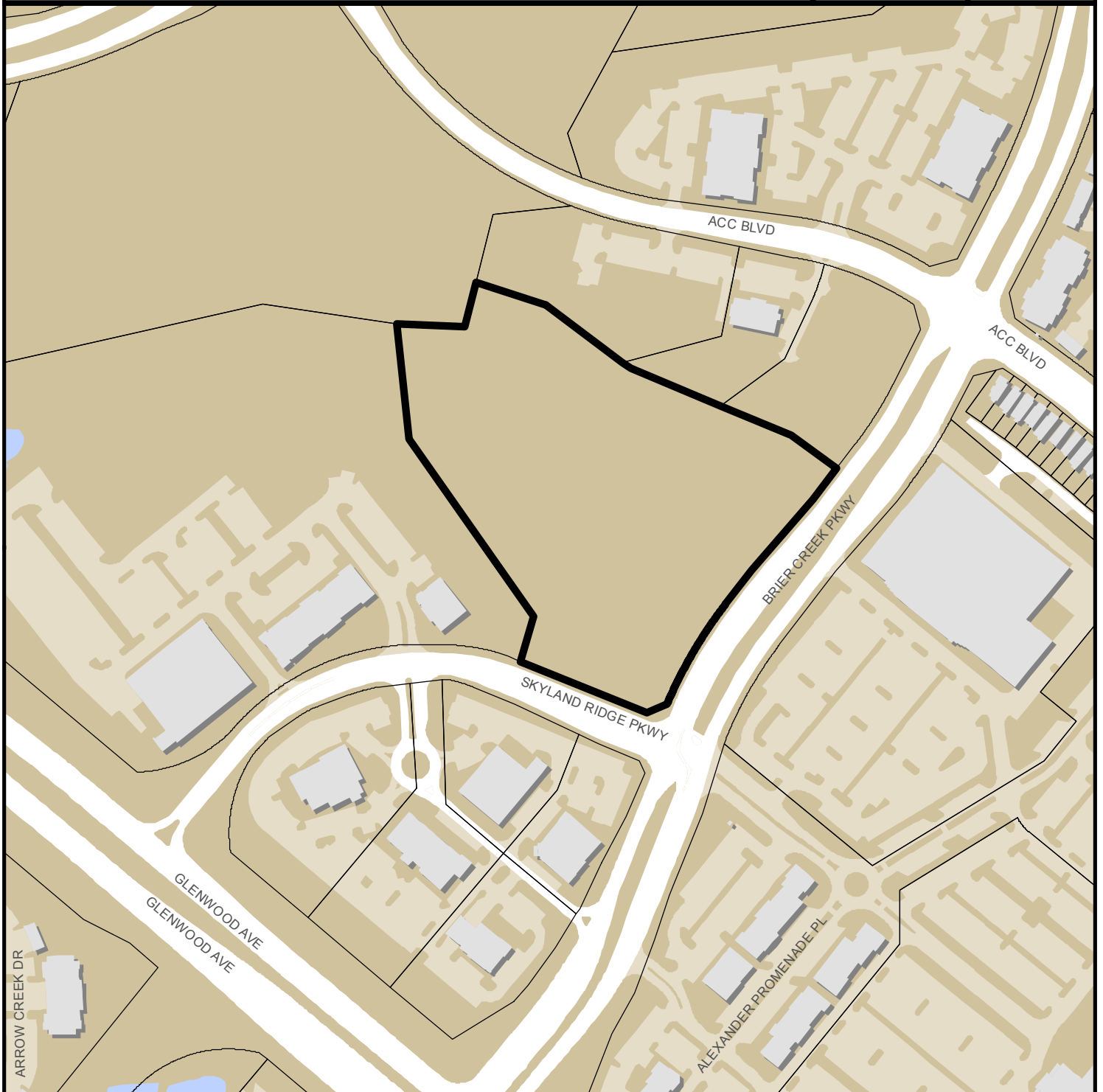


# SKYLAND RIDGE SR-11-2015



0 300 600 Feet

Zoning: **CX-7-CU**  
CAC: **Northwest**  
Drainage Basin: **Little Briar**  
Acreage: **8.76**  
Square Feet: **48,758**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **David Moore**  
**Capital**  
Phone: **(919) 417-8800**





## 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-11-15 / Skyland Ridge

**General Location:** This site is located at northwest of the intersection of Brier Creek Parkway and Skyland Ridge Parkway.

**CAC:** Northwest

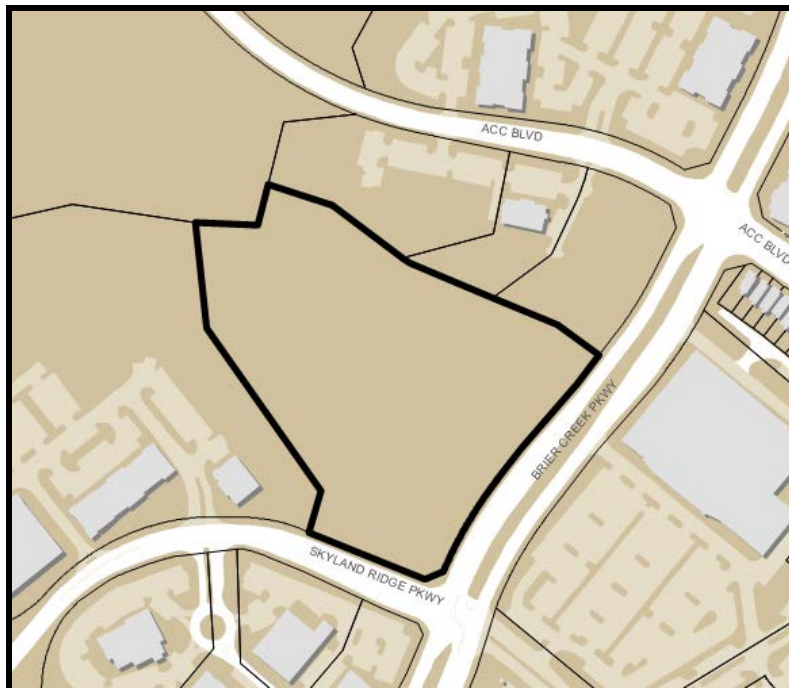
**Request:** Development of an 8.76 acre tract zoned CX-7 CUD into 45,600 square feet of retail and medical office uses. Proposed development will contain two 7,500 structures of general building type containing retail/restaurant uses (21'8" in height) and a 30,600 (49'4" in height) square foot general building type containing medical offices. Parking will be provided at 1 space/300 square feet of retail and medical office space and 1 space/150 square feet of restaurant. 177 spaces are required, 266 spaces provided onsite. The proposed parking does not exceed 150% of the required spaces so 7.1.2.D is not applicable.

**Design Adjustment:** NA

**Administrative Alternate:** NA

**Contact:** Jay Matey, McAdams Company

**Cross-Reference:** Z-37-14; transaction # 432022



SR-11-15 Location Map



**OFFICIAL ACTION: Approval with conditions**

---

**CONDITIONS OF  
APPROVAL:**

***Prior to issuance of a mass land disturbing permit for the site:***

1. That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work;
2. 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;
3. 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, must provide a completed tree conservation plan data sheet, must provide a tree cover report with basal area tree density calculations, and tree protection fence around all tree conservation areas. Tree protection fence must 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;***

4. That conditions 1-3, above, be met;
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;
6. That a nitrogen offset payment must be made to a qualifying mitigation bank;

***Prior to Issuance of a building permit:***

7. That a map be recorded to establish private drainage easements and that all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown as private drainage easements and the map shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owner/owner's association";
8. That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
9. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on all maps for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259);"

10. That all designated tree conservation areas be shown on shown on all maps for recording;
11. That the public sidewalk easement along Brier Creek Parkway is approved by the City Attorney and recorded at the Wake County Register of Deeds with a copy of the recorded deed to be provided to the City. The approved sidewalk easement also shall be shown on all maps for recording;
12. That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits and a tree impact permit;
13. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
14. 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;
15. 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;
16. That all conditions of Z-37-14 are complied with.

---

I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kimth Bower (J. Bower) Date: 8-24-15

**Staff Coordinator:** Justin Rametta

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 6/22/15, submitted by McAdams Company.

---

**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:** 8/24/2018

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

**4-Year Completion Date:** 8/24/2019

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.