LOCATION: This site is located on the north side of Brier Creek Parkway, west of Alm Street, at 9570 Brier Creek Pkwy. PIN# 0758838785.

REQUEST: Development of a 0.74 acre vacant tract zoned CX-3-PK into a 3,000 square foot proposed Jiffy Lube (minor) vehicle service station.

Variance Case: A-105-17 - Board of Adjustment (BOA) approved a 25 foot variance to reduce the 50 foot protective yard width requirements for a Parkway zoning frontage (UDO Sec.3.4.3.E), and to reduce landscaping to include a buffer yard planted to a SHOD-2 planting standard (UDO Sec.5.3.1.F).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0281-2019: DSLC - Site Permitting Review/Major [Signature Set]

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated November 5, 2019 by Lucor Inc..

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☑ SITE PERMITTING REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

Stormwater

1. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

☑ BUILDING PERMITS - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. The transparency calculations table, as shown on Sheet A2.0 of the approved preliminary ASR plans shall be revised. The total percentages and square footage calculations for the 'required' and 'provided' under the "total glazing; glazing between 3'-8" amounts are miscalculated and require revision. Calculations shall be revised and shown on Building Permit Plans review set at submittal.

2. Comply with all conditions of A-105-17.
3. A detailed illustration of the proposed retaining wall is provided and shown with the Building Plans submittal detailing building material & height in compliance with UDO Sec.7.2.8.

Engineering

4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

5. A fee-in-lieu for 1-ft of sidewalk along the length of frontage shall be paid to the City of Raleigh (UDO 8.1.10).

The following are required prior to issuance of building occupancy permit:

General

1. All street lights and street signs required as part of the development approval are installed.

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: November 14, 2022
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.

I hereby certify this administrative decision.

Signed: ___________________________ Date: 11/15/2019
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
JIFFY LUBE AT BRIER CREEK
ADMINISTRATIVE SITE REVIEW
VARIANCE CASE No. A-105-17   PLAN No. ASR-0002-2019

9570 BRIER CREEK PARKWAY - LOT 23
RALEIGH, WAKE COUNTY, NORTH CAROLINA
PIN: 0758838785

GENERAL NOTES:
1. VARIANCE CASE A-105-17
   HORNER LLC REQUESTED A 25' VARIANCE TO REDUCE THE WIDTH OF THE PARKWAY FRONTAGE
   TO 25' BUILDING AND PARKING SETBACK AND A 25' PROTECTIVE YARD. ADDITIONALLY, THE PROPERTY OWNER
   DEVELOPERS HAVE REVIEWED AND ARE IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID
   WASTE COMPLIANCE STATEMENT
   STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE ARE MET AS PART OF SR-44-17.
   2. VESTED COMPLIANCE WITH VARIANCE CASE A-105-17 PER LOGo SECTION
   10.2.10.F
   THE COUNTY HAS BEEN NOTED DUE TO THE PERMITTED INSTALLATION OF THE MAXIMUM AREA AND
   NUMBER OF SHRUBS PERMITTED BASED ON THE 25' BUFFER ENCLOSED BY THE CHAINLINK OR THE ORIGINAL
   3. STORMSewater MANAGEMENT
   STORMWATER MANAGEMENT REQUIREMENTS FOR THIS SITE ARE MET AS PART OF SR-44-17.
   4. TREE CONSERVATION
   THIS SITE IS 0.74 ACRES AND FALLS BELOW THE 2.0 ACRES THRESHOLD SET WITHIN UDO SECTION
   9.1.2.
   THEREFORE, NO TREE CONSERVATION IS NEEDED.
   5. SOLID WASTE COMPLIANCE STATEMENT
   THE VARIANCE HAS BEEN VESTED DUE TO THE PERMITTED INSTALLATION OF THE MAIN DRIVE AISLE AND
   THE ORIGINAL CONSTRUCTION TO BE IN ACCORDANCE WITH CITY OF RALEIGH,
   NCDEQ AND NCDOT STANDARDS, SPECIFICATIONS, AND DETAILS

6.0 SCALE 1"=500'

PROPERTY OWNER INFORMATION
NAME: BCRD HOLDINGS, LLC
OWNER ADDRESS: 436 N. HARRINGTON ST. STE. 140
RALEIGH, NC 27603
PIN: 0758838785

ARCHITECT:
OLIVE ARCHITECTURE, PLLC
ANDY LAWRENCE, AIA
andy@olive-arch.com
RALEIGH, NC 27603
(919) 838-9934

CIVIL ENGINEER:
TIMMONS GROUP
S. BALLENTINE
(919) 866-4959

DEVELOPER:
LUCOR INC.
736 PERSHING ROAD
RALEIGH, NC 27608
ROB WOMACK
(919) 828-9511
r Robbie.womack@teamlucor.com

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6.0 SCALE 1"=500'
EXISTING CONDITIONS NOTES:

1. EXISTING CONDITIONS SHOWN ARE BASED ON FIELD SURVEY PERFORMED BY TIMMONS GROUP, LLC. ALL PLANS AND PROPOSED DESIGN FOR THE SUBDIVISION ARE BASED ON THIS SURVEY.

2. PROPERTY SUBJECT TOFLOODING WITHIN THE 100-YEAR FLOODPLAIN PER CITY OF RALEIGH. THE PROPERTY IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER CITY OF RALEIGH. THE PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA.

3. PLANS AND ASSOCIATED DOCUMENTS ARE THE EXCLUSIVE PROPERTY OF TIMMONS GROUP AND MAY NOT BE REPRODUCED IN WHOLE OR IN PART AND SHALL NOT BE USED FOR ANY PURPOSE WHATSOEVER, INCLUSIVE, BUT NOT LIMITED TO CONSTRUCTION, BIDDING, AND/OR CONSTRUCTION STAKING WITHOUT THE EXPRESS WRITTEN CONSENT OF TIMMONS GROUP.

EXISTING CONDITIONS LEGEND

- PROPERTY LINE
- EASEMENT LINE
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING CHAIN-LINK FENCE LINE
- EXISTING CURB & GUTTER (TYP.)
- EXISTING ADJACENT PROPERTY/LOT LINE (TYP.)
- EXISTING RIGHT-OF-WAY (TYP.)
- EXISTING CHAIN-LINK FENCE TO REMAIN
- EXISTING ADJACENT PROPERTY/LOT LINE (TYP.)
- EXISTING PROPERTY LINE (TYP.)
- EXISTING CHAIN-LINK FENCE LINE
- EXISTING RIGHT-OF-WAY (TYP.)
- EXISTING CHAIN-LINK FENCE LINE
- EXISTING CURB & GUTTER (TYP.)
- EXISTING CHAIN-LINK FENCE LINE
- EXISTING ADJACENT PROPERTY/LOT LINE (TYP.)
- EXISTING PROPERTY LINE (TYP.)
- EXISTING RIGHT-OF-WAY (TYP.)

EXISTING CONDITIONS KEYNOTES

- Preliminary - Not for Construction
- Plan #ASR-0002-2019
- Action at the Raleigh Office
- Your Vision Achieved Through Ours.
- S. BALLENTINE
- 06/26/2019
- Drawn By C. PUGH
- Checked By S. BALLENTINE
- Sheet No. C 1.0
- Job No. 09/06/19
- Addressed City Comments
- Scale 1"=20'
- NAD 83
- All constructions to be in accordance with City of Raleigh NCDOC and NCDOC standards, specifications, and details.

EXISTING CONDITIONS AND DEMOLITION PLAN

JIFFY LUBE AT BRIER CREEK

EXISTING CONDITIONS AND DEMOLITION PLAN

JIFFY LUBE AT BRIER CREEK