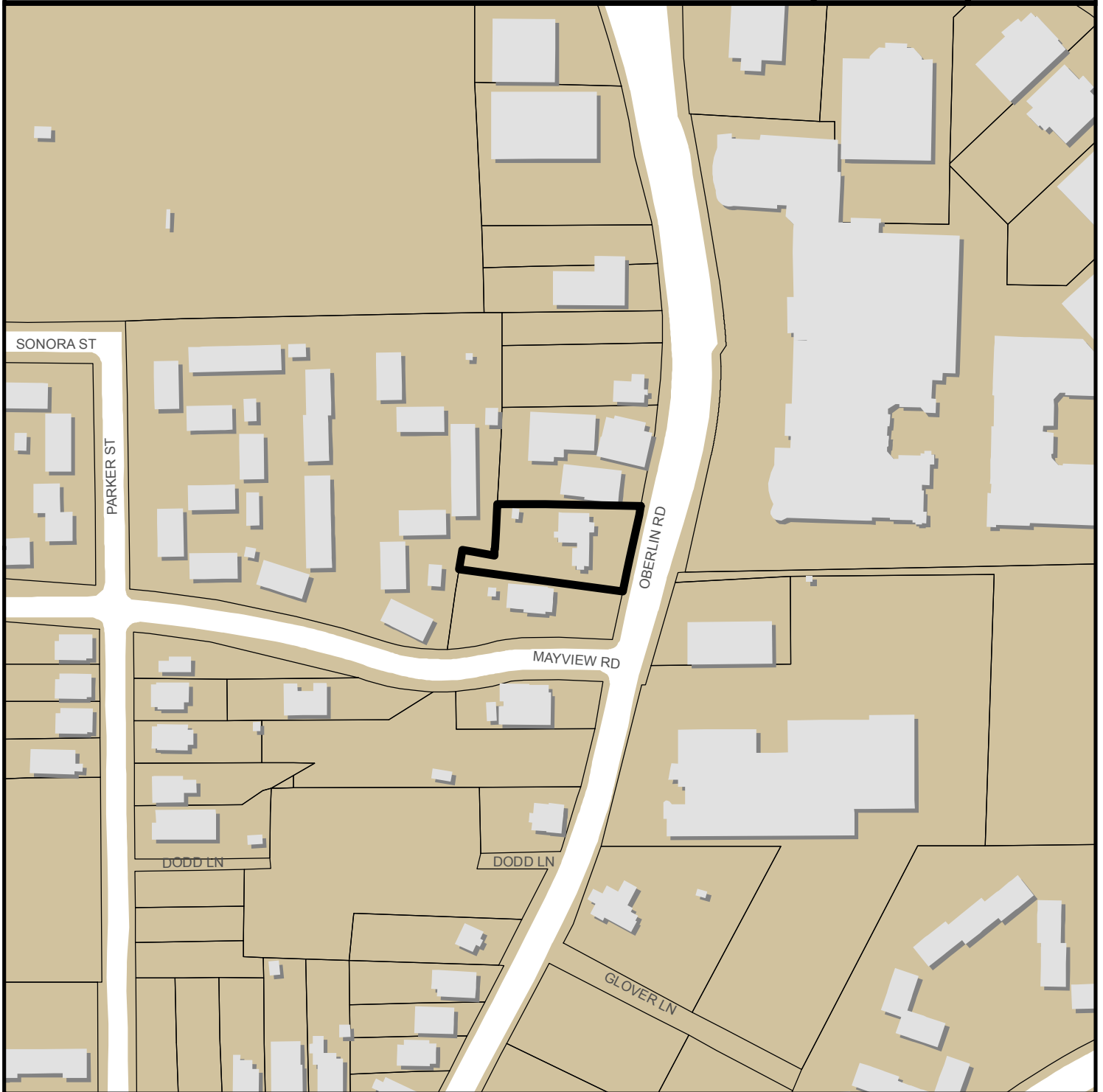


OBERLIN ROAD OFFICE BUILDING SR-67-2016



0 245 490 Feet

Zoning: **OX-3-PL-CU, NCOD**
CAC: **Wade**

Drainage Basin: **Beaver- Southwest**
Acreage: **0.36**
Sq. Ft./units: **2,469/1**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**

Applicant: **JR Huntley Homes**
Phone: **(919) 782-2939**





Administrative Action Administrative Site Review

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

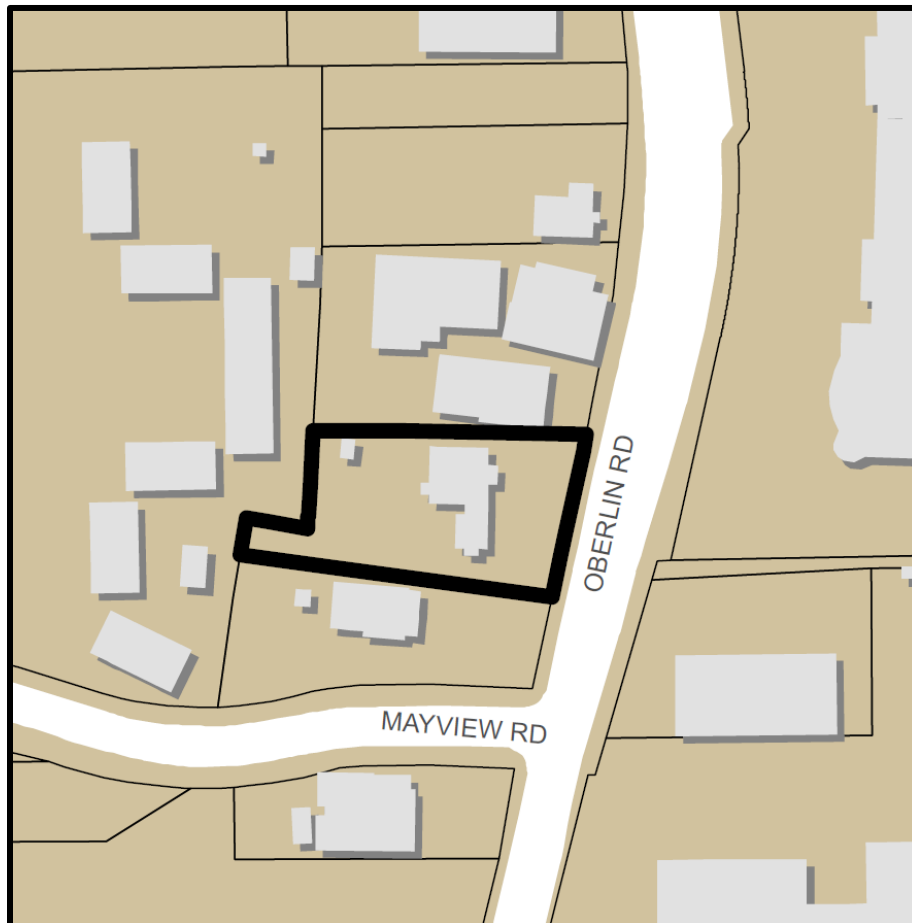
Case File / Name: SR-67-16 / Oberlin Road Office Building

General Location: This site is located on the west side of Oberlin Road and between Mayview Road and Wade Avenue.

CAC: Wade

Request: Development of a 0.34 acre tract zoned OX-3-PL-CU. This is an existing single-family home being converted into an office building. The building is 2,512 square foot to include a 43 squarefoot addition to the building.

Cross-Reference: Z-4-16/ Transaction# 485425



SR-67-16 Location Map

Design Adjustment Staff Response



**DEVELOPMENT
SERVICES
DEPARTMENT**


Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

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.

PROJECT	Project Name 1019 Oberlin Road	Date completed Application received 11/22/2016
	Case Number SR-67-2016	Transaction Number 485425

DEPARTMENT RESPONSE/RECOMMENDATION	Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:			
	<input checked="" type="checkbox"/> UDO Art. 8.3 Blocks, Lots, Access	<input type="checkbox"/> UDO Art. 8.4 New Streets		
	<input type="checkbox"/> UDO Art. 8.5 Existing Streets	<input type="checkbox"/> Raleigh Street Design Manual	<input type="checkbox"/> Other	
	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
<input checked="" type="checkbox"/> Development Engineering	Kathryn Beard <i>KCB</i>	<input type="checkbox"/> Transportation		
<input type="checkbox"/> Engineering Services		<input type="checkbox"/> PRCR		
<input type="checkbox"/> Public Utilities				
Findings: This plan meets the required findings per UDO Section 8.3.6 (A-E) specifically noted is that the property is one lot away from a public street and all adjacent properties are existing and would not benefit from a public street through this 1019 Oberlin Road site.				

Development Services Director or Designee Action: Approve Approval with Conditions Deny


 Authorized Signature KENNETH W. RITCHIE, PE Date 1/26/2017
DEVELOPMENT REVIEW MANAGER

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

CONDITIONS	
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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).

A-123-16, WHEREAS, 1019 Oberlin Road, LLC, property owner, requests a 6.5' variance for the height of the wall (for 40 LF), a 10' variance to the width of the landscape area (for 97 LF), and complete relief from the landscaping requirements (for 97 LF) for portions of the Neighborhood Transition called for in Article 3.5 of the Unified Development Ordinance along the southern property line to allow for a change of use to an office on a .34 acre property zoned Office Mixed-Use 3 Parking Limited Conditional Use, Neighborhood Conservation Overlay District and Special Residential Parking Overlay District located a 1019 Oberlin Road.

Decision: Approved as requested.

Code Conformance:		Code Section(s)
<p>Zoning District:</p>	<p>OX-3-PL-CU Z-4-16 1019 Oberlin Road, southwest quadrant between Wade Avenue and and Mayview Road. Approximately 0.34 acres rezoned to Office Mixed use-3 Stories- Parking Limited Conditional Use (OX-3-PL-CU), being Wake County Pin 1704056360.</p> <p>Conditions dated: 5/17/2016</p> <ol style="list-style-type: none"> 1. The maximum residential density permitted on the property shall be 14 units per acres. <i>Density is not applicable for office use.</i> 2. The front façade of the existing building shall be retained; no changes shall be made to the front façade and roof height/form of the existing building, except as part of regular maintenance, and then only of like design, materials, and general appearance as that now existing, except in such instance that casualties exceed 50% of the replacement cost value of the building as determined in accordance with UDO Section 10.3.3.G.4. The subject façade and roof are those facing and parallel to Oberlin Road. No later than 60 days following the effective date of this rezoning, detailed documentation of the front façade and roof shall be furnished to the City of Raleigh Planning Department, including but not limited to photographs and written descriptions of existing materials and architectural forms. The latter shall be completed in consultation with the staff of the Raleigh Historic Development Commission. The existing building setback from Oberlin Road shall remain as it is (approximately 60' from the northeast corner, 50' from the southeast corner), consistent with NCOD. Any future additions will be made only to the rear of the existing building. <i>Project Site is in compliance.</i> 3. If the building is used for non-residential purposes, no more than three (3) parking spaces shall be permitted between the building and Oberlin Road. All other required parking shall be located at the rear of the property. <i>Project parking is in the rear of building.</i> 4. The following uses shall be prohibited on the property: Health Club, Sports Academy, Outdoor Sports or Entertainment-all types, Overnight Lodging-all types, Parking Lot-all types, Retail Sales. <i>Project is proposing an office in an existing building.</i> 	<p>2.1, 3.1</p>

	<p>5. All outdoor lighting fixtures shall be of full cut-off design. Any pole-mounted lighting shall be a maximum height of fifteen (15) feet with the exception of pedestrian-scaled lighting or pole light for parking the rear. <i>No site lighting is being proposed.</i></p> <p>6. Prior to issuance of a building permit for new development, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15' in depth and 20' in width) and location of the easement along Oberlin Road shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office. If, prior to issuance of the building permit, the Public Works Department requests installation of a shelter, an ADA accessible shelter shall be constructed on a 15'x20' cement pad on the easement, and a 30' long cement landing zone installed between the sidewalk and curb, paralleling the street, with all construction plans to be approved by the Public Works Department.</p>	
Overlay District:	<p>SRPOD- Existing building is formerly a residential dwelling unit and will be used for office building where the overlay is not applicable.</p> <p>NCOD-The existing building setback from Oberlin Road shall remain as it is (approximately 60' from the northeast corner, 50' from the southeast corner), consistent with NCOD.</p>	5.1
Parking:	6 spaces required based on 1/400 sf of office space. 9 spaces are provided. Bicycle parking is not required.	7.1.2
Street Type(s):	Mixed Use Street, Avenue 2-Lane, Divided.	8.4
Streetscape:	Residential street. A fee-in-lieu of 1' sidewalk width to supplement the existing 5' sidewalk to be required prior to building permit. A design adjustment has been approved for retaining existing grass strip and 5' sidewalk along Oberlin Road as a means to keeping consistency with the surrounding area. A design adjustment has been approved for the block perimeter exceeding the maximum allowed.	8.5
Setbacks/Frontage:	The required front setback is minimum 5' and the required setback from the side lot line is 0' or 6'.	3.4 , 3.2 , 2.2
Neighborhood Transitions:	See variance A-123-16 below.	3.5

Transitional Protective Yards:	Not applicable.	7.2.4
Storm water:	The project is exempt from storm water controls per UDO Sec.9.2.2.A.2. This includes any plot plan or site plan situated on any lot of ½ acre or less in size recorded prior to 5/1/01. The 0.36 acre lot was recorded in Wake County deed book 996 pg.661 on 8/20/1947.	9.2
Tree Conservation:	The subject property is less than two acres. Compliance with UDO Article 9.1 Tree Conservation is not required.	9.1
Variances, Design Adjustments, Administrative Alternates:	<p><u>Variance A-123-16</u> was granted by the Board of Adjustment for a 6.5ft variance for the height of the wall (for 40 LF), a 10' variance to the width of the landscaping area requirements (for 97 LF) for portions of the neighborhood Transition called for in UDO Article 3.5.</p> <p>A <u>Design Adjustment</u> has been issued for this project to waive the block perimeter requirement in UDO Article 8.3 Sec 8.3.2.</p> <p>A <u>Design Adjustment</u> has been issued for this project to waive the streetscape requirements in UDO Article 8.5 Sec.8.5.2G.</p>	
Other:		

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass 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 issuance of building permits:

2. That a map is recorded prior to building permit showing the required dedication of 1/2-76' right-of-way. That a dedication of 5' general utility placement easement and 20' slope easement outside the right-of-way;

3. Prior to issuance of a building permit for new development, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15' in depth and 20' in width) and location of the easement along Oberlin Road shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office.
4. That a fee-in-lieu for 1' sidewalk width to supplement the existing 5' sidewalk to be required prior to building permit
5. That a planting detail for the streetscape trees is approved in accordance with the standards set forth in the Raleigh Street Design Manual;
6. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Oberlin Road is paid to the Public Works Department;
7. That a tree impact is obtained from the City of Raleigh for the two proposed in the right of way;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ker Baum (C. Wynn) Date: 3-23-17

Staff Coordinator: Daniel L. Stegall

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 1/3/17, submitted by Kimberly Wicker.

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: 3/24/2020

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date: 3/24/2021

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.