



## 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-15-14 / 5908 Six Forks Road Office Building

**General Location:** This site is located on the east side of Sandy Forks Road, east of its intersection with Six Forks Road.

**CAC:** North

**Request:** Development of two tracts to be recombined totaling 1.43 acres zoned OX-3-CU into a 24,630 square General building. Proposed development will consist of the building, 93 parking spaces (62 required), outdoor amenity area, and stormwater treatment facilities. Sandy Forks Road is currently being widened as part of a City of Raleigh project, so no road improvements are required with this project. The property owner will be assessed for sidewalk improvements and due to physical constraints that do not allow the installation of street trees in the right-of-way or in a protective yard on private property, a fee-in-lieu will be collected.

**Design Adjustment:** NA

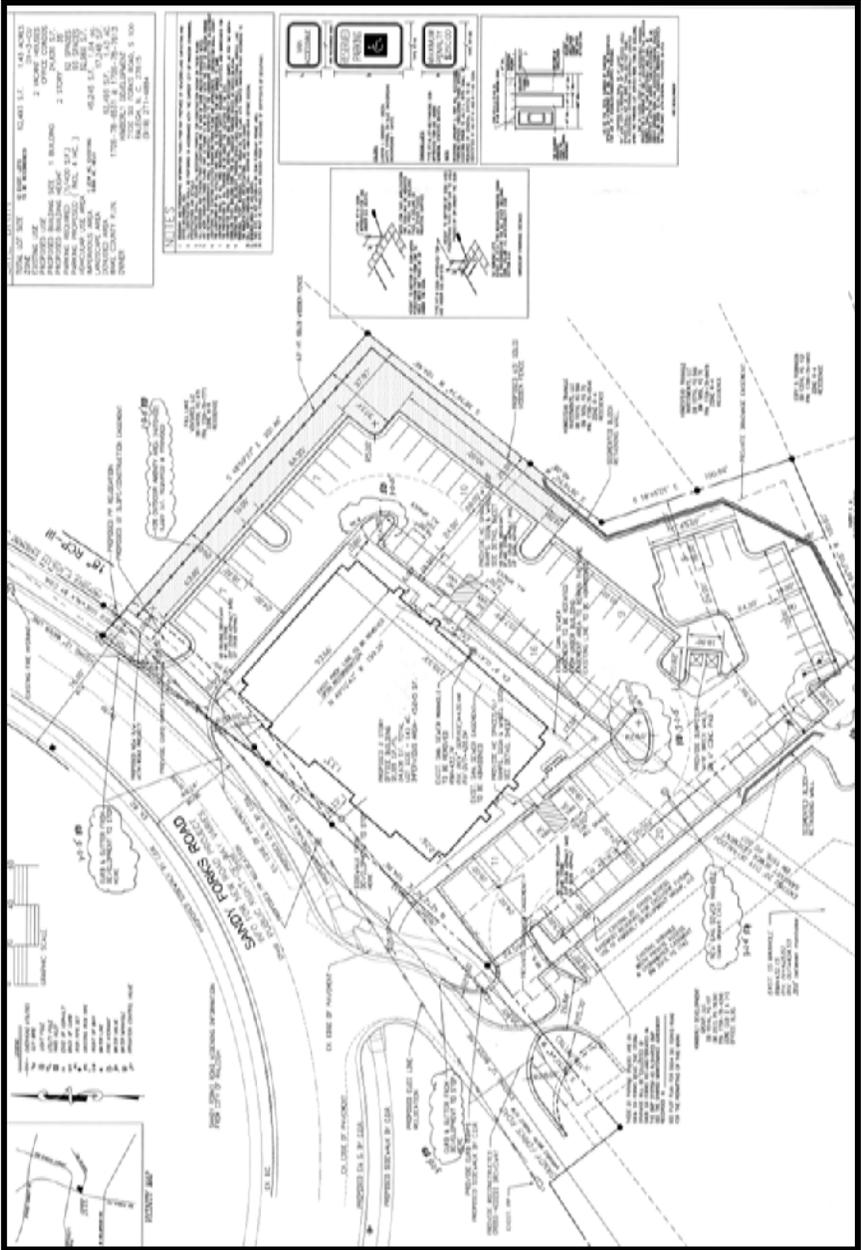
**Administrative Alternate:** NA

**Contact:** Taylor Blakely

**Cross-Reference:** Z-18-14



SR-15-14 Location Map



SR-15-14 Site Plan

OFFICIAL ACTION: Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

**Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable;**

1. 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;
2. That a nitrogen offset payment must be made to a qualifying mitigation bank;
3. That construction plans for the shared stormwater devices be submitted and approved by the Public Works Department;
4. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeded a site, shall be paid to the City;
5. That revised Infrastructure Construction Plans for public improvements be approved by the City and include a pedestrian detour plan, pavement marking and signing plan and traffic control;

**Prior to issuance of building permits:**

6. That a recombination map be recorded with the Wake County Register of Deeds;
7. That demolition permits for the existing structures are obtained and the permit numbers be shown on the recombination plat;
8. 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;
9. That 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;
10. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;
11. That all conditions of Z-18-14 are complied with;
12. That City Council approves the sanitary sewer abandonment and the resolution number is shown on the recombination plat;
13. That a fee in lieu is paid for street trees along Sandy Forks Road to the Public Works Department as they are not included in the pending assessment for the capital improvement project;

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

14. 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;

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Bowers (L. Barlow) Date: 3-27-15  
**Staff Coordinator:** Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION 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 3/2/15, submitted by Blakely Design Group.

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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:** 3/27/2018

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.

**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.

**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 Public Works Department for street construction; by the first working day in November and May each year.