

STRICKLAND ROAD MEDICAL OFFICE BUILDING SR-70-2016



Zoning: **CX-5-CU**
CAC: **Northwest**
Drainage Basin: **Sycamore**
Acreage: **2.25**
Sq. Ft.: **12,000**

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

Applicant: **East-West Partners**





Administrative Action Administrative Site Review

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

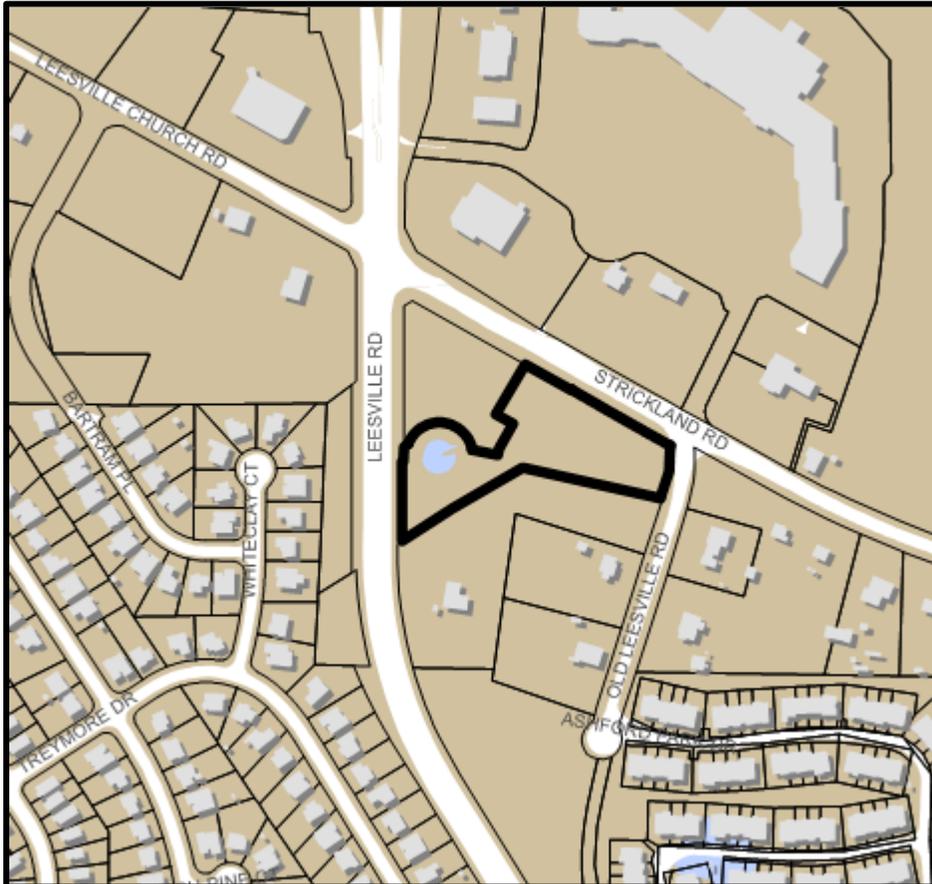
Case File / Name: SR-70-16 / Strickland Road Medical Office Building

General Location: This site is located on the south side of Strickland Road between Leesville Road and Old Leesville Road.

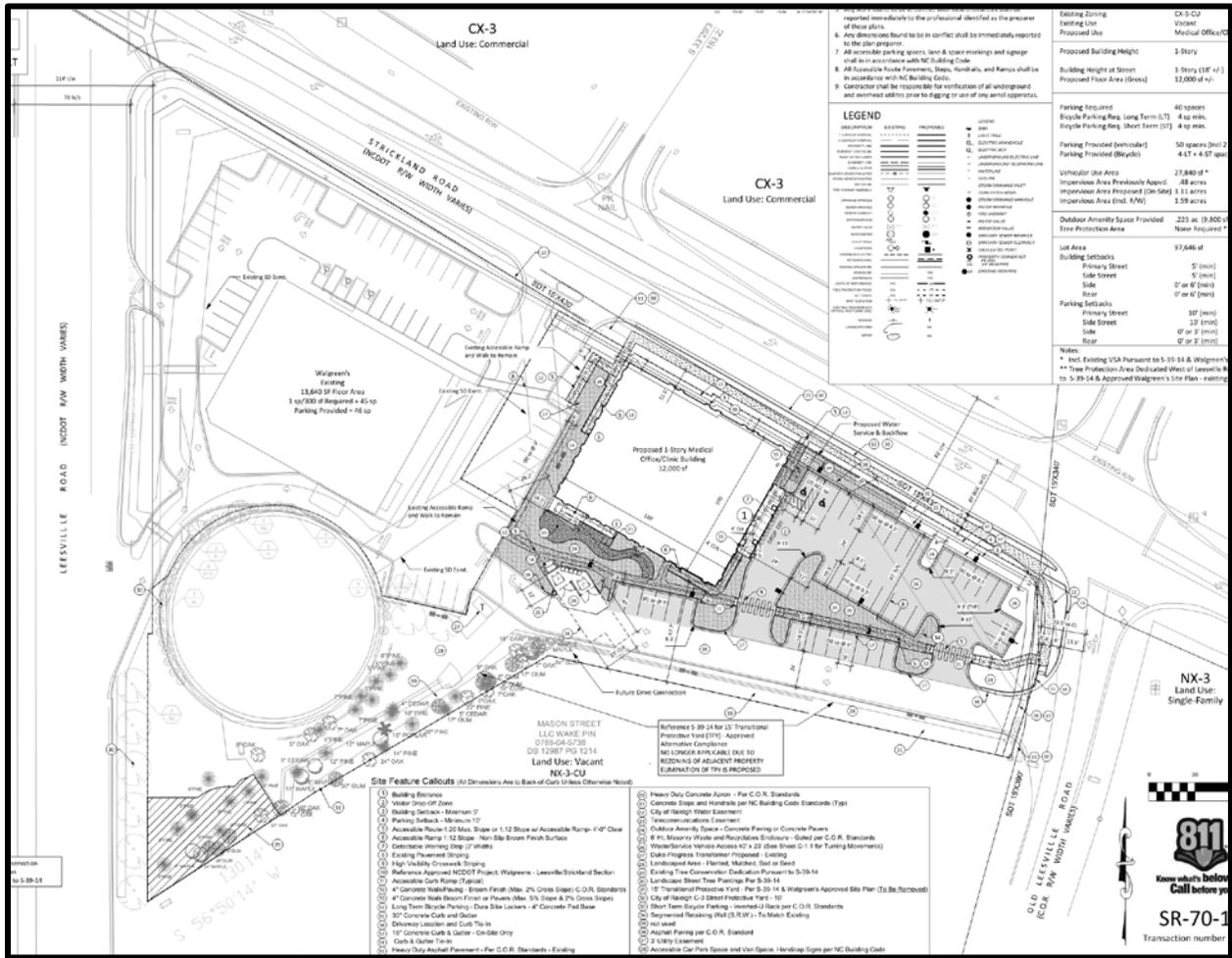
CAC: Northwest

Request: Development of a 2.25 acre tract zoned CX-5-CU into a 12,000 square foot, 25' tall medical office building ('General' building type).

Cross-Reference: Z-11-12, SP-51-13, S-39-14



SR-70-16 Location Map



SR-70-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	CX-5-CU; Z-11-12, Effective 5/7/13, See attached conditions. Proposed development complies with the conditions of Z-11-12. The building height is 25'.	2.1 , 3.1
Overlay District:	N/A	5.1
Parking:	40 vehicular spaces based on 1 space/300 square feet. 50 spaces proposed. Site plan complies with zoning condition 9, which limits surface parking to 150% maximum of required. Short term and long term bicycle parking spaces provided comply with 7.1.2 and zoning condition 8.	7.1.2
Street Type(s):	Leesville Road: Avenue, 4-Lane Divided Strickland Road: Avenue, 4-Lane Divided Old Leesville Road: Neighborhood Local	8.4
Streetscape:	Commercial streetscapes required. Design adjustment approved for Strickland Road streetscape to match adjacent property (see attached). Leesville Road streetscape approved and installed with S-39-14. 6' sidewalks and planting strip to be installed on Old Leesville Road.	8.5
Setbacks/Frontage:	Site plan shows compliance with 5' min. primary and side street setbacks and 0'/6' rear setbacks for 'general' building types.	3.4 , 3.2 , 2.2
Neighborhood Transitions:	N/A; no adjacent residentially zoned properties.	3.5
Transitional Protective Yards:	N/A; not required for this use.	7.2.4
Stormwater:	Site will comply with Article 9.2 of UDO and in accordance with approved Subdivision under S-39-14 for stormwater controls utilizing the existing onsite detention system and sand filter as well as a shared water quality swale. No floodplain or buffers exist on the site.	9.2
Tree Conservation:	Tree conservation areas for this site were established with Subdivision case # S-39-14. No additional tree conservation areas are required.	9.1
Variances, Design Adjustments, Administrative Alternates:	Design Adjustment for alternate streetscape along Strickland Road (see attached).	
Other:	New 10'x15' City of Raleigh water line easement will need to be recorded prior to building permit issuance.	

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

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 issuance of building permits:

2. 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, is paid to the Public Works Department;
3. That a sidewalk deed of easement is approved by the city staff and that the location of the easement is shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat;
4. That the proposed 15'x20' waterline easement for two meters being placed outside of the right of way, one 2" domestic meter and one 2" irrigation meter, is recorded and a copy of the plat returned to the City of Raleigh;
5. That all conditions of Z-11-12 are complied with.

Prior to issuance of building occupancy permit:

6. 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;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Ken Bauer (C. H. G. P.)

Date: 2-7-17

Staff Coordinator:

Justin Rametta

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 11/29/16, submitted by the John R McAdams Company.

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: 2/7/2020

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

4-Year Completion Date: 2/7/2021

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.



Planning & Development

**Public Works
Transportation Field Services**
One Exchange Plaza
Suite 300
Raleigh, NC 27602
www.raleighnc.gov

Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of 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 Sections 8.3.6 and 8.4.1.E of the UDO.

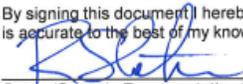
Project	Project Name Strickland Road Medical Office Building	
	Case Number SR-70-16	Transaction Number 486580
Owner	Name East West Partners	
	Address 1450 Environ Way	City Chapel Hill
	State NC Zip Code 27517	Phone 919-929-0660
Applicant	Name Rick Slater, PE Firm McAdams Company	
	Address 2905 Meridian Parkway City Durham	
	State NC Zip Code 27713	Phone 919-361-5000

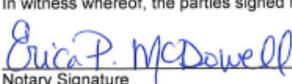
***Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)**

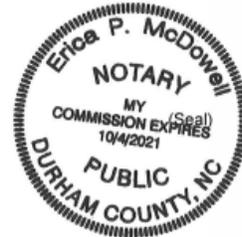
Design Adjustment Request	Code Section Referenced UDO Section 8.4.2
	Justification We are requesting consideration for a Design Adjustment to allow for a modification to the street section along the Strickland Road (NCDOT SR1829) portion of our projects frontage. The current street section is an Avenue 4-Lane Divided and requires a 6' planting strip, 6' sidewalk, 2' maintenance strip and a 5' utility placement easement in that order behind the back of curb. It is our intent to match the existing adjacent Walgreens properties street section as well as the section that is shown on the attached approved NCDOT plans. This new street section consists of a 3.5' planting strip, 6' sidewalk, 4' planting strip and a 3' utility placement easement. This allows for a uniform look with the adjacent property as well as allows for street tree placement 15' off the edge of pavement (NCDOT standard) inside of the right-of-way but outside of the utility placement easement. If you have any questions, please call me at 919-361-5000. Thank you for your consideration of this Design Adjustment. See Attached: NCDOT Plans Proposed Site Plan Current Recorded Plat

*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

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


Owner/Owner's Representative Signature 11/30/2016
Date

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

Notary Signature 11.30.16
Date



Ordinance No. (2013) 188ZC688
Adopted: 5/7/13 Effective: 5/7/13

Z-11-12 - Strickland Road located on the Southside, southwest of its intersection with Old Leesville Road being Wake County PIN 0788056251. Approximately 3.91 acres are to be rezoned from Residential-4 to Shopping Center Conditional Use District.

Conditions Dated: 5/1/13

- 1) The following uses shall be prohibited:
 - (a) automotive service and repair facilities;
 - (b) landfills of all types;
 - (c) manufacturing of all types;
 - (d) mini-warehouse storage facilities; and
 - (e) riding stables;
 - (f) outdoor stadium;
 - (g) theater;
 - (h) amphitheater;
 - (i) racetrack;
 - (j) correction/penal facility;
 - (k) kennel/cattery;
 - (l) outdoor movie theater;
 - (m) airfield/landing strip;
 - (n) non-hospital related heliports;
 - (o) adult establishments.
- 2) Building height shall not exceed a maximum of five stories or 75 feet.
- 3) At least thirty-three percent (33%) of the surface of the ground floor level of building facades facing Strickland Road shall be non-opaque glass window(s) and/or non-opaque glass door(s), (with ground floor level being measured between three (3) feet and twelve feet (12) feet above the adjacent sidewalk).
- 4) If requested by the City, prior to the subdivision of the property or the issuance of a building permit for the property, whichever shall occur first, a transit easement measuring twenty (20) by fifteen (15) feet along Leesville Road (or such lesser size as requested by the City Transit Division) shall be granted to the City pursuant to a transit easement deed approved by the City Attorney and recorded in the Wake County Registry.
- 5) Any drive-through window serving the subject property shall be located at the rear or side of any building as viewed from Strickland Road and Leesville Road.
- 6) Prior to obtaining a building permit for any development within the subject property, the property owner requesting the permit shall provide for access to the adjoining property identified as PIN 0788045738 (Deed Book 12987/Page 1214) by either making a recorded offer of cross access to such property to the south, to be

Ordinance No. (2013) 188ZC688
Adopted: 5/7/13 Effective: 5/7/13

approved by the office of the Raleigh City Attorney, or dedicating right-of-way to the public which connects said property to the right-of-way of Strickland Road.

7) Retail development shall be limited to no more than 29,000 square feet floor area. Within forty-five (45) days of recording of a plat subdividing the subject property, a covenant allocating the retail square footage to the various lots shall be recorded with the Wake County Registry. For purposes of this condition, "retail" shall mean any retail sales, eating establishments and personal services listed in the permitted land use schedule irrespective of any exclusions.

8) Unless a more stringent standard is required Development of the property shall require covered or uncovered bicycle parking facilities (bike racks) at a ratio of one bike space per 5,000 square feet of building area gross; such bike racks shall be located within 100 feet of a building entrance.

9) That upon the effective date of this rezoning ordinance but before September 1, 2013, the applicant may elect to apply to have all of the following chapters and sections of the UDO apply to the rezoned land:

- i. Article 1.1
- ii. Article 1.2
- iii. Article 7.1
- iv. Chapter 8
- v. Chapter 9
- vi. Chapter 10, except UDO sections 10.2.7 Plot Plan Review and 10.2.8 Site Plan Review. Reviews of plot plans and site plans in legacy zoning districts shall be conducted in accordance with City Code sections 10-2132.1 and 10-2132.2(a) through (i).

10) In the event property owner does not elect to develop the property under the provisions of condition 9 above, then in such event, the amount of vehicular surface parking provided to serve the uses on the property shall not exceed 150% of the minimum amount of parking required by the Code at the time of site plan submittal.

11) City Council shall have final approval of any alternative means of compliance with the tree conservation ordinance.