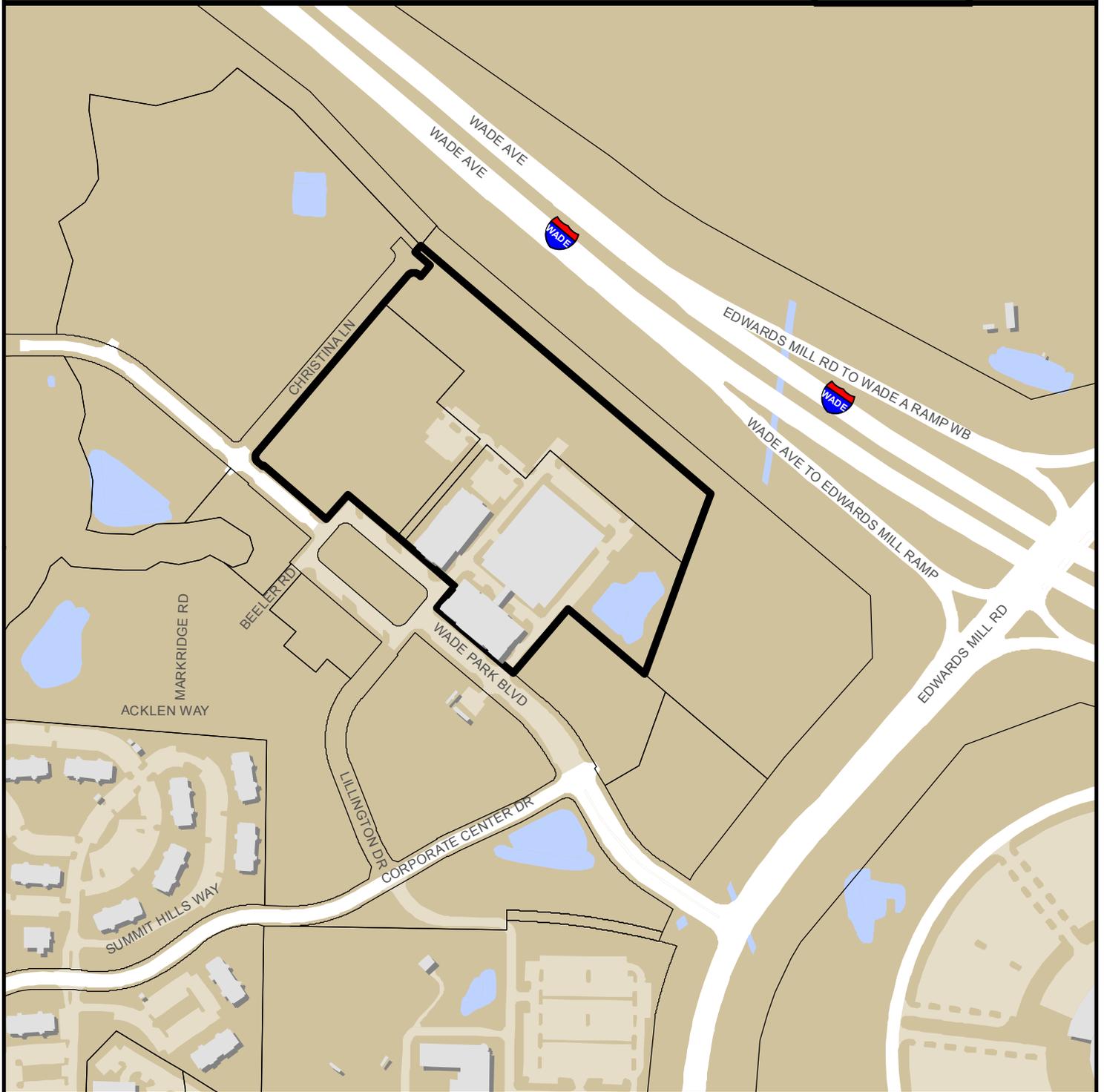


# WADE PARK IV SR-10-2016



0 300 600 1,200 Feet

Zoning: **OX-12-CU**

CAC: **West**

Drainage Basin: **Richland Creek**

Acreage: **12.01**

Square Feet: **106,938**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Dominion Realty  
Partnership**

Phone: **(919) 848-3336**





## Administrative Action Administrative Site Review

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

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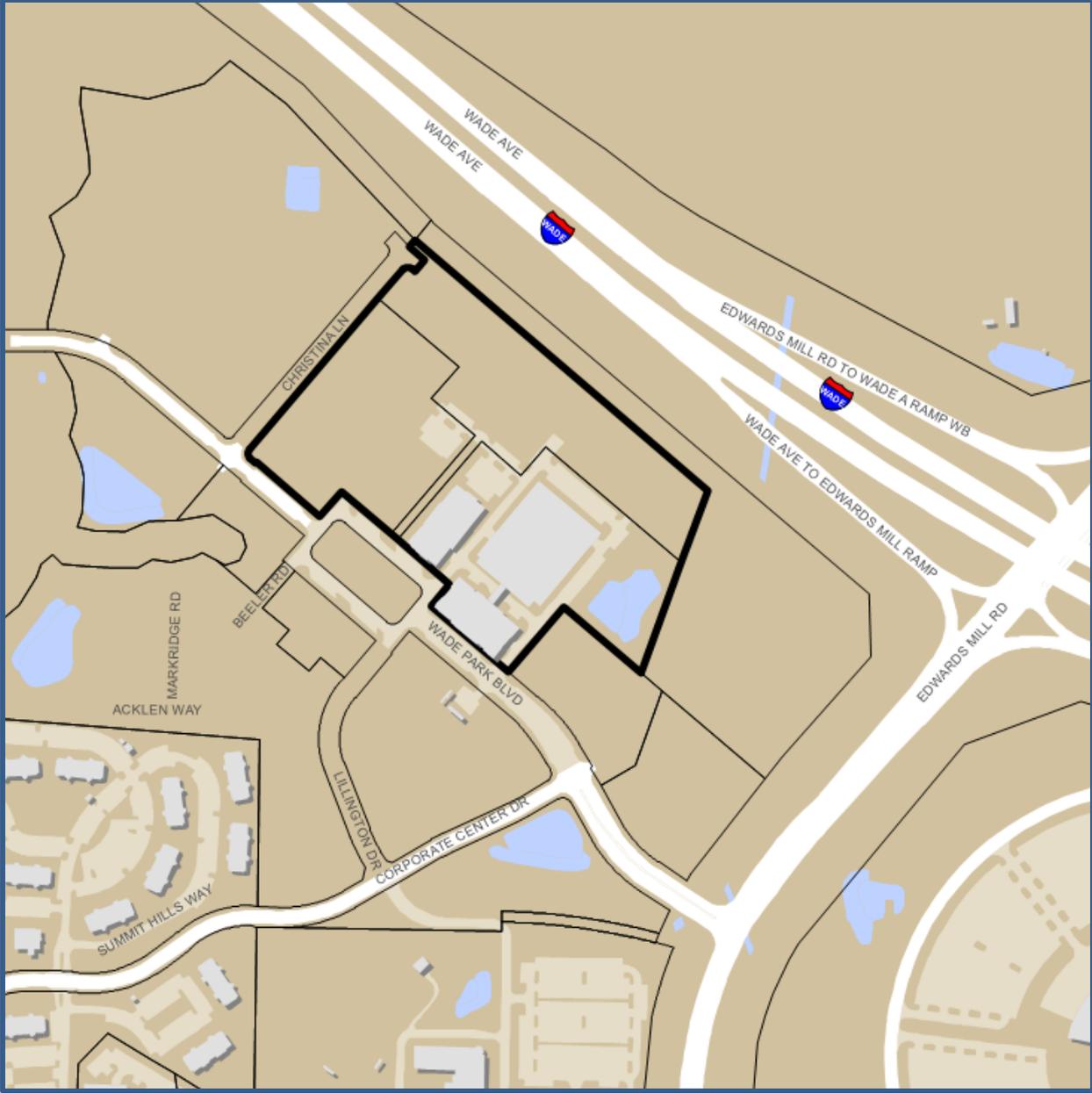
**Case File / Name:** SR-10-16 / Wade Park IV

**General Location:** This site is located on the south side of Wade Avenue, west of the intersection of Wade Avenue and Edwards Mill Road.

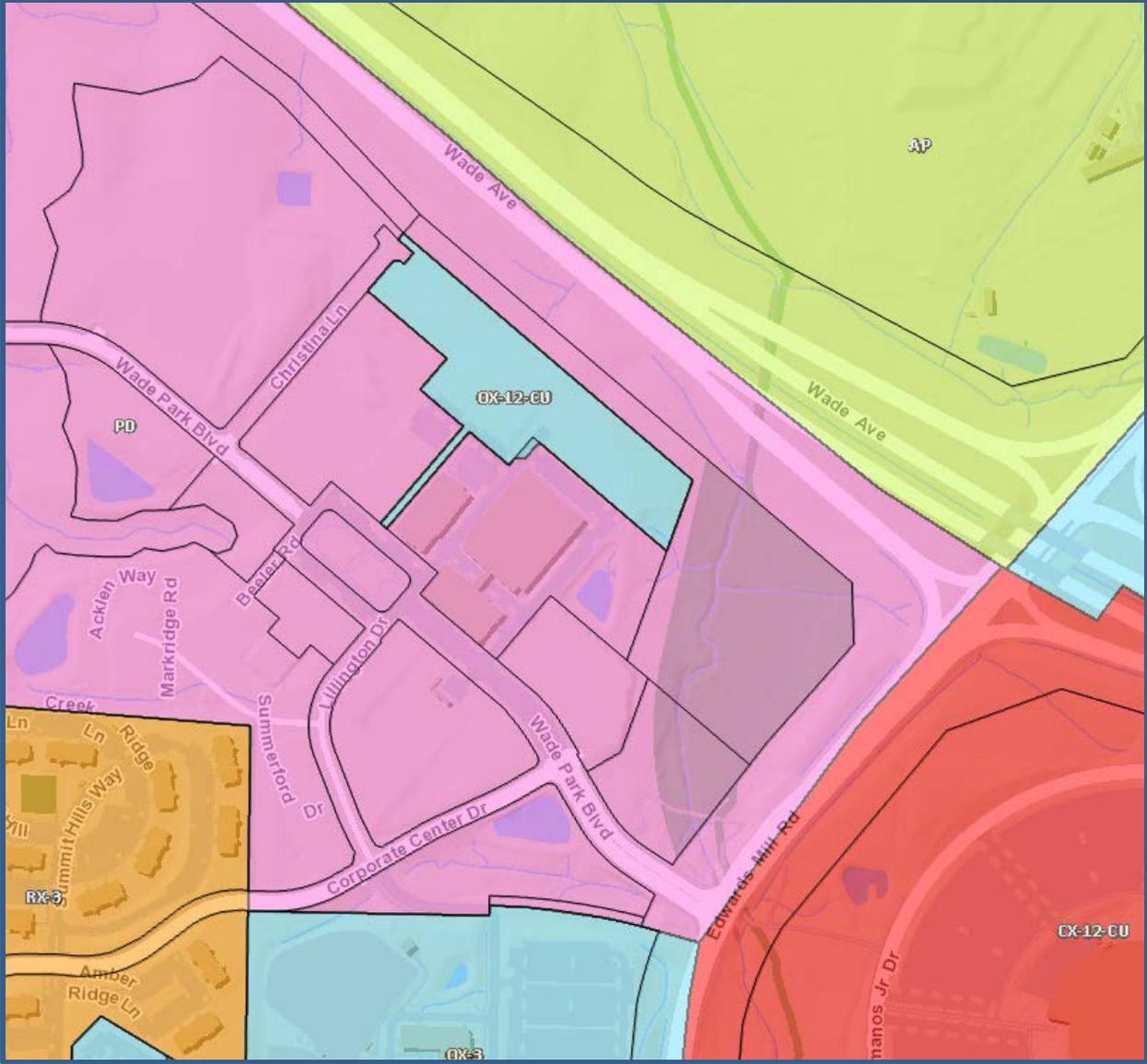
**CAC:** West

**Request:** Development of a 12.01 acre tract within Wade Park, zoned Planned Development (PD) into a 106,938 square foot, 57' office building, an addition to the associated existing parking deck, and the expansion of an existing surface parking lot on the adjacent parcel zoned OX-12-CU.

**Cross-Reference:** Z-17-15, MP-2-05 (Z-54-2005), TR# 462587



SR-10-16 Location Map



SR-10-16 Zoning Map



<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	57' Office Building and addition to the existing parking deck (PD). Addition to the existing surface parking (OX-12-CU)	4.7, (MP-2-2005), 3.2.5
<b>Overlay District:</b>	NA	
<b>Parking:</b>	Required per UDO - <u>1,056 spaces</u> Required per PD (80% UDO min.) 845 spaces Existing parking - 976 spaces Existing parking to be removed - 12 spaces Proposed parking provided - <u>1,352 spaces</u>  Bike Parking-short term = Minimum 4 spaces Bike Parking- long term = Minimum 4 spaces	7.1.2, 4.7, (MP-2-2005),
<b>Street Type(s):</b>	Wade Park Blvd (existing) .- Main Drive Section (71' R/W), Cross Section #4, MP-5. Christina Lane (existing), - Typ. Town Square Section, (61' R/W) Cross section #3, MP-5	(MP-2-2005), MP-5
<b>Streetscape:</b>	Wade Park Blvd. – Cross Section #4, MP-5 Christina Lane – Cross section #3, MP-5 Streetscape of both = MP5 (MP-2-2005) 60' existing Right of Way	(MP-2-2005), MP-5
<b>Setbacks/Frontage:</b>	Buildings - 15' from Back of Curb (MP-2-2005) Parking -10' from Right of Way	7.1, (MP-2-2005), 3.2.8
<b>Neighborhood Transitions:</b>	NA	<u>3.5</u>
<b>Transitional Protective Yards:</b>	75' natural protective yard (primary tree conservation) along the south side of Wade Avenue.	(MP-2-2005) – Open Space
<b>Stormwater:</b>	Proposed development shown in accordance with previously approved calculations for existing shared stormwater device.	9.2, (MP-2-2005)
<b>Tree Conservation:</b>	75' natural protective yard (primary tree conservation) along the south side of Wade Avenue, as per Master Plan	9.1, (MP-2-2005) – Open Space

<p><b>Variances, Design Adjustments, Administrative Alternates:</b></p>	<p>NA</p>	
<p><b>Other:</b></p>	<p>Utilities, greenways, and transit, are as per Master Plan</p>	<p>(MP-2-2005)</p>

**Zoning Conditions: Ordinance (2015) 496 ZC 715 Effective: 10/7/15 Conditions dated: September 11, 2015 (Applies to addition of existing surface parking area only)**

Z-17-15 - Wade Park Boulevard, north side, west of its intersection with Edwards Mill Road, approximately 6.46 acres rezoned to Office Mixed Use-12 Stories-Conditional Use (OX12-CU), being Wake County PIN 0784095397 and a portion of 0784086903.

1. No building on the subject property shall exceed 8 stories or 120 feet in height.

*No proposed buildings at this time*

2. The aggregate square footage of all buildings on the subject property shall not exceed 280,000 square feet, floor area gross.

*No proposed buildings at this time*

3. The principal building on the subject property shall include at least 14,500 square feet of floor area which is constructed to accommodate retail uses, including ground floor floor-to-ceiling height of at least 12 feet and ground story transparency of at least 40%.

*No proposed buildings at this time*

4. Retail uses on the subject property shall not exceed 15,000 square feet, floor area gross.

*No proposed retail uses at this time*

5. The principal building on the subject property shall be "Leadership in Energy and Environmental Design ("LEED")-certifiable." "LEED-certifiable" means that the building is planned and designed to meet or exceed a certified rating used by the then applicable LEED NC or LEED Core and Shell and/or LEED Commercial Interiors, rating system promulgated by the United States Green Building Council ("USGBC"). Prior to obtaining a building permit on the subject property, the property owner shall obtain or cause its Accredited Design Professional to obtain a "Pre Certification" approval for the project from the USGBC for the building planned/designed. This Pre Certification from the USGBC will document that the building as planned/drawn is designed to receive certification upon completion of construction and submittal of the required materials.

*No proposed buildings*

6. Residential uses shall not be permitted on the subject property.

*No proposed buildings at this time*

7. Prior to the issuance of a building permit for the subject property, either (a) Lot 203 (PIN 0784095397) and part of Lot 201 (PIN 078408903) (which are the subject of this rezoning case) shall be recombined into a single lot, or (b) a declaration allocating the permitted retail and office square footage between the lots, which has been approved by the City Attorney's Office, shall be recorded in the Wake County Registry.

*S -3-2014, BM 2014, pg 995, S-53-2006*

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;
2. That tree protection fence be located in the field and inspected by the Forestry Specialist;

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

3. That the final site plans show a minimum of 4 short term and a minimum of 4 long term bike parking spaces;
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

**Prior to issuance of building permits:**

5. That all building materials will meet the requirements of the approved Unity of Development Plan as per MP-2-2005 (CR#11018);

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

6. 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.

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Bowyer (S. Bowler) Date: 4-22-16

**Staff Coordinator:** Michael Walters

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 3/22/2016, submitted by Ron Hendricks, Piedmont Land 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:** 4-22-2019

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.