Zoning: OX-3-PL-CU
CAC: Midtown
Drainage Basin: Big Branch
Acreage: 1.14
Sq. Ft.: 30,000

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

Applicant: Tropical Building Supply
LOCATION: This site is located at the southeast corner of the intersection of Northwood Drive and Six Forks Road. The two parcels are identified as 4830 Six Forks Road/1706.15-53-5466 and 4824 Six Forks Road/1706.15-53-5376.

REQUEST: Development of a 1.14 acre tract currently comprised of two parcels to be recombined. This site is zoned Office Mixed Use-3 with a Parking Limited Frontage (OX-3-PL-CU) with zoning conditions under case Z-20-14. The applicant is requesting to develop the property for 30,000 square feet of office space in a general building with associated amenity area and parking.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: 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 an established intersection where street additions would be out of compliance with City of Raleigh and NCDOT spacing requirements.

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 Janet Mountcastle of Cline Design Associates.

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.

Stormwater quality and quantity will be met by utilizing an underground detention device and a sand filter in addition to a payment to a mitigation bank.

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

GENERAL

1. A surety shall be paid to the City of Raleigh in the amount of $20,0000 for the construction of traffic calming devices in accordance with zoning condition number 5 of Z-20-14.

ENGINEERING

2. 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

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.

   **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

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

5. Comply with all conditions of Z-20-14.

6. A Final Plat shall be recorded with the Wake County Register of Deeds office for all recombinations, right-of-way and/or easement dedications.

7. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract.

8. A demolition permit shall be obtained for the existing structures on site.

9. Provide fire flow analysis.

ENGINEERING

10. The required right-of-way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.

11. 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.

12. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk for 210’ and 25’ of pavement for 210’ along Six Forks Rd shall be paid to the City of Raleigh.

13. A 10’x20’ transit easement as shown on the preliminary plan shall be approved by the Transit Planner in the Transportation Department, and shall be shown on all maps for recording, and a transit easement deed approved by the City of Raleigh shall be recorded with the local County Register of Deeds. The recorded copy of this transit easement shall be provided to the Development Services Department prior to building permit approval.
14. In accordance with zoning condition number 15 of Z-20-14 an offer of cross access agreement and slope easement between the subject recombined property and the adjacent lot to the south identified by PIN 1706537252 shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded offer of cross access easement and slope easement shall be returned to the Development Services Department within one (1) day of recordation. A recorded copy of these documents must be provided to the Development Services Department.

15. 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
16. A final plat must be recorded with the Wake County Register of Deeds office for the recombination and the CORWLE for the water meter.

URBAN FORESTRY
17. A fee-in-lieu shall be provided for the street trees otherwise required along Six Forks Rd.

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

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 storm drainage improvements 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 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: 3-7-2021
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: 3/7/18

Staff Coordinator: Daniel L. Stegall
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.

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<thead>
<tr>
<th>PROJECT</th>
<th>Date completed Application received</th>
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<tbody>
<tr>
<td>Project Name</td>
<td>Six Forks Office Building</td>
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<tr>
<td>Case Number</td>
<td>SR-92-17</td>
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<td>Transaction Number</td>
<td>535299</td>
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<td>Public Utilities</td>
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Findings: Staff supports the request for a Design Adjustment in regards to Block Perimeter. The proposed site is on an established intersection where additional street additions would be out of compliance with City of Raleigh and NCDOT spacing requirements. Per the FSDM 4.4.2, spacing for an Avenue 6 Lane, Divided requires a minimum spacing of greater than 200'. Min spacing for this site for a proposed street is approx 190'. Offer of cross access has been given to adjacent parcels to ensure connectivity.

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

Authorized Signature: [Signature]

Date: 3/13/2018

*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).
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. 8.4.1E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

**PROJECT**

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**OWNER**

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<thead>
<tr>
<th>Name</th>
<th>Tropical Building Supplies</th>
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<tbody>
<tr>
<td>Address</td>
<td>4030 Wake Forest Road Suite 349</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27609</td>
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<tr>
<td>City</td>
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</tr>
<tr>
<td>Phone</td>
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**APPLICANT**

<table>
<thead>
<tr>
<th>Name</th>
<th>Jason G. Meadows P.E.</th>
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<tbody>
<tr>
<td>Firm</td>
<td>John A. Edwards &amp; Company</td>
</tr>
<tr>
<td>Address</td>
<td>333 Wade Ave</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27605</td>
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<tr>
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</tr>
<tr>
<td>Phone</td>
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Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

**Code Section Referenced:** UDO Article 8.3 Blocks, Lots, Access

**Justification:** The applicant is requesting a design adjustment from the required block perimeter as established under UDO Article 8.3. Due to the size of the subject parcel and the location at the corner of Northwood Dr. and Six Forks an additional public street connection would be in conflict with separation requirements established by the City of Raleigh Street Design Manual. Existing developed parcels adjacent to the subject project would also limit the ability for a complete block to be established. See attached aerial exhibit and proposed plan.

*Please include any additional support (Plan sheets, aerals, 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

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

Notary Signature
00 PARKING LEVEL 415' - 6"
01 FIRST LEVEL 427' - 6"
02 SECOND LEVEL 441' - 6"
03 ROOF 455' - 6"
GROUND LEVEL 14' - 0"
MECHANICAL SCREEN 12' - 0"

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION (NORTHWOODS DR.)

WEST ELEVATION (SIX FORKS RD.)

RALEIGH, NORTH CAROLINA

DATE 1.25.2018
PROJECT # 017002
SET CONCEPT DESIGN
SHEET BUILDING ELEVATIONS

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