



## Administrative Action Administrative Site Review

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

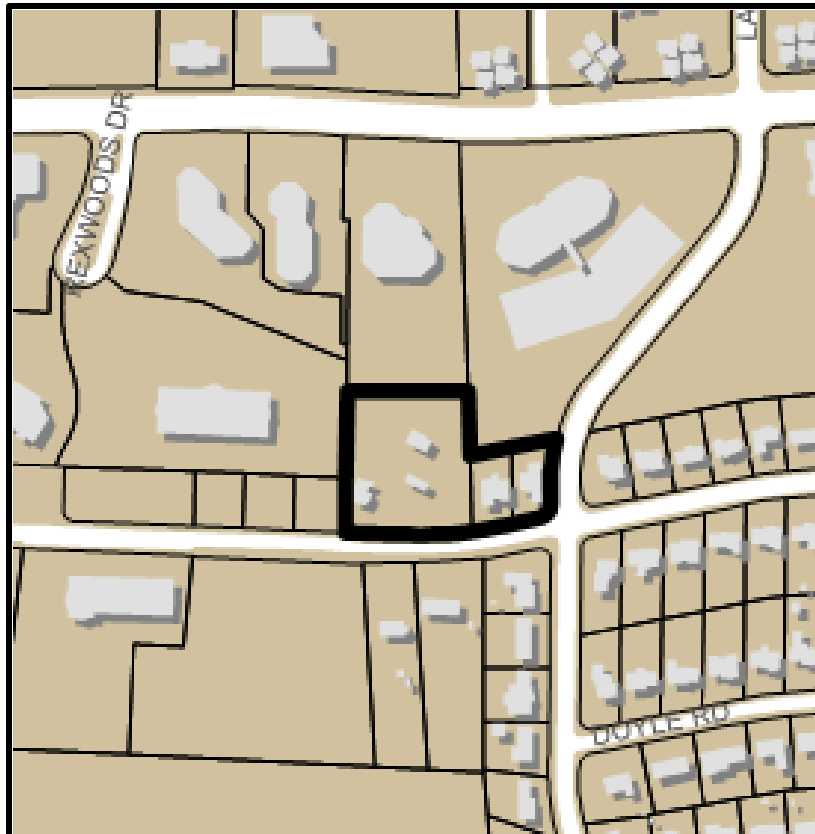
**Case File / Name:** SR-105-16 / City of Raleigh Fire Station 14

**General Location:** This site is located on the northwest quadrant of the intersection of Harden Road and Nancy Ann Drive, inside the city limits.

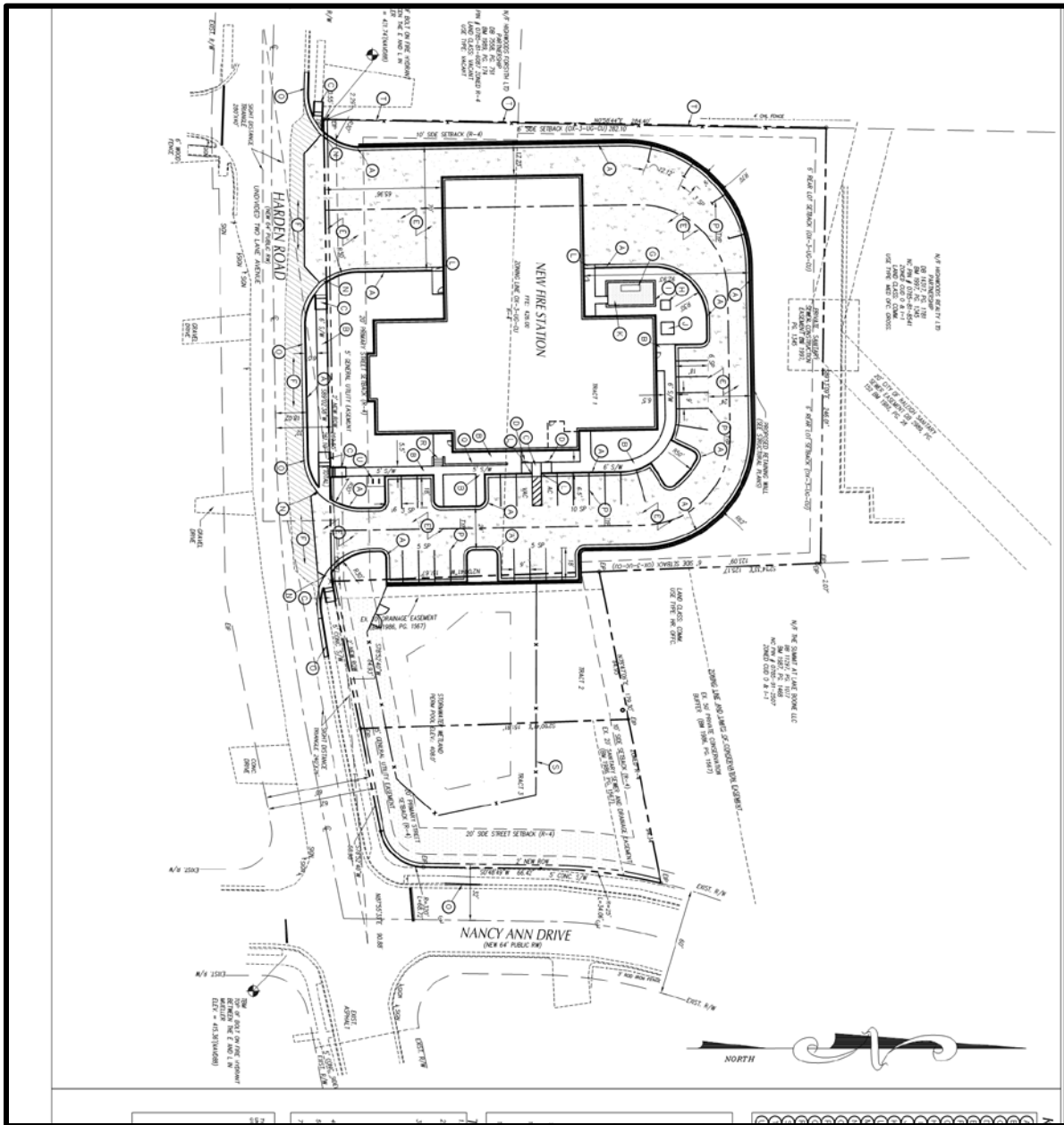
**CAC:** Northwest

**Request:** Development of three tracts totaling 2.22 acres zoned R-4 and OX-3-UG-CU into an 18,136 square foot, 34' tall Fire Station (Civic building type).

**Cross Reference:** Z-7-87



SR-105-16 Location Map



<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	OX-3-UG-CU, R-4. Proposed plan complies with all applicable conditions of Z-7-87 (see attached).	<a href="#">2.1</a> , <a href="#">3.1</a>
<b>Overlay District:</b>	N/A	<a href="#">5.1</a>
<b>Parking:</b>	32 spaces required based on 1/400 square feet of gross floor area. 33 spaces provided.	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	Harden Lane: Avenue 2-Lane, Undivided Nancy Anne Drive: Avenue 2-Lane, Undivided	<a href="#">8.4</a>
<b>Streetscape:</b>	Sidewalk and tree lawn. 5' sidewalks exist on both streets, fee-in-lieu will be required for 1' of additional sidewalk. Street trees will be planted in 15' type C2 yards on private property as both streets are NCDOT maintained.	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	Plan shows compliance with minimum setbacks in the R-4 and OX zoning districts for a civic building. The street fronting portions of the site do not have the UG frontage.	<a href="#">3.4</a> , <a href="#">3.2</a> , <a href="#">2.2</a>
<b>Neighborhood Transitions:</b>	N/A; No mixed use districts directly adjacent to residential districts.	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	West property line: Type A2 yard for civic use adjacent to a residential use.	<a href="#">7.2.4</a>
<b>Stormwater:</b>	The developer is proposing compliance with stormwater quantity and quality regulations through the use of a constructed wetlands and one-time buy down to a qualifying mitigation bank.	<a href="#">9.2</a>
<b>Tree Conservation:</b>	This site is greater than two acres in size and therefore subject to Article 9.1, Tree Conservation. However, there are no qualifying tree conservation areas on site.	<a href="#">9.1</a>
<b>Variances, Design Adjustments, Administrative Alternates:</b>	N/A	
<b>Other:</b>	Utilities, greenways, transit, infill, etc.	

OFFICIAL ACTION: Approval with conditions

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**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 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, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
3. That a nitrogen offset payment be made to a qualifying mitigation bank;

**Prior to issuance of building permits:**

4. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
5. That a recombination plat is recorded combining the three existing tracts into one and a copy of the plat returned to the City;
6. That ½ 64' of right of way on both Harden Road and Nancy Anne Drive is to be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
7. That demolition permits are issued for the existing structures and these permit numbers be shown on all plats for recording;
8. That a fee-in-lieu of construction is paid for 1' of sidewalk along the site's frontage of Harden Road and Nancy Anne Drive;
9. That all conditions of Z-7-87 are complied with;
10. That the site plan indicate installation of all landscaping requirements, including street trees per this approval;

**Prior to issuance of building occupancy permit:**

11. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

hereby certify this administrative decision.

**Signed:** (Planning Dir.) Ken Baum (C. Wayn) Date: 2-16-17

**Staff Coordinator:** Justin Rametta

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 12/16/16, submitted by CLH Design.

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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:** 2/16/20

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

**4-Year Completion Date:** 2/16/22

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.



**ORDINANCE NO. (1987) 23 ZC 217**  
**Effective: 7-21-87**

**Z-7-87 Lake Boone Trail**, south side, extending through to Harden Road, between Blue Ridge Road and Myron Drive, being Parcels 55-59, 219, 221-226, 417 and 462, Tax Map 462, rezoned to Office and Institution-I Conditional Use District.

**CONDITIONS:**

B.

1. All office uses as allowed in O&I-1.
2. Dwelling units at four units per acre, maximum. (Net area exclusive of right-of-ways)

C.

1. Dwelling units as allowed in a R-4 District, four units per acre, maximum. (Net area exclusive of right-of-ways)
2. Building Heights: One building may have a maximum height of 48 feet. All other buildings may have a maximum height of only 36 feet.
3. The ratio of land area covered by buildings, roads, drives, parking, walks to whole, no greater than 80%. Floor area of buildings to land area not greater than 45%, FAR of 0.45.
4. This petition for O&I-1 Conditional Use Zoning is to be reduced by +/- 3.28 acres. This 3.28 acres of land is located along the North right of way, of Harden Road. The depth of this land is to be 110 feet from Harden Road right of way, and shall run east and west, +/- 1300', across the entire South edge of the original tract of land requested to be rezoned. This 3.28 acres of land will remain as R-4 where it is Zoned R-4 and will be rezoned to R-4 where it is presently Zoned R-10 Conditional.
5. The existing mature trees located along the major drainage swale are considered to be an asset. The preservation of a logical percentage of these trees should be addressed in the site plan review process. A logical percentage is considered to be 50% of all mature trees (6" in diameter or greater) within 50' of each aide of the centerline of the major drainage swale. The clearing and grading for the crossing of this swale by a road is to be exempt from this requirement.

Rezoning Petition Exhibit "B", Item C Clarification.

ITEM NO. 1

A. Office and Institution-1 Zoning has a unit density of 25 families per acre (as indicated by table on page 10-41, Section 10-2064.). This high density is not desired.

ITEM NO. 2

A. One building may have a building height of 48 feet. All other buildings will hare a building height of 36 feet or less.

**ORDINANCE NO. (1987) 23 ZC 217**  
**Effective: 7-21-87**

B. Building height will be measured from the top of the curb, of the street on which the building fronts, to the top of the roof. The curb height will be the average of the curb height on which the building fronts. Mechanical equipment and mechanical equipment screens on the roof and stair enclosures to the roof, if any, will not be included in this height.

The street on which the building fronts will be determined as either Harden Road or Lake Boone Trail depending on which is closest to the building. Building height will not be measured from the curb of the connecting road.

**ITEM NO. 3**

A. These ratios apply to the tract as a whole. Land developed and used as residential is not included in the tract as a whole.

**ITEM NO. 5**

A. The major drainage swale is located approximately 440' south of Lake Boone Trail. This swale is defined as running from the East Boundary line Westerly for a distance of 900'. The exact location of this swale will be determined in the field from topographic information.