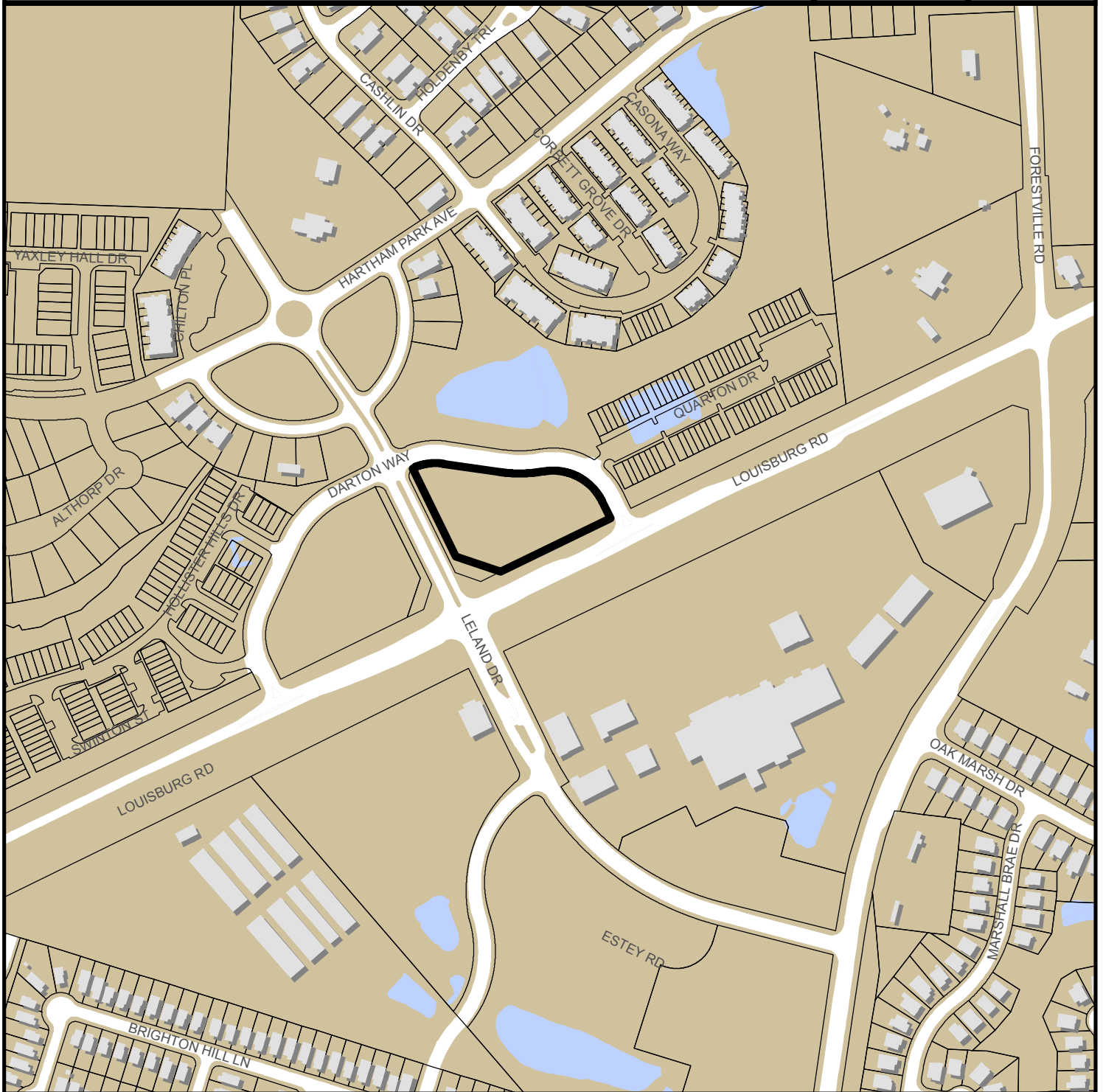


**ANIMAL HOSPITAL AND OFFICE FLEX BUILDING
SR-30-2016**



0 300 600 Feet

Zoning: **NX-3-PK-CU**

CAC: **Forestville**

Drainage Basin: **Neuse**

Acreage: **2.2**

Lots sq. ft.: **20,863**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Blevins**

Phone: **919-847-8300**





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-30-16 / Darton Way Animal Hospital & Office/Flex Buildings

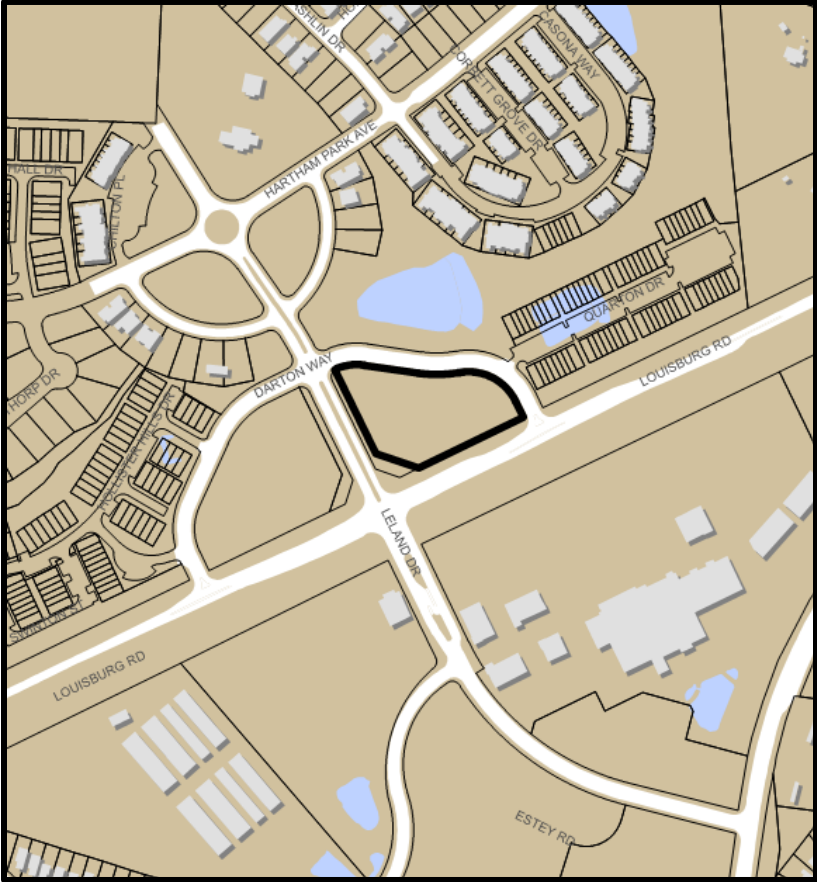
General Location: This site is located on the northeast corner of the intersection of Darton Way and Louisburg Road; Located within city limits.

CAC: Forestville

Request: Development of a 2.2 acre tract zoned NX-3-PK-CU as follows:

- 1. A 10,724 square foot, 30' tall general building (Personal Service – Indoor Animal Care).
- 2. A 9,052 square foot, 22' tall general building (Office use)

Cross-Reference: Z-24-15, A-18-16, S-27-05, transaction # 471568



SR-30-16 Location Map

Code Conformance:		Code Section(s)
Zoning District:	<p>NX-3-PK-CU Z-24-15 – Darton Way, southeast quadrant, between Leland Drive and Louisburg Road, approximately 2.2 acres rezoned to Neighborhood Mixed Use-3 Stories-Parkway Conditional Use (NX-3-PK-CU), being Wake County PIN 1748406996.</p> <p>Conditions dated: August 17, 2015</p> <p>1. Those uses permitted on the property shall be limited to those uses permitted in the OX district (and not prohibited by the NX district) and Animal Care (Indoor). Additionally, the following principal uses permitted in the OX district (and not prohibited by the NX district) shall be prohibited: major utilities – all types; outdoor recreation – all types; overnight lodging – all types; parking (as a principal use) – all types; passenger terminal – all types; detention center, jail, prison.</p> <p><i>Indoor animal care and office are the only proposed uses.</i></p>	2.1 , 3.1
Overlay District:	N/A	5.1
Parking:	53 spaces required based on 1/400 sf of office space and 1/400 sf of personal service space. 64 spaces provided. Eight bicycle spaces required and proposed.	7.1.2
Street Type(s):	Darton Way: Avenue 2-Lane, undivided Louisburg Road: Avenue 6-Lane, divided	8.4
Streetscape:	Sidewalk and tree lawn. A fee-in-lieu of construction is required for 6' of sidewalk along Louisburg Road and 1' of sidewalk and street trees along Darton Way. A Design Adjustment has been approved for an alternate streetscape along Darton Way consisting of a 3.5' planting strip and 5' sidewalk to match existing conditions. No street trees are proposed in the NCDOT maintained right-of-way of Louisburg Road. A 50' protective yard is provided in accordance with the Parkway Frontage standards of 3.4.3.	8.5
Setbacks/Frontage:	Parkway Frontage requires a 50' building and parking setback from the primary street. Minimum side street setback is 5'. Minimum side setback is 20' per Variance A-18-16.	3.4 , 3.2 , 2.2
Neighborhood Transitions:	N/A, see Variance A-18-16, below.	3.5

Transitional Protective Yards:	N/A not required for these uses.	7.2.4
Stormwater:	The developer is proposing compliance with water quality and water quantity regulations through a one-time buy down payment to NCEEP and through the use of one bio retention cell and three pipe detention systems.	9.2
Tree Conservation:	This site is providing .3054 acres or 14.07% of tree conservation area (primary) in accordance with Article 9.1.	9.1
Variances, Design Adjustments, Administrative Alternates:	<p><u>Variance A-18-16</u> was granted by the Board of Adjustment to allow a 15' undisturbed buffer and 20' building setback in lieu of the Neighborhood Transition zones required by Article 3.5.</p> <p>A <u>Design Adjustment</u> has been issued for this project to allow an alternate streetscape on Darton Way which more closely matches the existing conditions near the site (see Streetscape section, above).</p>	
Other:	Infrastructure Construction Drawings will be required for the proposed private sewer collection system.	

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

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

1. 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, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forestry Specialist;
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;

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

3. 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;

4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

5. That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
6. That ½ of the required right of way for Darton Way is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
7. That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association";
8. That a fee-in-lieu of construction be paid for 1' of sidewalk and street trees along Darton Way and 6' of sidewalk along the property's Louisburg Road frontage;
9. 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;
10. That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining a tree impact permit and a street lighting plan;
11. 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;
12. 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;
13. That all conditions of Z-24-15 are complied with;

Prior to issuance of building occupancy permit:

14. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;



Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services 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 Animal Hospital & Office/Flex Building	Date Completed Application Received: 09/20/16
	Case Number: SR-30-2016	Transaction Number: 471568

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input type="checkbox"/>	Dev. Services Eng:		<input type="checkbox"/>	Transportation:
<input checked="" type="checkbox"/>	Engineering Services:	Cadell Hall <i>CA</i>	<input type="checkbox"/>	PRCR:
<p>Staff is in support of the design adjustment to provide the alternate streetscape that matches the surrounding development. The client will pay a fee-in-lieu for 1' of sidewalk along Darton Way and for the required street trees.</p>				

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

[Signature] _____ *9/29/16*
 Authorized Signature Date

*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS FOR APPROVAL	
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Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).



Engineering Services Design Adjustment – Application

The purpose of this request is to seek a Design Adjustment from the Engineering Services 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 in 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 Sec. 8.3.6 and Sec. 8.4.1.E of the UDO.

Project	Project Name Animal Hospital & Office/Flex Buildings - 8504 Darton Way		
	Case Number SR-30-2016	Transaction Number 471568	
Owner	Name Jones Darton, LLC (Dana Jones, Managing Member)		
	Address 5600 Matrix Farm Drive	City Wake Forest	
	State NC	Zip Code 27587	Phone 919-522-2214
Applicant	Name David H. Blevins Firm Development Engineering, Inc.		
	Address 244 W. Millbrook Rd.	City Raleigh	
	State NC	Zip Code 27609	Phone 919-847-8300 Ext. 1

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

Design Adjustment Request	Code Section Referenced Sec. 8.4.5.A Mixed Use Streets - Avenue 2-Lane, Undivided
	Justification To maintain a consistent look with the sidewalk and street trees directly across Darton Way. A fee in lieu of construction is proposed for 1 ft. of sidewalk width and for required street trees.
	<p>We request a Design Adjustment from the 1) Dimensional and 2) Street Tree requirements for an Avenue 2-Lane, Undivided Mixed Use Street for Darton Way.</p> <p>1) Dimensionally, we request a reduction in the planting area between the back of curb and the sidewalk from the required 6 ft. to 3.5 ft. and a reduction in sidewalk width from the required 6 ft. to 5 ft. Both of these requests are consistent with the look directly across Darton Way.</p> <p>2) Regarding Street Trees, due to the dimensional request above we request the payment of a fee in lieu of installation for the required street trees at 40 ft. o.c. that we cannot install on private property. This request is consistent with the look directly across Darton Way.</p>

*Please include any additional support (Plan sheets, aerials, etc.) along with this application. It is the responsibility of the requester to provide all pertinent information needed for the consideration of this request.

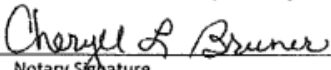
By signing this document I hereby acknowledge the information on this application to my knowledge, accurate.


Owner/Owner's Representative Signature



September 20, 2016

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

 9.20.16
Notary Signature Date



City of Raleigh
Engineering Services

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (A. Bowen) Date: 9-21-16

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 8/11/16, submitted by Development Engineering, Inc.

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: 9-21-2019

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.