



## Administrative Action Administrative Site Review

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

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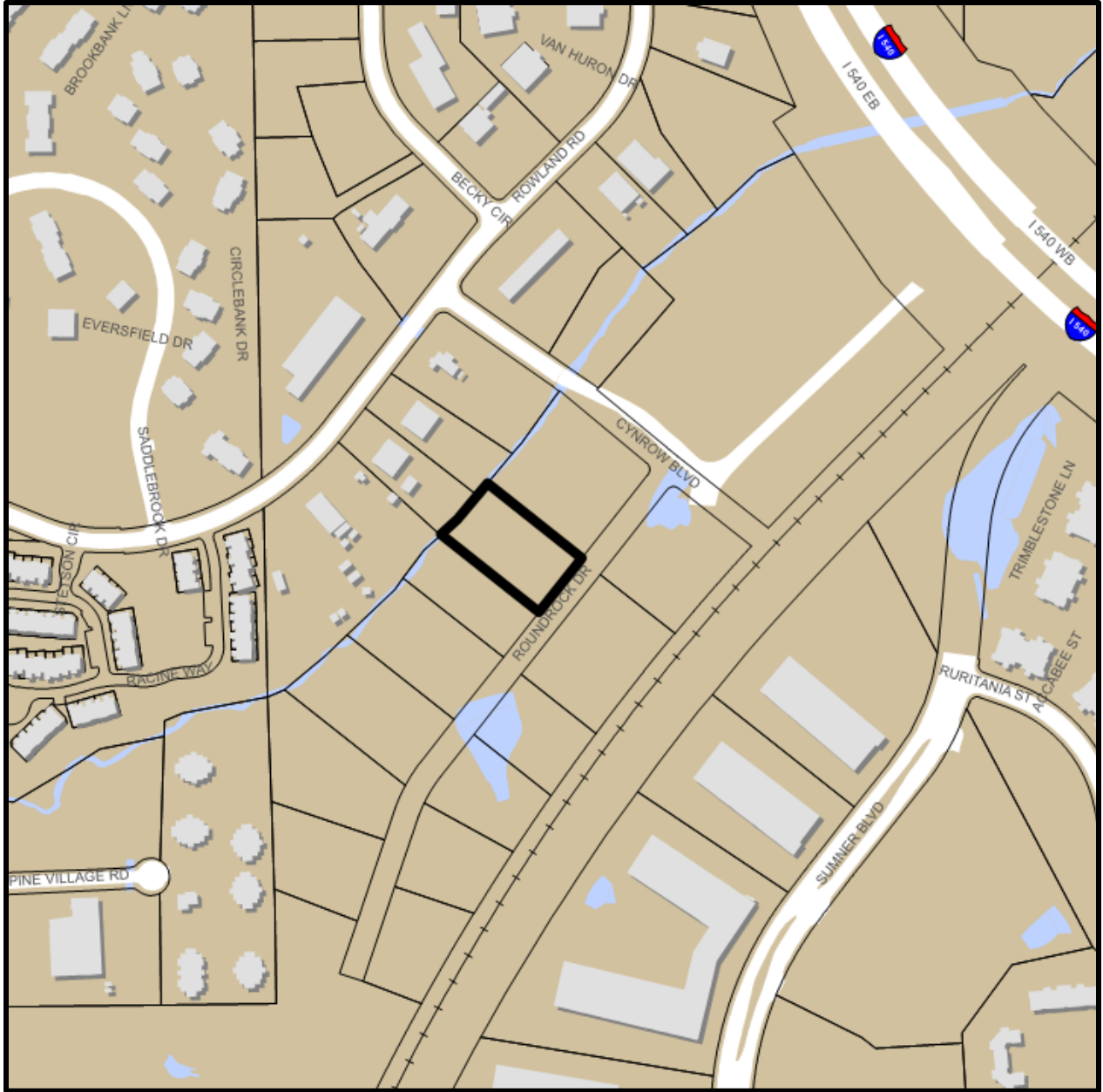
**Case File / Name:** SR-89-16, TOURtech

**General Location:** This site is located on the Northwest side of Roundrock Drive, south of the intersection of Roundrock Drive and Cynrow Blvd. and is within the city limits.

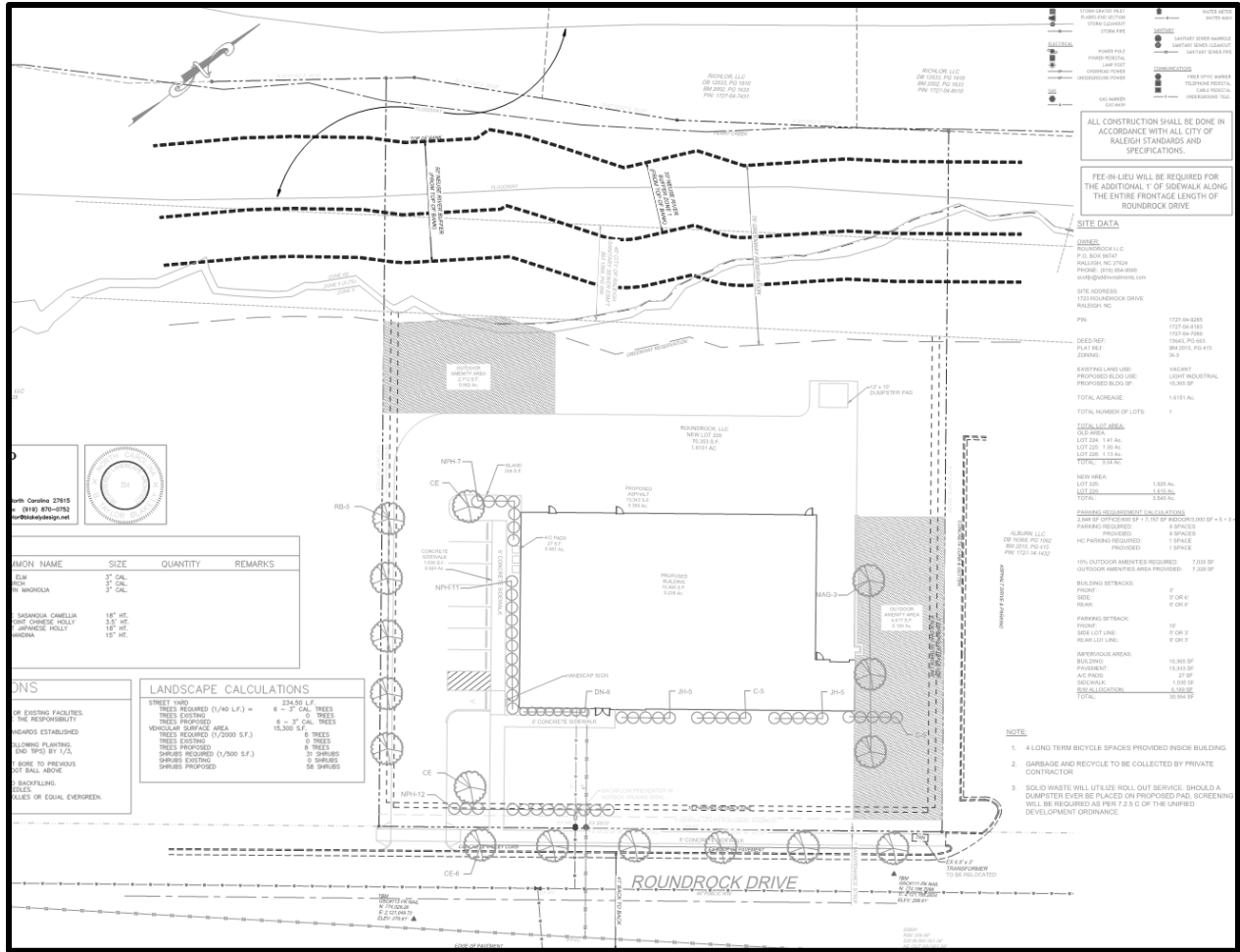
**CAC:** North

**Request:** Development of a 1.61 acre recombined tract zoned IX-3 and SHOD-2 Overlay district into a 10,365 square foot 16.6' tall light industrial building.

**Cross-Reference:** TR# 493604



SR-89-16 Location Map



SR-89-16 Preliminary Site Plan



## Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may 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.

<b>PROJECT</b>	Project Name Tourtech	Date Completed Application Received: 1/18/17
	Case Number: SR-89-16	Transaction Number: 493604

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	Cadell Hall <i>Cadell Hall</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input checked="" type="checkbox"/>	PRCR: Cris Crum

Staff is in approval of the design adjustment request due to the condition listed in the UDO 8.3.6.E.3, the site layout of developed properties. The applicant will not dedicate additional right-of-way. Sidewalks will be installed 3.5' behind the existing back of curb, and street trees will be planted within the 3.5' strip.

### Development Services Director or Designee Action:

Approve  Approval with Conditions  Deny

*[Signature]*  
 Authorized Signature KENNETH W. FITCHIE, PE Date 1/19/2017  
DEVELOPMENT REVIEW MANAGER

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

<b>CONDITIONS FOR APPROVAL</b>	
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Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh  
 Engineering Services

Phone: 919-996-3030  
 www.raleighnc.gov

<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	IX-3,	<a href="#">3.1</a>
<b>Overlay District:</b>	SHOD-2	<a href="#">5.1</a>
<b>Parking:</b>	<p>Required= (2848 S.F Office/600) + (7157 indoor S.F. open space/3000) = 5+3 = 8  Proposed = 8</p> <p>Bicycle= 1 long term bike space/40,000 S.F. gfa or minimum 4.  Proposed = 4</p>	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	Industrial Street requiring 69' Right of Way No right of Way dedication is proposed as per approved Design Adjustment.	<a href="#">8.4</a>
<b>Streetscape:</b>	<p>Commercial- Design Adjustment for Alternative streetscape cross section.</p> <p>A sidewalk 5' wide is proposed along the entire frontage of the parcel. (matching the existing 5' sidewalk on the adjacent parcel)</p> <p>A fee in lieu for an additional 1' of sidewalk width (totaling 6' of sidewalk width) is required along the entire frontage.</p> <p>The 5' wide sidewalk is proposed 3.5' behind the existing back of curb as approved by the associated Public Works design adjustment.</p>	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	<p>Front = 3'  Side = 0 or 6'  Rear = 0 or 6'  Frontage = N/A</p>	<a href="#">3.2,</a>
<b>Neighborhood Transitions:</b>	NA	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	NA	<a href="#">7.2.4</a>
<b>Stormwater:</b>	<p>Site is showing compliance with stormwater water quality regulations through a one-time nitrogen offset payment to a qualifying mitigation bank.  Water quantity compliance is being shown through and exemption in Section 9.2.2.(E) (2) (d.).</p>	<a href="#">9.2</a>
<b>Tree Conservation:</b>	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation	<a href="#">9.1</a>

<p><b>Variances, Design Adjustments, Administrative Alternates:</b></p>	<p>Design Adjustment for Alternative streetscape cross section waiving the required Right of Way dedication, and allowing 3.5' planting strip from the back of curb to the sidewalk</p>	
<p><b>Other:</b></p>	<p>Parks and Recreation greenway reservation along Perry Creek extending 75' from stream top of bank, at the rear of the property.</p>	

**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 the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:**

2. That a nitrogen offset payment must be made to a qualifying mitigation bank;
3. That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract;
4. That due to the recombination of lots 224, 225, and 226 into lots 225 and 226, the revised impervious surface allocations shall be noted on the recombination plat and the plat is to be recorded in the Wake County Register of Deeds;
5. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or.0259).".
6. That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;

**Prior to issuance of building permits:**

7. That A fee-in-lieu is to be paid for the additional 1' of sidewalk required along the entire frontage length of Roundrock Drive;
8. A tree impact permit will need to be obtained prior to issuance of building permits;

9. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including 6 streetscape trees and a 5' width of sidewalk on Roundrock Drive is paid to the Public Works Department;
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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Ken Baum (C. Hayes) Date: 4-12-17  
**Staff Coordinator:** Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

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**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 2/15/17, submitted by William Piver, P.E.

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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:** 4/12/2020

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

**4-Year Completion Date:** 4/12/2021

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.