Zoning: PD  
CAC: Midtown  
Drainage Basin: Crabtree Creek  
Acreage: 4.18  
Units/Square feet: 500 / 735,665  

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

Applicant: Kane Realty Corp.  
Phone: 919-369-4096
LOCATION: This site is located at 4200 Six Forks Road, between Front at North Hills Street and Market at North Hills Street.

REQUEST: Development of a proposed 2.6 acre tract (proposed lot 9 to be created in accordance with S-61-16) zoned PD (North Hills East / MP-3-16) into two buildings totaling 735,665 square feet including the following:

1. A 20 story office (341,108 sq. ft.) and retail (11,210 sq. ft.) building.
2. A 31 story building containing 176 hotel units and 286 dwelling units.
3. Associated parking structure containing 1,162 spaces.

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 the John R. McAdams Company.

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:

GENERAL

1. The lots associated with subdivision case S-61-16 must be recorded in the Wake County Register of Deeds and a copy of the recorded plat provided to the city.

2. A revised parking table and parking layout must be provided showing compliance with MP-3-16, UDO Section 7.1.2, and the Raleigh Street Design Manual Section 6.16.

STORMWATER

3. Stormwater calculations shall be provided showing compliance with MP-3-16 and S-61-16.

4. Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, 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:

GENERAL

1. Comply with all conditions of Z-28-16 / MP-3-16.

2. A fee-in-lieu for a 1’ sidewalk width along Six Forks Road shall be paid to the City of Raleigh to supplement the existing 5’ sidewalk along the project frontage.
3. **Next Step:** Concurrent review drawings for site permits and/or infrastructure must be approved prior to submitting applications for building permits.

**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: 11-8-2020
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: 11/3/2017

**Staff Coordinator:** Justin Rametta