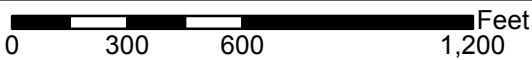


# POYNER VILLAGE PARKWAY OFFICE BUILDING SR-60-2016



Zoning: **CX-4-CU**  
CAC: **Northeast**  
Drainage Basin: **Perry Creek**  
Acreage: **0.32**  
Sq. Ft.: **3500**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **A & C Properties, LLC**  
Phone: **919-875-1955**





# Administrative Action

## Administrative Site Review

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

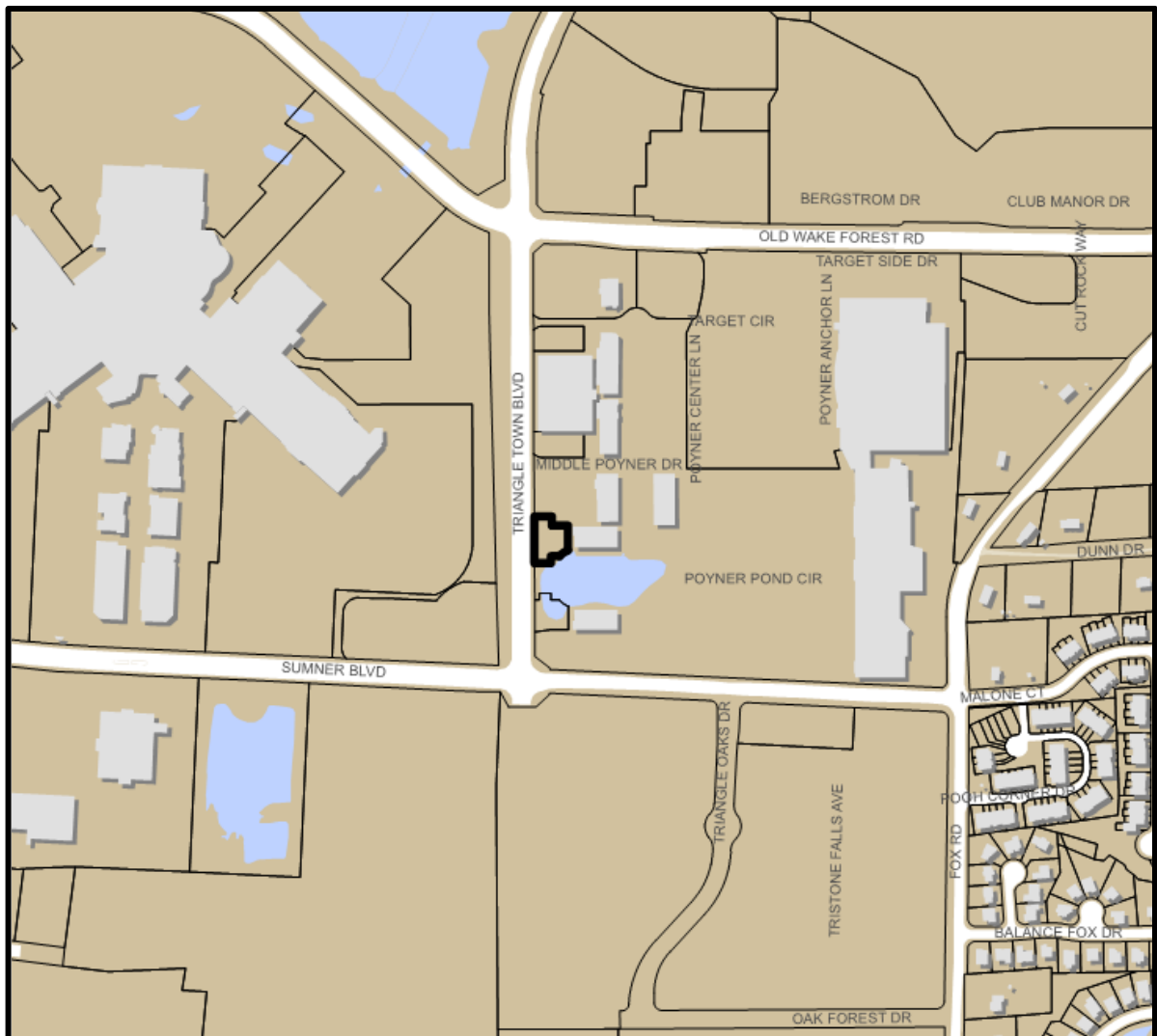
**Case File / Name:** SR-60-16 / Poyner Village Parkway Office Building

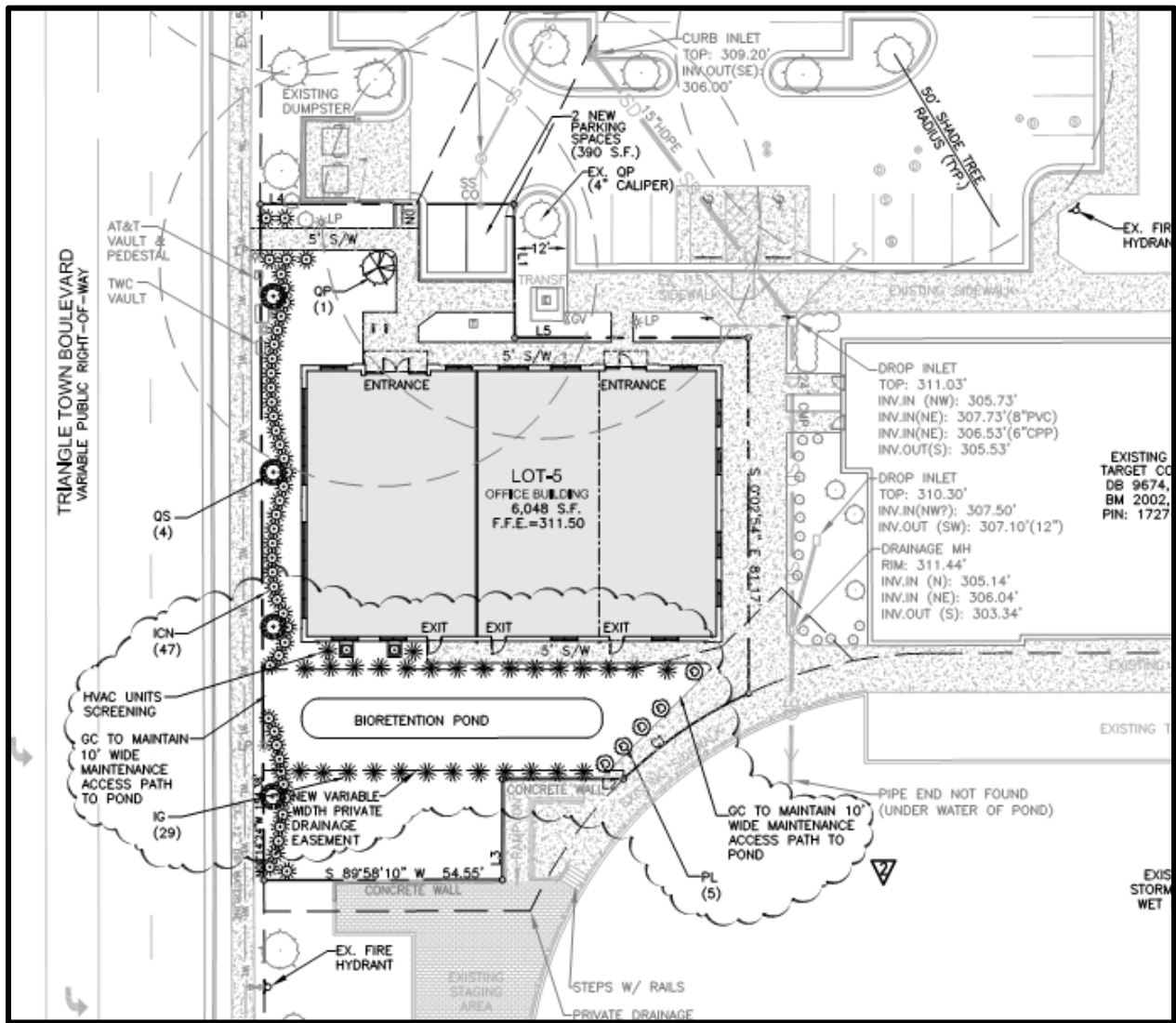
**General Location:** This site is located on the east side of Triangle Town Blvd., north of the intersection of Triangle Town Blvd and Sumner Blvd.

**CAC:** Northeast

**Request:** Development of a .32 acre tract zoned CX-4-CU into a 6,048 square foot, one story, 23 foot tall office building (general building type composed of three individual suites).

**Cross-Reference:** TR# 482072, Z-5-01





SR-60-16 Preliminary Site Plan

# Design Adjustment Staff Response



**DEVELOPMENT  
SERVICES  
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495  
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall 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.

<b>PROJECT</b>	Project Name	5921 Poyner Village Parkway Office Building	Date completed Application received	4/13/2017
	Case Number	S-60-16	Transaction Number	482072

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	Staff <b>SUPPORTS</b> the Design Adjustment based upon the findings in these applicable code:			
	<input type="checkbox"/> <a href="#">UDO Art. 8.3 Blocks, Lots, Access</a>		<input type="checkbox"/> <a href="#">UDO Art. 8.4 New Streets</a>	
	<input checked="" type="checkbox"/> <a href="#">UDO Art. 8.5 Existing Streets</a>		<input type="checkbox"/> <a href="#">Raleigh Street Design Manual</a> <input type="checkbox"/> Other	
	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/> Dev. Services Planner		<input type="checkbox"/> City Planning	
	<input checked="" type="checkbox"/> Development Engineering	Cadell Hall	<input type="checkbox"/> Transportation	
	<input type="checkbox"/> Engineering Services		<input checked="" type="checkbox"/> PRCR	Chris Crum
	<input type="checkbox"/> Public Utilities			
	<b>Findings:</b> Staff is in support of the design adjustment to plant the street trees behind the sidewalk, on private property to meet the requirements of a Type C2 street protective yard.			

Development Services Director or Designee Action: Approve  Approval with Conditions  Deny

Authorized Signature **KERIANNA W. RITCHIE, PE**  
DEVELOPMENT REVIEW MANAGER

**4/28/2017**  
Date

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

<b>CONDITIONS</b>	
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Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

## Public Works Design Adjustment

Code Conformance:		Code Section(s)
<b>Zoning District:</b>	CX-4-CU (Z-05-01)	<a href="#">3.1</a>
<b>Overlay District:</b>	NA	<a href="#">5.1</a>
<b>Parking:</b>	<p><b>Vehicle</b> Required = 6048 sf/400 = 15 spaces Proposed = 2 onsite, and 13 offsite (with shared parking agreement)</p> <p>(Parking to be shared with entire retail site. Required = (1 sp/300 sf of gross floor area + 1 sp./600 sf of outdoor display area or (Total 449,227 sf /300 sf) + (2661 sf/600sf) = Total Parking Required = 1502 spaces Total Parking existing = 2117 spaces)</p> <p><b>Bicycle</b> Required 1 space/1000 sf (min. 4) Proposed = 4 (two racks)</p>	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	Avenue 2-Lane, Divided (Triangle Town Blvd.)	<a href="#">8.4</a>
<b>Streetscape:</b>	<p>(As per Z-5-2001, PEDESTRIAN FRIENDLY VILLAGE CORE (See Exhibits 1-4 and 6 )</p> <p>Approved Design adjustment allowing an alternative streetscape cross section (planting street trees on private property)</p> <p>A 5' width sidewalk exists and a fee in lieu for an additional 1' of sidewalk width is required.</p>	<a href="#">Z-5-2001</a>
<b>Setbacks/Frontage:</b>	<p>Within the Pedestrian Friendly Community (as specified in zoning conditions of Z-5-2001), building setbacks shall not exceed a twenty (20') foot front yard setback from either the back of the curb on private accessways or the right-of-way line on public streets unless to accommodate a pedestrian gathering spot as set forth in condition II-C.</p> <p>Buildings shall be set back not more than 20 feet from the back of the curb on private vehicular pedestrian ways or the right-of-way of public streets except in designated pedestrian gathering spots</p> <p>(As per CX) Front = 5' Side = 0 or 6' Rear = 0 or 6'</p>	<a href="#">3.4</a> , <a href="#">Z-5-2001</a>

<b>Neighborhood Transitions:</b>	NA	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	NA	<a href="#">7.2.4</a>
<b>Stormwater:</b>	Stormwater management is being met by providing a bio-retention pond for stormwater quality and quantity for just this single lot. This new stormwater solution does not supersede or replace any existing shared stormwater solution.	<a href="#">9.2</a>
<b>Tree Conservation:</b>	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	<a href="#">9.1</a>
<b>Variances, Design Adjustments, Administrative Alternates:</b>	<p>Approved Design adjustment allowing an alternative streetscape cross section (planting street trees on private property)</p> <p>Site design standards as per CU Z-5-2001</p> <p>In accordance with the criteria of the Triangle Town Center Small Area Plan, retail uses within the subject property shall be limited to 675,000 square feet of the floor area gross.</p> <p>Existing and pending gfa in Poyner Place to date = 449,227 sf. Proposed gfa = 6,048 sf Total gfa (post) = 455,279 sf</p>	Z- 05-2001 Pedestrian Friendly Village Core
<b>Other:</b>	NA	

**OFFICIAL ACTION:** Approval with conditions

**CONDITIONS OF APPROVAL:**

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

1. That an amenity area at least 10% of the site (as per UDO sections 3.2.5, 1.5.3) be shown on the site plan demonstrating code compliance;

2. 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;
3. That a nitrogen offset payment must be made to a qualifying mitigation bank;
4. 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;
5. 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;
6. 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;

**Prior to issuance of building permits:**

1. That a fee in lieu for 1' of sidewalk width for the entire width of the parent tract, shall be paid to the City of Raleigh;
2. 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 City;
3. That a copy of a recorded cross access easement with the lots owned by A and C Properties, LLC. and DDR Poyner Place LP Ltd. PTNRP be provided to the Development Services Department;
4. That the applicant provide proof of an offsite parking lease, agreement or easement within 660 feet of entrance of this site plan building to fulfill the required parking, and the applicant shall sign agree in writing to provide the required off-street parking as long as the principal use shall continue and shall agree that the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels or their equivalent as required by Code;
5. That the applicant provide proof of a shared dumpster agreement as long as the principal use shall continue and shall agree that the principal use shall be discontinued should these easements and agreements no longer be provided on these off-site parcels;
6. That all conditions of Z-5-2001 are complied with;

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

7. 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;

I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Bowers Date: 7/11/2017  
(JBT)

**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 05/09/17, submitted by David Blevins, Development engineering Inc..

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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:** 7-11-2020

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.