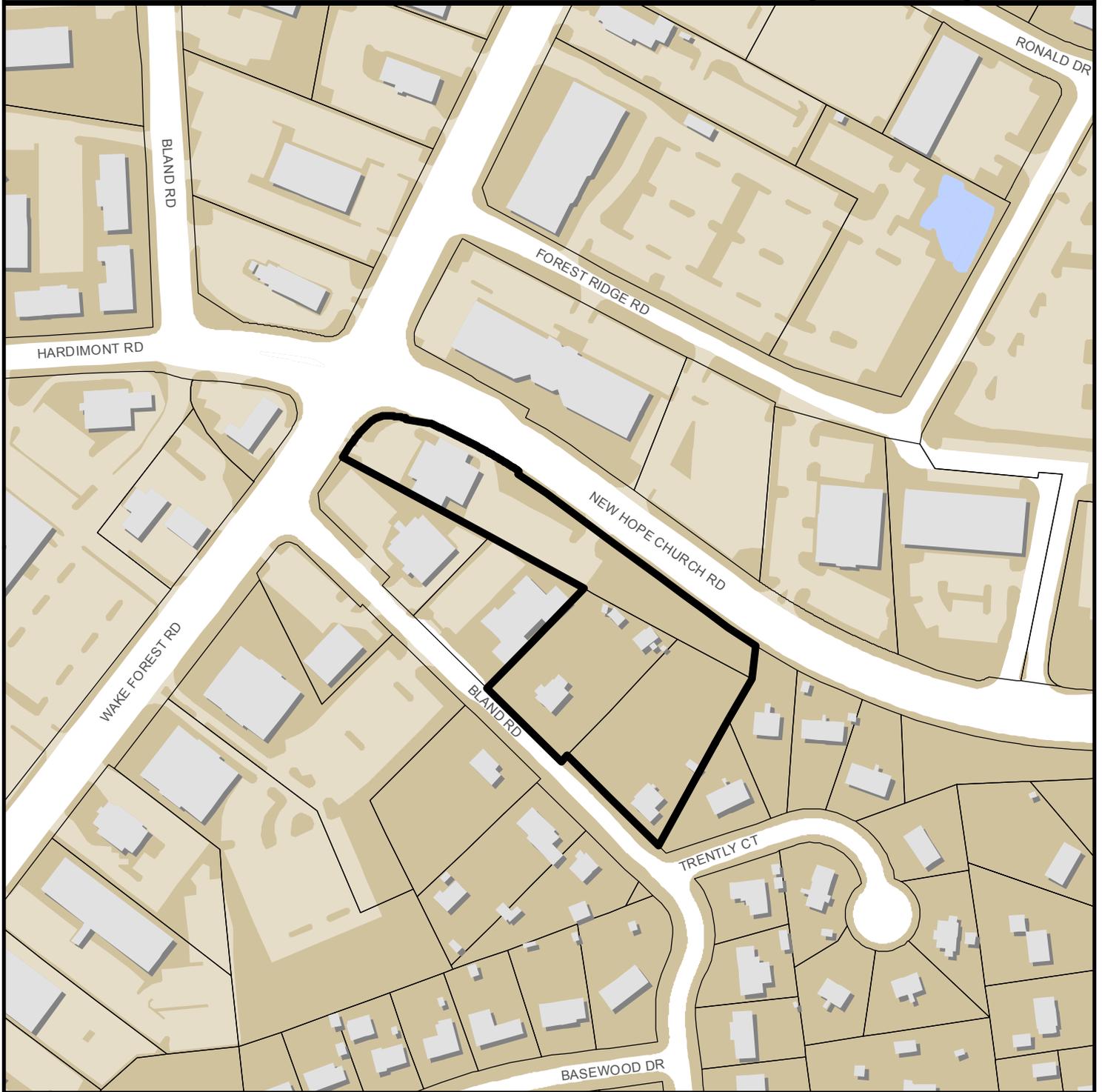


NEW HOPE CENTER SR-2-2016



0 300 600 Feet

Zoning: **OX-3 CU, O&I-1 CU**
CAC: **Atlantic**
Drainage Basin: **Big Branch**
Acreage: **2.25**
Square Feet: **21,386**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Marlowe And Moyer**
Phone: **(919)844-7888**





Administrative Action Administrative Site Review

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

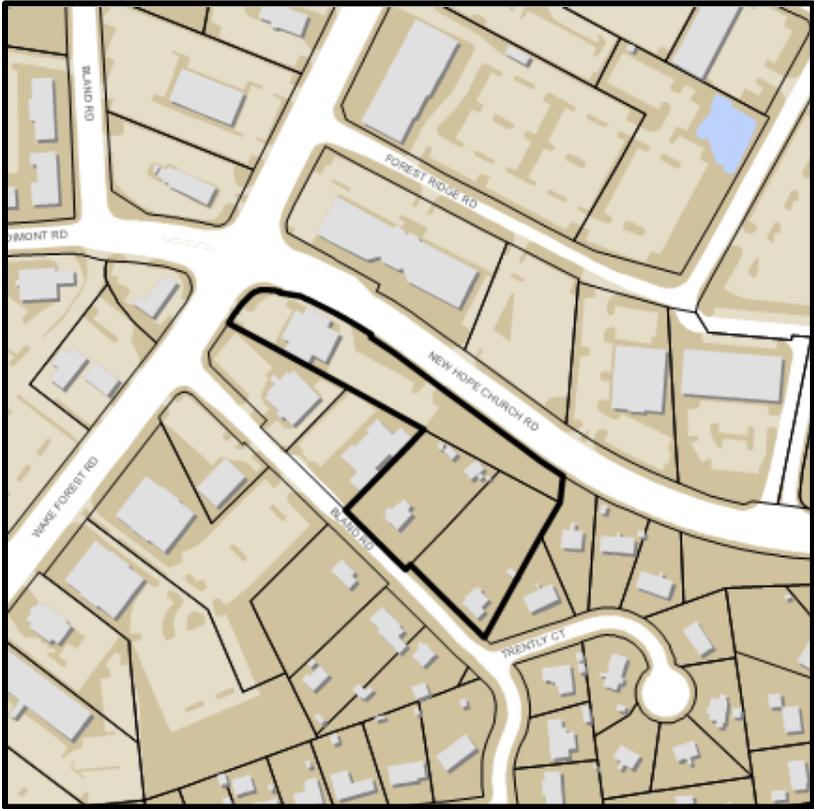
Case File / Name: SR-2-16 / New Hope Center

General Location: This site is located on the north side of Bland Road between Wake Forest Road and Trently Court.

CAC: Atlantic

Request: Development of two existing parcels to be recombined totaling 1.73 acres zoned OX-3-CU into a 21,386 square foot, 33' tall office building (general building type).

Cross-Reference: Z-27-13, Z-6-15



SR-2-16 Location Map

Code Conformance:		Code Section(s)
Zoning District:	OX-3-CU Z-6-15 - (PIN 1715590299), Z-27-13 (PIN1715499316) 1. No portion of any building constructed on the property will be less than 30 feet from the right-of-way line of Bland Road as measured in accordance with the UDO. <i>Building is proposed greater than 30' from right-of-way</i>	2.1 , 3.1
Overlay District:	NA	5.1
Parking:	54 spaces required based on 1/400 square feet, 76 spaces provided. Four short term and 5 long term bicycle spaces required and provided.	7.1.2
Street Type(s):	Bland Road: Avenue 2-Lane, divided	8.4
Streetscape:	Sidewalk and tree lawn with 6' sidewalk and street trees	8.5
Setbacks/Frontage:	Front: 30' per zoning conditions, side/rear: 0'	3.4 , 3.2 , 2.2
Neighborhood Transitions:	Eastern property line, 10' Type 1 protective yard.	3.5
Transitional Protective Yards:	NA	7.2.4
Stormwater:	This project is proposing a bioretention device for both detention & nitrogen reduction along with purchase of offsite nitrogen mitigation credits to comply with UDO 9.2 Stormwater Management. No floodplain, riparian buffers, WPOD are located on this site.	9.2
Tree Conservation:	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	9.1
Variances, Design Adjustments, Administrative Alternates:	Design Adjustment for Block Perimeter (see below).	8.3.2

Other:	Plan and elevations show conformance with outdoor amenity area and transparency requirements.	3.2.5.A3, 3.2.5F
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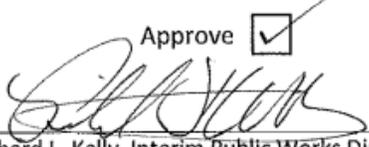
Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may 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.

Project	Project Name	New Hope Center	Date Completed Application Received	6/17/2016
	Case Number	SR-2-2016	Transaction Number	458641
Staff Response/Recommendation	Staff supports this request for exemption to the block perimeter standards based on surrounding development and the addition of a pedestrian passage to help provide interconnectivity in the area.			
	Staff Member	Daniel G. King, PE	Support Request	<input checked="" type="checkbox"/>
		Does Not Support	<input type="checkbox"/>	

Public Works Director's Action:

Approve
 Approval with Conditions
 Deny




Richard L. Kelly, Interim Public Works Director
 Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov



Planning & Development

**Public Works
Transportation Field Services**
One Exchange Plaza
Suite 300
Raleigh, NC 27602
www.raleighnc.gov

Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of 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 Sections 8.3.6 and 8.4.1.E of the UDO.

Project	Project Name New Hope Center	
	Case Number SR-2-16	Transaction Number 458641

Owner	Name Marlowe & Moye LLC	
	Address PO Box 20667, Raleigh NC 27619	City Raleigh
	State NC Zip Code 27619	Phone 919-844-7888

Applicant	Name Tony Tate	Firm Tony M. Tate Landscape Architecture
	Address 5011 Southpark Drive, Suite 200	City Durham
	State NC Zip Code 27713	Phone 919-484-8880

***Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)**

Design Adjustment Request	Code Section Referenced Article 8.3
	Justification The site is not large enough to accommodate a road so we are proposing a pedestrian passageway to fulfill the block perimeter standard.

*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

Owner/Owner's Representative Signature *[Signature]* Date **06.17.16**

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

Notary Signature *Vera W. Tate* Date **June 17, 2016**
my commission expires: April 26, 2020



OFFICIAL ACTION: Approval with conditions

**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 nitrogen offset payment must be made to a qualifying mitigation bank;
3. 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;
4. That a recombination map be recorded, recombining the existing lots into a single tract;
5. 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;
6. That demolition permits be issued for the existing structures;

Prior to issuance of building permits:

7. That ½ of the required right of way for the Bland Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
8. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Bland Road is paid to the Public Works Department; (for site plans with streetscape);
9. That an offer of cross access and associated slope easement with the lots owned by 4106 Wake Forest Road LLC identified in DB 14897 PG 506 be recorded in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department prior to building permit issuance;
10. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
11. That stub permits and a tree impact permit are obtained from the City of Raleigh;
12. 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;

Prior to issuance of building occupancy permit:

13. 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;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Ken Bonum

Date:

6.23.16

Staff Coordinator:

Justin Rametta

(signed by: Walt Fulch)

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

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 5/13/16, submitted by Tony M Tate Landscape Architecture, PA.

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: 6/23/2019

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

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.