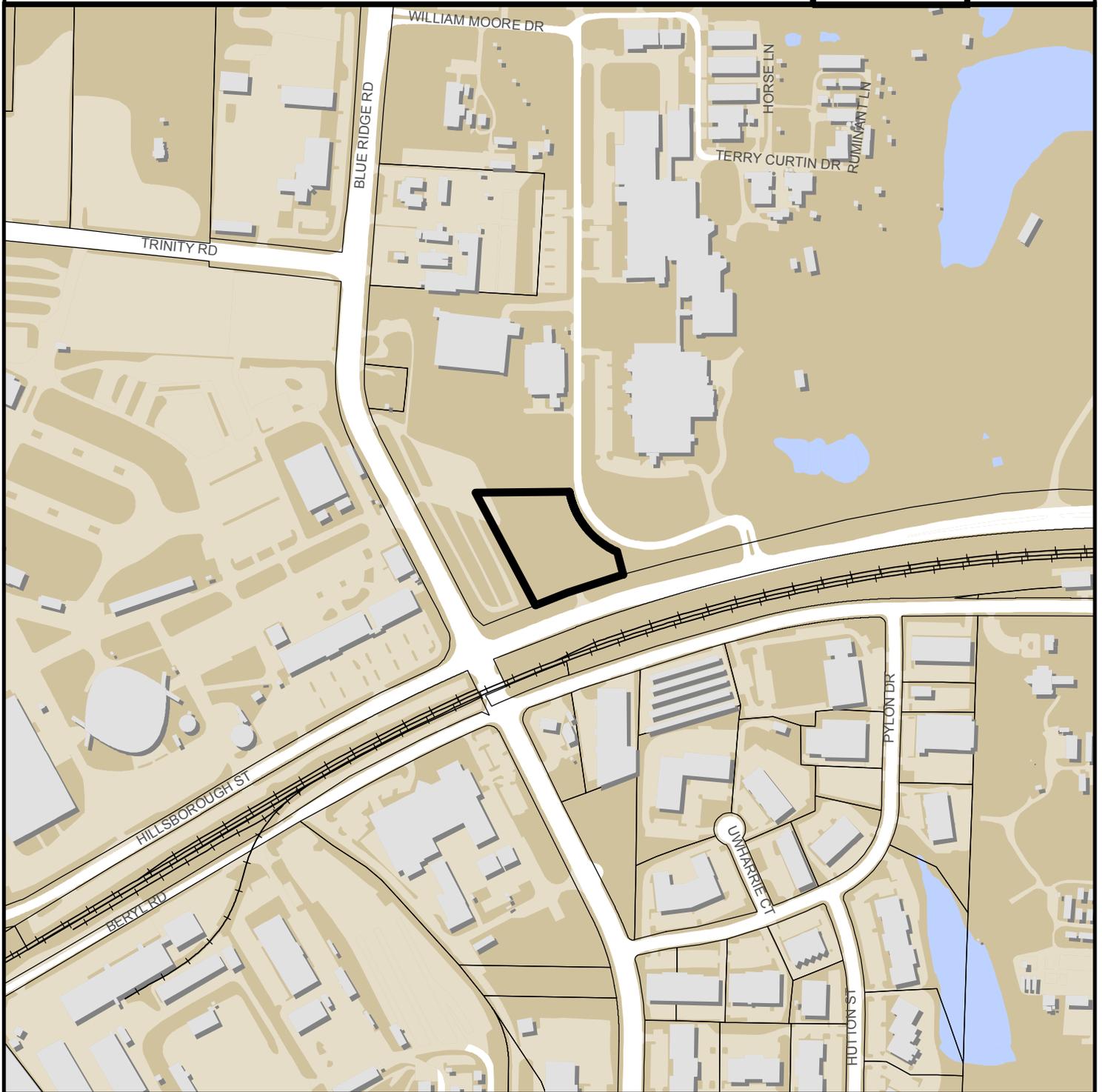


FLEX LAB BUILDING, CENTENNIAL BIOMED SR-9-2016



0 300 600 1,200 Feet

Zoning: **PD**
CAC: **West**

Drainage Basin: **House**
Acreage: **2.63**
Square Feet: **46,442**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**

Applicant: **CBC Flex Lab, LLC**
Phone: **(919) 233-9901**





Administrative Action Administrative Site Review

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

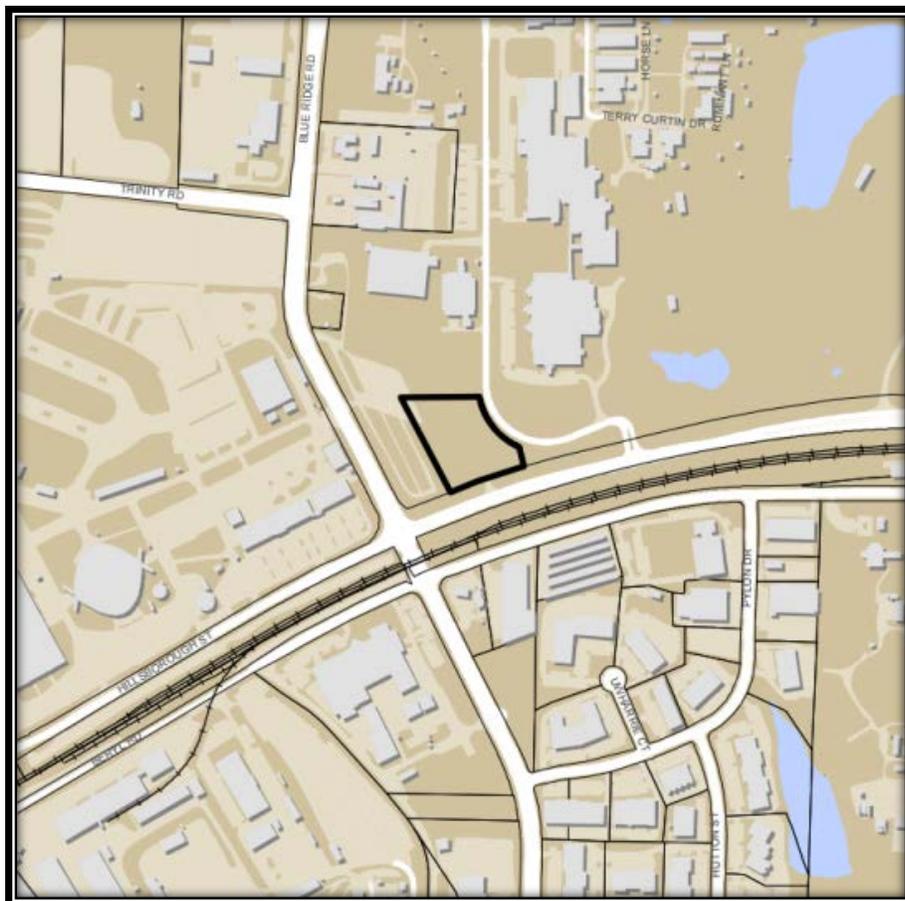
Case File / Name: SR-9-16 / Flex Lab Building, Centennial Biomedical Campus

General Location: This site is located on the east side of the intersection of Blue Ridge Road and Hillsborough Street, located inside the city limits.

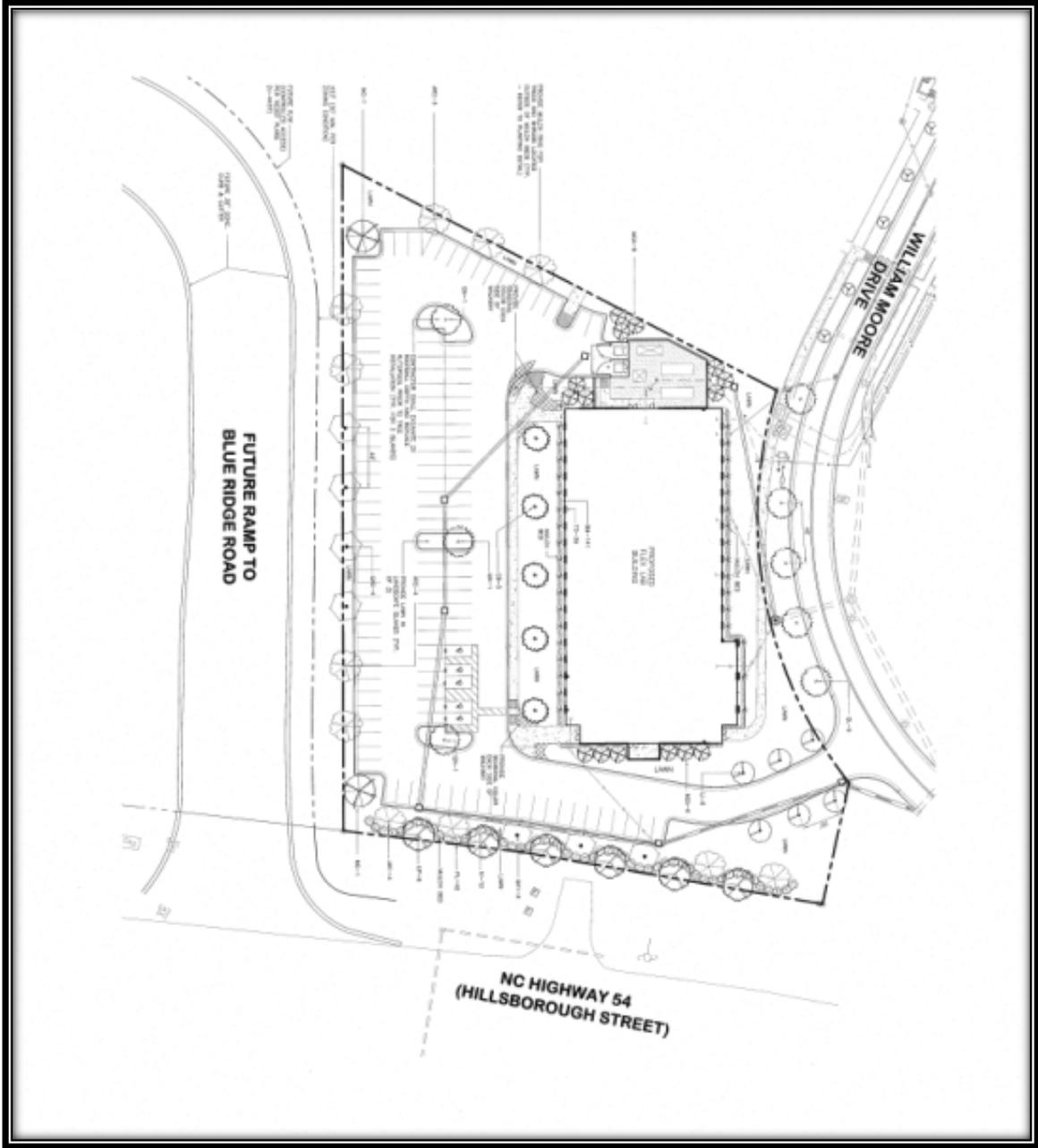
CAC: West

Request: The construction of a 46,442 square foot institutional building with a general building type on a 2.63 acre leased parcel. This site is located on the North Carolina State University Centennial Biomedical Campus, zoned Planned Development. The Master Plan has 7 tracts; this site is located on Tract 3 of the Master Plan which allows 550,000 square feet of institutional uses on 13.2 acres.

Cross-Reference: MP-4-06 / Z-14-07, Transaction # 462283



Location Map



Site Plan

Code Conformance:		Code Section(s)
Zoning District:	Planned Development - MP-4-06 / Z-14-07	<u>2.1</u> , <u>3.1</u>
Overlay District:	N/A	<u>5.1</u>
Parking:	116 parking spaces required base on 1 space per 400 square feet of floor area gross. 129 parking spaces provided.	<u>7.1.2</u>
Street Type(s):	Avenue 4-Lane, Divided. The plan shows accommodation for future right-of-way and roadway improvements at the intersection of Hillsborough Street and Blue Ridge Road in accordance with long range roadway plans.	<u>8.4</u>
Streetscape:	Hillsborough Street - Type C2 Yard, no sidewalk construction at this time William Moore Drive – 6' sidewalk, 10' planting strip	<u>8.5</u>
Setbacks/Frontage:	Front – 23', Side – 25' & 78', Rear – 149'	<u>3.4</u> , <u>3.2</u> , <u>2.2</u>
Neighborhood Transitions:	N/A	<u>3.5</u>
Transitional Protective Yards:	N/A	<u>7.2.4</u>
Stormwater:	As this parcel is owned by the State & part of the Centennial Biomedical Campus.the NCSU NPDES M4 PERMIT NO.NCS000376 govern stormwater control requirements. No floodplain or Neuse Riparian Buffer present on site. Because the development is being conducted by a private entity (the Endowment Fund of NCSU) grading and erosion control will be permitted through the City of Raleigh.	<u>9.2</u>
Tree Conservation:	Tree conservation requirements have been met previously with areas set aside as identified in the master plan for the campus.	<u>9.1</u>
Variances, Design Adjustments, Administrative Alternates:	N/A	
Other:	This plan shows conformance with the approved master plan for the campus development, case MP-4-06.	

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a grading permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City.
-

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (A. Carlson) Date: 4-11-16

Staff Coordinator: Meade Bradshaw

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 3/16/16, submitted by Piedmont Land Design.

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: 4-11-2019

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.