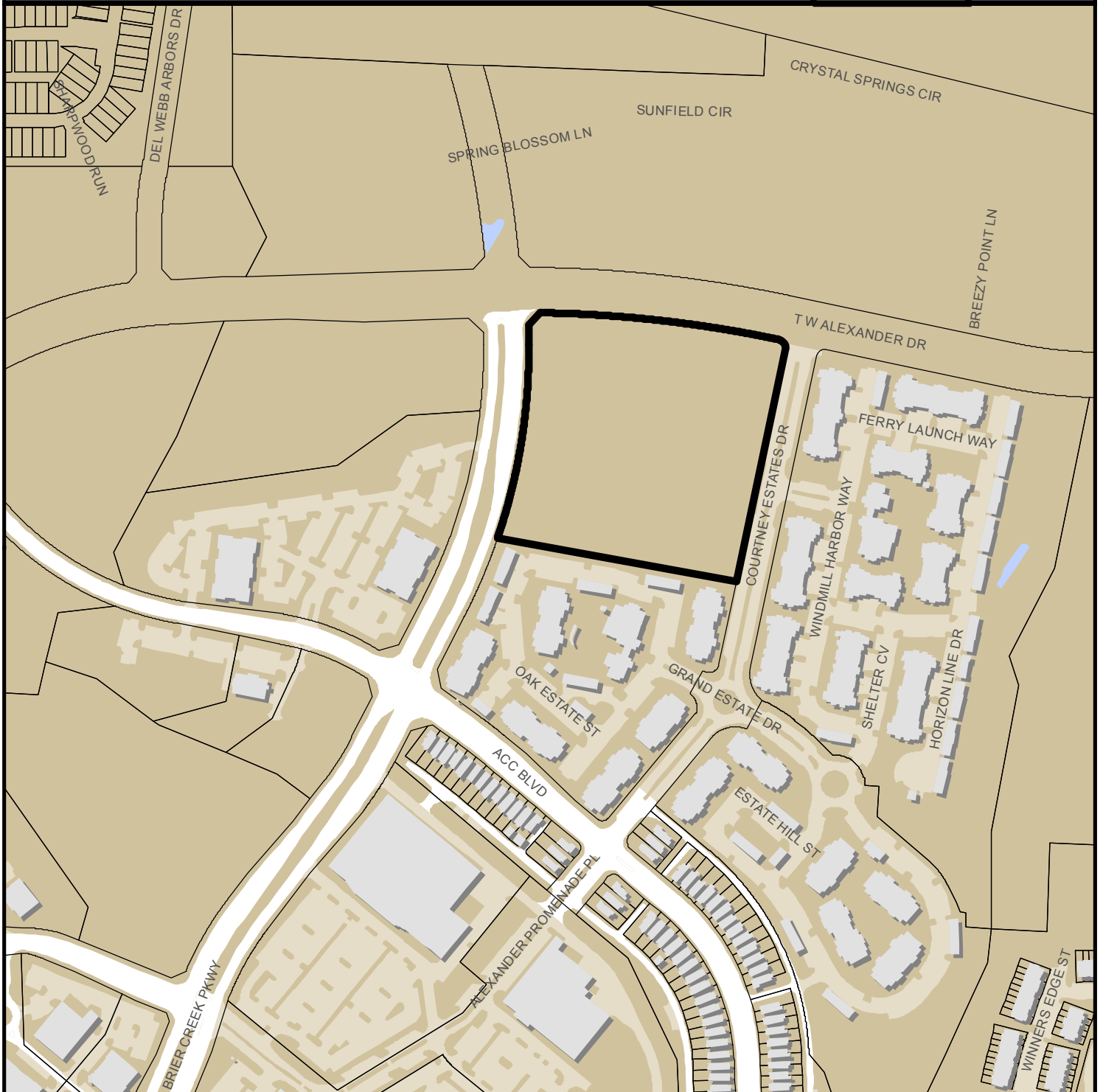


LEGACY AT BRIER CREEK SR-15-2016



0 300 600 Feet

Zoning: **OX-5-CU**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **9.48**
Square Feet: **114,988**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Heritage Properties
Inc**
Phone: **(443) 900-2158**





Administrative Action Administrative Site Review

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

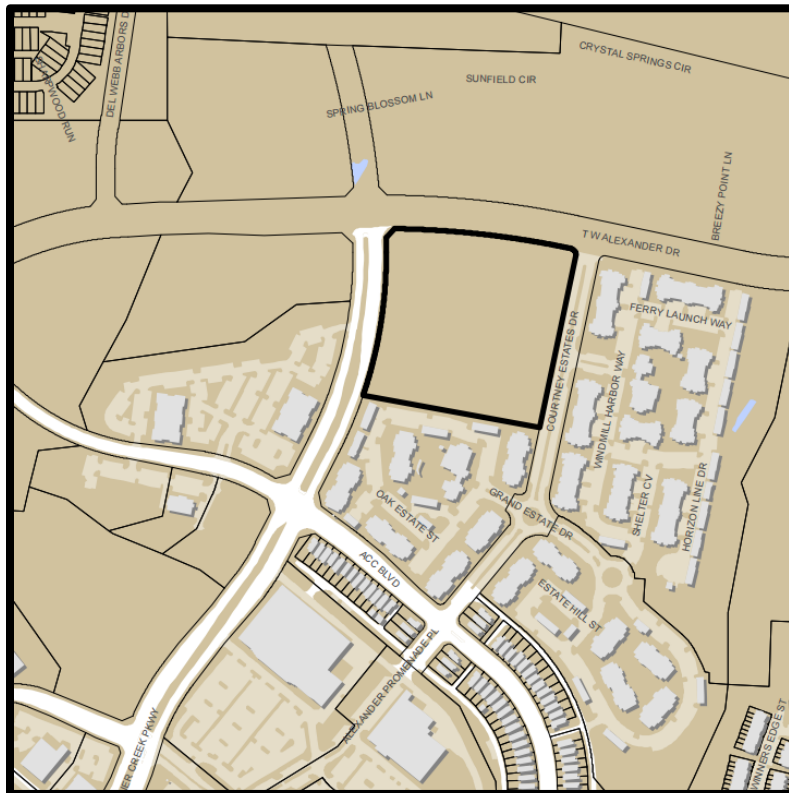
Case File / Name: SR-15-16 / Legacy at Brier Creek (Transaction # 463790)

General Location: This site is located at the southeast corner of the Brier Creek Parkway and TW Alexander Road intersection, located inside the city limits.

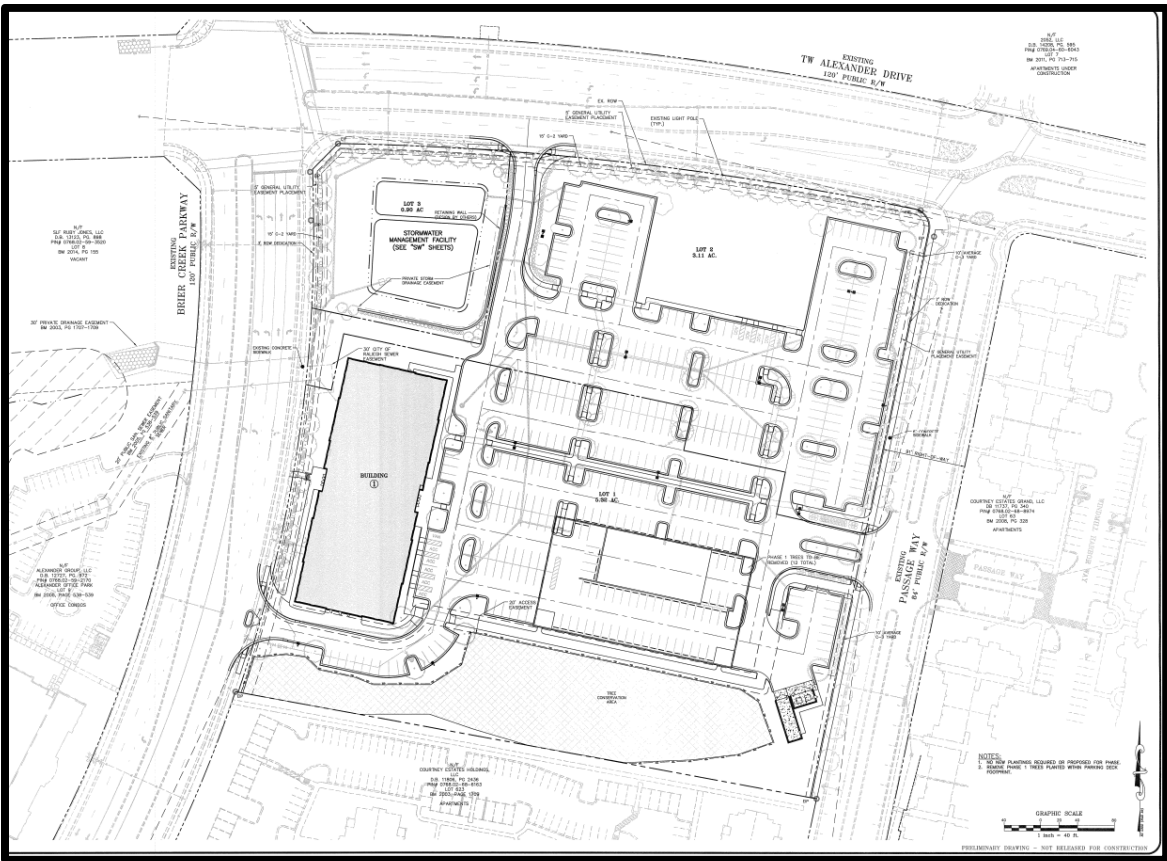
CAC: Northwest

Request: The construction of a 114,988 square foot 4-story office building with associated 3-story parking deck (228 parking spaces) on a 9.48 site consisting of 3 parcels. The building type is general on properties zoned OX-5-CU. The office building and parking deck will be located on Lot 1. Lot 2 will be surplus parking and Lot 3 is solely used as a stormwater pond. Lot 2 will eventually have another use besides surplus parking, but the proposed use is not included in this approval. This will be a two-phased project. Phase one will be the construction of the office building on Lot 1 and 448 parking spaces across lots 1 and 2. Phase two is the removal of 77 parking spaces on Lot 1 to construct the parking deck. There is a corresponding subdivision plan recently approved on this site (S-76-2015) and all conditions of approval must be met prior to building permit issuance.

Cross-Reference: S-76-2015 & Z-22-15



Location Map



Site Plan

Code Conformance:		Code Section(s)
Zoning District:	OX-5-CU	<u>2.1</u> , <u>3.1</u>
Overlay District:	N/A	<u>5.1</u>
Parking:	Required: 1 space / 400 square feet = 288 parking spaces Provided: Phase 1 - 448 spaces, Phase 2 - 599 spaces. This site exceeds 150% of the required parking and conforms to UDO Section 7.1.2 D by meeting additional stormwater control requirements.	<u>7.1.2</u>
Street Type(s):	TW Alexander Drive - Avenue, 4-lane divided Brier Creek Parkway – Avenue, 6-lane divided	<u>8.4</u>
Streetscape:	Approved with S-76-15	<u>8.5</u>
Setbacks/Frontage:	Front – 30' Side – 10' Side – 109' Rear – 482'	<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:	Approved with S-76-15	<u>9.2</u>
Tree Conservation:	Approved with S-76-15	<u>9.1</u>
Variances, Design Adjustments, Administrative Alternates:	Approved with S-76-15	
Other:	All public improvements were required with the approval of the subdivision, S-76-15.	

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;

Prior to issuance of building permits:

2. That all conditions of Z-22-15 are met;
3. All conditions of S-76-15 are complied with;
4. That a cross access and shared parking agreement among Lot 1 and Lot 2 is approved by the Development Services Department for recording in the Wake County Registry, and that a copy of the recorded legal documents be returned to the Development Services Department prior to building permit issuance; and

Prior to issuance of a Certificate of Occupancy:

5. 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.) Kenneth Bowen (L. Bowen) Date: 7-18-16

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 3/23/16, submitted by Kimley-Horn and Associates.

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: 7-18-2019

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.