



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
(919) 996-2626
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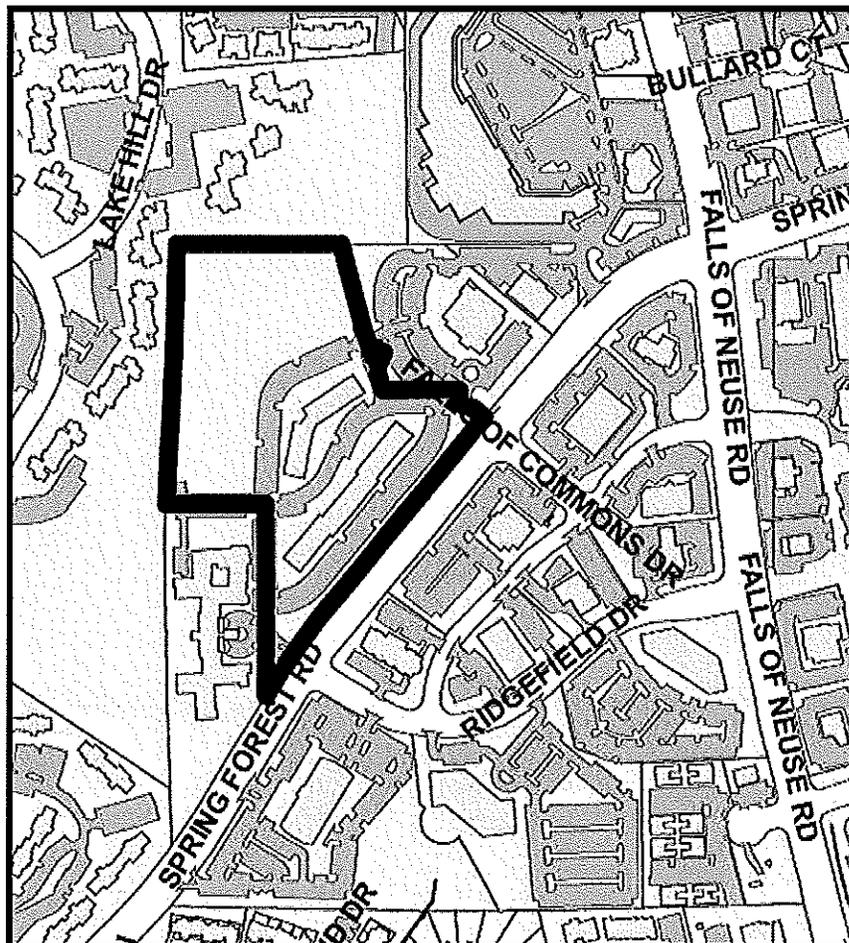
Case File / Name: S-44-13 Campus North Subdivision

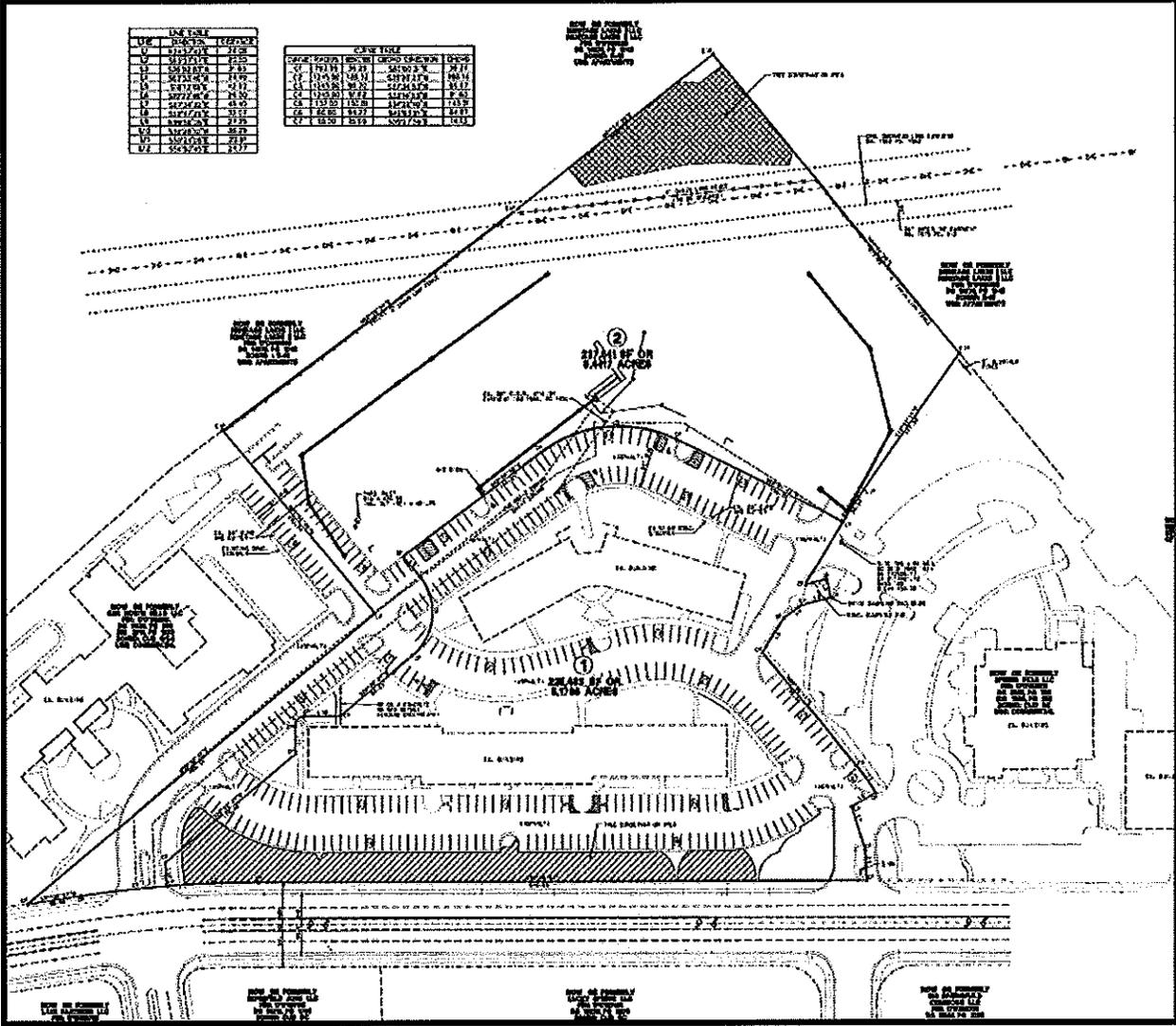
General Location: This site is located on the north side of Spring Forest Road, west of its intersection with Falls of Neuse Road.

CAC: North

Nature of Case: Subdivision of one office parcel into two lots currently zoned Office and Institution-1 Conditional Use and Office and Institution-2 Conditional Use.

Contact: David Dunn – (919)851-4422





Subdivision Layout

SUBJECT: S-44-13 / Campus North Subdivision

CROSS-REFERENCE: Z-31-2012

LOCATION: This site is located on the north side of Spring Forest Road, west of its intersection with Falls of Neuse Road.

REQUEST: This request is to approve the subdivision of a 10.62 acre tract into two lots, zoned Office and Institution-1 Conditional Use and Office and Institution-2 Conditional Use. Proposed Lot 1 will be 5.18 acres in size, Lot 2 will be 5.44 acres in size.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit, site review permit, and infrastructure drawings for the site:

- (1) That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forestry Specialist. Calculations for buyout options should be submitted with Tree Conservation Plan and payment received after tree fence has been inspected and prior to picking up tree conservation permit;
- (2) That a driveway permit is approved by NCDOT and submitted to the City of Raleigh;

Prior to Planning Department authorization to record lots:

- (3) That a vehicular and pedestrian cross-access agreement is to be recorded between Lots 1, 2 and the adjacent property to the west referenced DB 11426 PG 309 with shared maintenance agreement to be approved by the Planning Department.
- (4) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

Prior to issuance of building permits:

- (5) That a plat of all tree conservation areas must be recorded at the Wake County Register of Deeds office and the book and map reference must be provided to the City Forestry Specialist;
- (6) That a cross-access/cross-parking agreement is to be recorded between Lots 1, 2 and the adjacent property to the west.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Sider (C. Weyer) Date: 12-20-13

Staff Coordinator: Stan Wingo

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

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2035 and 10-2036, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 11/7/13, owned by NorthView Partners, submitted by David Dunn.

ZONING:

ZONING
DISTRICTS: Office and Institution-1 Conditional Use (Z-15-13) & Office and Institution-2 Conditional Use (Z-31-12)

Z-15-13 Spring Forest Road - located on the north side, west of Falls of the Neuse Road being a portion of Wake County PIN 1717-10-2685. Approximately 5.22 acres are to be rezoned from Office & Institution-3 to Office & Institution-1 Conditional Use District.

Conditions Dated: 5/8/13

Narrative of conditions being requested:

The portion of tax parcel PIN 1717-10-2685 zoned Office & Institution-3 District and proposed for rezoning in this case is referenced in the following conditions as the "Property."

a. Any building constructed upon the Property shall not exceed sixty-five (65) feet in height.

b. The following uses shall be prohibited upon the Property:

- Dwelling unit or units
- Correctional Facility
- Crematory
- Funeral home
- Hospital
- Veterinary Hospital
- Bed and Breakfast Inn
- Heliport
- Utility Substation

c. Any building constructed upon the Property shall have a building side that faces Spring Forest Road and such building side shall contain a primary entrance to the building. Safe and convenient pedestrian access shall be provided which shall connect the aforementioned primary entrance of any building upon the Property to parking areas and to a sidewalk along Spring Forest Road. Such access shall be provided by sidewalks or clearly marked pedestrian crossings of hardscape areas, each having a width of at least five (5) feet.

d. Upon development, an offer of vehicular and pedestrian cross-access shall be provided to parcels PIN 1717-10-0286 (owner: SZR North Hills LLC; deed recorded at Book 11426, Page 309, Wake County Registry), 1717-10-6975 (owner: Spring Peas LLC; deed recorded at Book 8900, Page 792, Wake County Registry), and the remaining portion of PIN 1717-10-2685 (owner: CN Investors; deed recorded at Book 6527, Page 142, Wake County Registry) or evidence of existing such cross-access shall be provided to the City.

e. Upon the development of the portion of tax parcel PIN 1717-10-2685 (owner: CN Investors, LLC; deed recorded at Book 6527, Page 142, Wake County Registry), rezoned Office & Institution-2 CUD in Zoning Case Z-31-12, a plan for the sharing of parking by

land uses on the Property and on such portion of parcel PIN 1717-10-2685 shall be submitted to the City for approval and shall be implemented following approval.

f. The floor area ratio for the Property shall not exceed .33.

g. Upon the removal of the buildings on the Property and the construction of a new building or buildings, at least twenty-five percent (25%) of each building side (excluding windows and doors) of any new building constructed upon the Property shall be constructed of brick or masonry.

h. Upon the removal of the buildings on the Property and the construction of a new building or buildings, bicycle racks will be provided at a minimum of two (2) locations on the Property with the location and number of the racks to be determined at the time of the site plan approval.

i. All free-standing exterior lighting will utilize full cut-off fixtures.

j. If following the recordation of a subdivision plat that includes the Property and shows locations for (i) a tree conservation area or areas that comply with applicable provisions of the City Code or Unified Development Ordinance and (ii) curb cuts for vehicular ingress and egress that serve the Property and/or the remaining portion of PIN 1717-10-2685 (the tax parcel that now includes the Property), an area remains along Spring Forest Road that has not been used for either subsections (i) and (ii) above and is acceptable to the City's Transit Division for a transit easement, then within ninety (90) days following recordation of such subdivision plat the owner shall provide the City a transit easement along Spring Forest Road measuring fifteen (15) by twenty (20) feet or such lesser dimensions as shall be specified by the City. The location of the easement shall be approved by the Transit Division and the deed of easement shall be approved by the City Attorney.

Z-31-12 – Spring Forest Road, Conditional Use District – located on Spring Forest Road north side, west of Falls of Neuse Road, being a portion of Wake County PIN 1717-10-2685. Approximately 4.83 acres rezoned from O&I-1 Conditional Use District to O&I-2 Conditional Use District.

Conditions Dated: 11/14/12

Narrative of conditions being requested:

For purposes of the following conditions, the portion of PIN 1717-10-2685 proposed for rezoning is referred to as the "Property."

1) Vehicular ingress and egress to the Property from Spring Forest Road shall be limited to a maximum of two (2) vehicular access points. Safe and convenient vehicular access shall be provided from Spring Forest Road to the building or buildings constructed upon the Property. A sidewalk a minimum of five (5) feet in width shall be provided from Spring Forest Road to the Property with a clearly marked pedestrian crossing at each crossing of a driveway or other hardscape area.

- 2) Bicycle racks will be provided at a minimum of two (2) locations on the Property with the location and number of the racks to be determined at the time of site plan approval.
- 3) All free-standing exterior lighting will utilize full cut-off fixtures.
- 4) Prohibited Uses: Cemetery
- 5) Any office development upon the Property shall be limited to a Floor Area Ratio (FAR) of 0.75.
- 6) Safe and convenient pedestrian access shall be provided which shall connect the main entrances of buildings upon the Property to parking areas and to adjacent parcels. Such access shall be provided by sidewalks or clearly marked pedestrian crossings of hardscape areas, each having a width of at least five (5) feet.
- 7) Upon development, an offer of vehicular and pedestrian cross-access shall be provided to parcels PIN 1717-10-0286 (owner: SZR North Hills LLC; deed recorded at Book 11426, Page 309, Wake County Registry), 1717-10-6975 (owner: Spring Peas LLC; deed recorded at Book 8900, Page 792, Wake County Registry), and the remaining portion of PIN 1717-10-2685 (owner: CN Investors; deed recorded at Book 6527, Page 142, Wake County Registry) or evidence of existing such cross-access shall be provided to the City.
- 8) While the building or buildings constructed upon the Property might not directly face Spring Forest Road, they will be oriented generally toward such road. Upon development, a plan for the sharing of parking with uses upon the remaining portion of parcel PIN 1717-10-2685 (owner: CN Investors; deed recorded at Book 6527, Page 142, Wake County Registry) shall be submitted to the City for approval and shall be implemented following approval. No new parking constructed upon the Property shall be located between any building now existing on parcel PIN 1717-10-2685 (owner: CN Investors; deed recorded at Book 6527, Page 142, Wake County Registry) and any building constructed upon the Property generally facing Spring Forest Road (i.e. the side of the building generally facing Spring Forest Road).
- 9) At least fifty percent (50%) of the roofs of buildings upon the Property, as determined by roof area, shall be pitched and the minimum pitch shall be 4:12.
- 10) The height of any building constructed upon the Property shall not exceed 65 feet.
- 11) At least twenty-five percent (25%) of each building side (excluding windows and doors) of any building constructed upon the Property shall be constructed of brick or masonry.

TREE CONSERVATION: This project is required 10% or 1.062 acres for tree conservation. Due to the lack of qualifying tree conservation areas, this proposal has dedicated .34 acres

Secondary: .34 acres

DEVELOPMENT INTENSITY: Existing office building has a floor area ratio of 0.33 at 74,413 square feet.

UNITY OF DEVELOPMENT: N/A

PHASING: This is a one phase development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR

PLAN: Spring Forest Road is constructed to current City Code requirements and no additional dedication of right-of-way is required by the Thoroughfare and Collector Street Plan.

TRANSIT: This site is not presently served by the existing transit system. However the CAT Short Range Transit Plan and the Wake County 2040 Transit Study anticipate service along Spring Forest Rd.

URBAN FORM: This site is located in the North Citizen Advisory Council, in an area designated as Office and Residential Mixed Use.

SUBDIVISION STANDARDS:

LOT LAYOUT: There are no minimum lot sizes or dimensional requirements in this zoning district.

BLOCK LAYOUT: No new streets are required or proposed with this subdivision.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Service is to be provided by private solid waste contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. The public street access to this site is from the westerly drive as a private street with public access easement and cross-access / parking agreements between Lots 1, 2 and the adjacent property to the west with PIN # 1717100286.

PEDESTRIAN: A sidewalk within sidewalk easement will be provided from Spring Forest Road to both buildings proposed on Lot 2.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater and nitrogen reduction requirements of part 10 chapter 9. All proposed lots exceed one acre in size. Stormwater management measures will be required at the time of site plan submittal for each lot or at the time of further subdivision.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: No new street names are being proposed with this development.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

SUNSET DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval by City Council before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 12/20/2016
Record 100% of the land area approved.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.