Zoning: IX-3
CAC: Southwest
Drainage Basin: Rocky Branch
Acreage: 4.2
Sq. Ft.: 29,168

Planner: Martha Lobo
Phone: (919) 996-2664

Applicant: Wake County
Phone: (919) 856-6350
Administrative Approval Action
Oak City Multi-Services Center: SR-67-17, Transaction# 525320, AA# 3682

LOCATION: This site is located on the west side of South Wilmington Street and south of the intersection of Keeter Center Drive and South Wilmington Street. The site address is 1430 South Wilmington Street and the PIN is 1703625258.

REQUEST: Re-use of an existing 29,168 square foot building on a 7.87 acre tract zoned Industrial Mixed Use-3 story (IX-3)/Residential-6 (R-6) for a Civic Use. The civic use will serve as the Oak City Multi-Services Center for Wake County. An existing Emergency Shelter for men is located on the same site.

DESIGN ADJUSTMENT(S): 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 (UDO Section 8.3) has been approved by the Public Works Director Designee due to existing residential development.

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 Michael Allen of CALYX Engineers+Consultants.

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, MAP RECORDATION OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER 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.

2. The required ½-64’ right of way for Keeter Center Drive, a Neighborhood Street per the Street Plan Map shall be dedicated to the City of Raleigh and is shown on a map approved for recordation.

3. A 5’ general utility placement easement on Keeter Center Drive, and slope easement at the south sidewalk terminus to adjacent parcel with PIN 1703614590 for future sidewalk connection and associated deed of easement, shall be approved by the City and the location of the easements shall be shown on a 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. That a fee-in-lieu for Keeter Center Drive for ½- 36’ b-b Neighborhood Street widening along the 232’ north existing building frontage, including a 1’ sidewalk fee to supplement the 5’ existing sidewalk. The improvements for the south adjacent building are being installed at this time.
STORMWATER
5. That prior to Site Permitting, a nitrogen offset payment must be made to a qualifying mitigation bank;

6. 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.

URBAN FORESTRY
7. Obtain required stub and tree impact permits from the City of Raleigh

8. 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.

9. 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
10. A demolition permit shall be obtained.

ENGINEERING
11. 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
12. A final plat must be recorded at the Wake County Register of Deeds office for the dedication of the City of Raleigh Water Line Easements for the proposed 2” water meter and public fire hydrant.

STORMWATER
13. 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.

URBAN FORESTRY
14. 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:

1. The public water extension 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:** All street lights and street signs required as part of the development approval are installed.

4. **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.

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

6. **Next Step:** Final inspection of all required Tree Conservation and right of way trees 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:** 1-2-2021
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) **Date:** 1/2/2018

**Staff Coordinator:** Daniel L. Stegall
Design Adjustment
Staff Response

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.

<table>
<thead>
<tr>
<th>PROJECT</th>
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<tbody>
<tr>
<td>Project Name</td>
<td>Oak City Multi-Use Center</td>
</tr>
<tr>
<td>Date completed Application received</td>
<td>10/13/2017</td>
</tr>
<tr>
<td>Case Number</td>
<td>SR-67-2017</td>
</tr>
<tr>
<td>Transaction Number</td>
<td>525320</td>
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Staff SUPPORTS the Design Adjustment based upon the findings in these applicable code:
- ☑ UDO Art. 8.3 Blocks, Lots, Access
- ☑ UDO Art. 8.5 Existing Streets
- ☑ Raleigh Street Design Manual
- ☐ Other

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<tr>
<th>DEPARTMENT</th>
<th>REPRESENTATIVE SIGNATURE</th>
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<tbody>
<tr>
<td>☑ Dev. Services Planner</td>
<td>Kathryn Beaud</td>
<td>☑ City Planning</td>
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<tr>
<td>☑ Development Engineering</td>
<td>Kathy Beaud</td>
<td>☑ Transportation</td>
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<td>☑ Engineering Services</td>
<td></td>
<td>☑ PRCR</td>
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<td>☑ Public Utilities</td>
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Findings: The location of the Oak City Multi-Use Center is within a floodplain which encompasses the entire property. This limits any possibility of providing public street access through this site as required by the block perimeter requirements for IX-3 zoning. This site is to have a fence to provide security to the site and no block perimeter should be required through this site.

The City is in support of this design adjustment.

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

Authorized Signature: __________________________________________
KATHERUJ MADGE, BE
Engineering Manager

Date: 12/4/2017

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

CONDITIONS

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).
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.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

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<tr>
<th>OWNER</th>
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<tbody>
<tr>
<td>Name</td>
<td>Wake County</td>
<td></td>
</tr>
<tr>
<td>Address</td>
<td>336 S. Fayetteville Street, Suite 1100</td>
<td>City Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>North Carolina</td>
<td>Zip Code 27601</td>
</tr>
<tr>
<td>Phone</td>
<td>(919) 856-9354</td>
<td></td>
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<th>APPLICANT</th>
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<tbody>
<tr>
<td>Name</td>
<td>Michael Allen</td>
<td>Firm</td>
</tr>
<tr>
<td>Address</td>
<td>6750 Tryon Road</td>
<td>CALYX Engineers and Consultants</td>
</tr>
<tr>
<td>State</td>
<td>North Carolina</td>
<td>Zip Code 27518</td>
</tr>
<tr>
<td>Phone</td>
<td>(919) 858-1888</td>
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Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

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<tr>
<th>DESIGN ADJUSTMENT REQUEST</th>
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<tr>
<td>Code Section Referenced:</td>
<td>UDO Article 8.3 (Block Perimeter and Pedestrian Passage Requirements)</td>
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<tr>
<td>Justification: A design adjustment for the block perimeter requirements outlined in Section 8.3.2 and Section 8.3.5.B. of the UDO is requested due to the following:</td>
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<tr>
<td>1. The proposed Oak City Multi-Use Center and the existing Men's Shelter are to be secured facilities enclosed by a fence.</td>
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<tr>
<td>2. To the west, north and south of the proposed facility is floodplain and floodway associated with Rocky Branch, a perennial stream.</td>
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<tr>
<td>3. Existing greenway extends from north to south. The greenway is located east of Rocky Branch.</td>
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<tr>
<td>4. Property located west and south of the proposed development is owned by the City of Raleigh and is undeveloped. These properties are also located within the floodplain and floodway.</td>
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<td>5. Tree Conservation Area is proposed to the west of the existing building (this area is the only wooded area located on the lot).</td>
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<td>6. Refer to attached MEMORANDUM concerning Southern Gateway Corridor Plan.</td>
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*Please include any additional support (Plan sheets, serials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.

By signing this document I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner’s Representative Signature

7/29/17

In Witness whereof, the parties signed have executed this document on this date.

Notary Signature

Notary Public
North Carolina
Wake County

IN COMMISSION EXPIRES 2.16.2019
December 21, 2016

Dhanya Sandeep, Urban Planner
City of Raleigh
220 Fayetteville Street, Suite 200
Raleigh, NC 27601

Jason Myers, Transportation Planner
City of Raleigh
One Exchange Plaza, Suite 727
Raleigh, NC 27602

Dear Ms. Sandeep and Mr. Myers:

I am writing in reference to a notification letter sent to Wake County, dated December 13, 2016 regarding a proposed change to the Raleigh Street Plan, a component of the 2030 Comprehensive Plan and referenced as “Case CP-4-16 Southern Gateway Corridor.” A copy of this letter is attached.

The proposed changes include extension of McCauley Street southeast then east through existing Wake County property, at 1420 South Wilmington upon which the South Wilmington Street Center, is located, which houses the men’s homeless shelter. The street further extends through the adjacent site at 1430 S. Wilmington Street and forms intersections with Keeter Center Drive and South Wilmington Street. You may recall that this is the proposed site for the Oak City Multi-services Center, a project that is a proposed partnership between the City of Raleigh and Wake County. In fact, approval to move forward with site acquisition and partial funding for this project was just approved by City Council on December 5, 2016 and we intend to take this to the Board of Commissioners for final approval on January 17, 2017.

Wake County considers these sites to form a strategic operations center that will serve homeless people, those at risk of homelessness and the surrounding community well into the future. Our preference, therefore, is that the City of Raleigh not proceed with these proposed street extensions, as they would displace and disrupt a significant services center for Wake County and the surrounding area of Raleigh.
Sincerely,

Jim Hartmann
County Manager, Wake County

cc: Ruffin Hall, City Manager
    Ken Bowers, Planning Director
    Mark Forestieri, Director, Wake County Facilities Design & Construction

Attachments: Notice of Change in Raleigh Street Plan