Zoning: **CX-7-CU**  
CAC: **Northwest**  
Drainage Basin: **Little Briar**  
Acreage: **8.75**  
Sq. Ft.: **47,378**

Planner: **Daniel Stegall**  
Phone: (919) 996-2712  
Applicant: **MCadams- Jay Matey**  
Phone: (919) 361-5000
Administrative Approval Action
Skyland Ridge Lot 2: SR-99-17
Transaction# 536248, AA# 3703

LOCATION:
This site is located at northwest of the intersection of Brier Creek Parkway and Skyland Ridge Parkway. The address of the site is 7860 Brier Creek Parkway and the PIN is 0768581332.

REQUEST:
Revision to a previously approved plan SR-11-15 to increase the gross floor area for development on Lot 2 as referenced in BM 2016 page 198 in the Wake County Registry. The revised development plan consists of a 1.09 acre tract zoned CX-7 CUD into 6,126 square feet of medical office space, 1,513 square feet of retail space and 1,564 square feet of restaurant space within a single building (Building 1 on the development plan). Parking will be provided at 1 space/300 square feet of retail and medical office space and 1 space/150 square feet of restaurant. Overall site parking calculations for Lot 1, 2 and 3 are provided in plan. Reference Z-37-14 and S-69-15 for additional information on development.

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 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 Jay Matey of McAdams.

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 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.

STORMWATER

2. 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.

3. A stormwater control plan showing proposed development complies with overall stormwater plan approved under S-69-15 shall be submitted.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL


5. Provide fire flow analysis.
6. Infrastructure Construction Plans shall be approved by the City of Raleigh, including obtaining stub permits and a tree impact permit;

ENGINEERING
7. 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
8. A final plat must be recorded at the Wake County Register of Deeds office for the City of Raleigh Water Line easement dedication for the domestic water meter.

STORMWATER
9. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements.

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:
10. 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.

11. All street lights and street signs required as part of the development approval are installed.

12. 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

13. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

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: 2-21-2021
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) [Signature] Date: 2/21/2018
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.

<table>
<thead>
<tr>
<th>Project Name</th>
<th>Date completed Application received</th>
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<tbody>
<tr>
<td>Skyland Ridge - Lot 2</td>
<td>1/5/2017</td>
</tr>
<tr>
<td>Case Number</td>
<td>Transaction Number</td>
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<tr>
<td>SR-99-2017</td>
<td>538248</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. 8.4 New Streets
- [ ] UDO Art. 8.5 Existing Streets
- [ ] Raleigh Street Design Manual
- [ ] Other

DEPARTMENT | REPRESENTATIVE SIGNATURE | DEPARTMENT | REPRESENTATIVE SIGNATURE
-----------|-------------------------|-----------|-------------------------
Dev. Services Planner | [Signature] | City Planning | [Signature] |
Development Engineering | [Signature] | Transportation | [Signature] |
Engineering Services | [Signature] | PRCR | [Signature] |
Public Utilities | [Signature] |

Findings: Staff supports the request for a Design Adjustment in regards to the applicable block perimeter for the address at 7860 Brier Creek Pkwy. The presence of existing buildings and existing Neuse Riparian Buffer do not allow for proposed street connections to improve block perimeter at this site. Also, a cross access agreement for this location allows for internal connectivity to the two public right-of-ways bordering the site and the three internal parcels.

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

[Signature] 2/21/2018

Authorized Signature

*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. 8.4.1.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>Brier Creek Parkway 7860, LLC</td>
</tr>
<tr>
<td>Address</td>
<td>10120 Green Level Church Road, Suite 212</td>
</tr>
<tr>
<td>City</td>
<td>Graham</td>
</tr>
<tr>
<td>State</td>
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</tr>
<tr>
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<td>27519</td>
</tr>
<tr>
<td>Phone</td>
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<tr>
<th>APPLICANT</th>
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<tbody>
<tr>
<td>Name</td>
<td>Jay Matey, P.E.</td>
</tr>
<tr>
<td>Firm</td>
<td>McAdams</td>
</tr>
<tr>
<td>Address</td>
<td>2905 Meridian Parkway</td>
</tr>
<tr>
<td>City</td>
<td>Durham</td>
</tr>
<tr>
<td>State</td>
<td>NC</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27713</td>
</tr>
<tr>
<td>Phone</td>
<td>919-287-0873</td>
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</table>

Applicant must be a Licensed Professional [Engineer, Architect, Surveyor, and/or Contractor].

**Code Section Referenced:** UDO 8.3.

**Justification:** This application does not materially change the overall development layout that was previously approved under SR-11-15. Infrastructure associated with the subdivision has been completed as has the development of Lot 1. Thus, all vehicular access points are completed and there are no opportunities to change them at this point. As far as the findings outlined in UDO Section 8.3.6:

- A. The intent of block perimeter is to provide a well connected street network. There are no public streets located within the development. However, the internal access driveways provide ample connectivity to both adjacent public streets and to the three (3) internal lots. Thus, the intent of the Ordinance has been met.
- B. The project conforms with the Comprehensive Plan and the UDO.
- C. Turn lanes have been provided at external driveway connections. There is ample storage at each driveway for internal vehicle stacking. Congestion will not be increased and safety will not be compromised.
- D. All lots have frontage on a public right-of-way.
- E. Block perimeter requirements cannot be met due to existing buildings within the project, existing streams on the north, west, and south sides, and the layout of the existing development.
- F. There are no known roadway projects that will directly impact the request subject to this application.

*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: [Signature]

Date: [Date]

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

Notary Signature: [Signature]

Date: [Date]

WWW.raleighnc.gov
CONTRACTOR SHALL NOTIFY "NC811" (811) OR 1-800-632-4949 AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED.

CONTRACTOR SHALL CONTACT ANY LOCAL UTILITIES THAT PROVIDE THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".

REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY.