

# Administrative Approval Action

Case File / Name: ASR-0005-2021 DSLC - Oasis Commercial Building

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

**LOCATION:** This site is located on the east side of Louisburg Rd/US Hwy 401 at 5520

Louisburg Road.

**REQUEST:** Development of a 1.31 acre tract zoned NX-3-PK CU into a proposed 3-story

35,040 sf mixed-used building, with retail on the ground floor and 24 multi-unit apartment residential units (18 - 2 bedroom apartments; 6 - 1 bedroom

apartments) on the upper floors.

Z-30-19 - Zoning Conditions - 5520 Louisburg Road.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: N/A

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 September 14, 2021 by

**Construction Masters.** 

# **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:

☑ <u>SITE PERMITTING REVIEW</u> - 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:

### General

1. A set of retaining wall grading plans or details (for walls <5'ft) is included with the Site Permit Review plans set.

#### Stormwater

- 2. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
- A stormwater control plan showing compliance with the 70% maximum impervious surface area allowed by the subdivision. Then no O&M Manual or TN offset or 24% BMP or 125% SWMF surety are required (since the SWMF for the subdivision is already in place).

☑ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.



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☑ <u>RECORDED MAP(S)</u> - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

### **Public Utilities**

1. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☑ <u>BUILDING PERMITS</u> - 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

- A demolition permit shall be obtained.
- 2. A copy of the shared refuse agreements between parcel PIN # 1736150535 and parcel PIN# 1736151636 is recorded and copies of the agreement are inserted into the building permit plans so
- 3. Comply with all conditions of Z-30-19.

### **Engineering**

- 4. A cross access agreement among the lots identified as PINs 1736-15-0535 and 1736-15-1636 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
- 5. A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
- 7. A fee-in-lieu for 1' width of sidewalk along property frontage on Louisburg Road shall be paid to the City of Raleigh (UDO 8.1.10).



# **Administrative Approval Action**

Case File / Name: ASR-0005-2021 **DSLC - Oasis Commercial Building** 

City of Raleigh **Development Services Department** One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

- 8. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.
- 9. A public infrastructure surety for 4 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

### **Public Utilities**

10. A plat must be recorded at the Wake County Register of Deeds office for all utility easement

### **Urban Forestry**

11. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Deah Way.

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

### General

- 1. Final inspection of all right of way street trees by Urban Forestry Staff.
- 2. 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: January 27, 2025

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.



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I hereby certify this administrative decision.

Signed: Alusia Bailey Taylor Date: 09/30/2021

Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy

# OASIS COMMERCIAL BUILDING

# ADMINISTRATIVE SITE REVIEW

ASR-0005-2021 \$ Z-30-19

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#### ATTENTION CONTRACTORS

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FAILURE TO NOTIFY BOTH CTY DEPARTMENTS IN ADVANCE OF BEGINNING CONSTRUCTION WILL RESULT IN THE ISSUANCE OF MONETARY FINIS AND REQUIRE REINSTALLATION OF ANY WATER OR SEWER FACILITIES NOT INSPECTED AS A RESULT OF THIS NOTIFICATION FAILURE.

FAILURE TO CALL FOR INSPECTION, INSTALL A DOWNSTREAM FLUG, HAVE PREMITTED PLANS ON JOB SITE, OR ANY OTHER VIOLATION OF CITY OF RALEIGH STANDARDS MILL RESULT IN A FINE AND POSSIBLE EXCLUSION FROM FUTURE WORK IN THE CITY OF RALEIGH.

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#### RIGHT-OF-WAY SERVICES NOTES:

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#### SOLID WASTE INSPECTIONS STATEMENT

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#### SOLID WASTE INSPECTIONS STATEMENT

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- AULED:

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#### NARRATIVE:



PROJECT NAME	OASIS COMMERCIAL BUILDING
PROJECT ADDRESS	5520 LOUISBURG DRIVE
PREPARERS CONTACT INFORMATION	JONES 4 CNOSSEN ENGINERING, PLIC P.O., BOX 1052 APEX, NORTH CARCUNA 27502 PHONE - 919-387-3175 CONTACT PERSON - PETERD, CNOSSEN
DEVELOPER CONTACT INFORMATION	COZY HOMES, LLC 5520 LOUISBURG RD. RALEIGH, NE 2761 4 PHONE - (9) 19) 995-5876 EMAIL - OFFICEGONZALPU.COM CONTACT PERSON - MONTAMED EIFADALY
CURRENT PROPERTY ZONING	NX-3-PK-CU
WAKE COUNTY PINS	1736-15-0535
TOTAL SITE AREA	1.31 AC/ 57,379 Sf
EXISTING SITE USE	SINGLE FAMILY
PROPOSED SITE USE	MIXED-USE (RETAIL # MULTI-UNIT RESIDENTIAL/APARTMENT)
MAXIMUM NUMBER OF RESIDENTIAL UNITS	30
PROPOSED NUMBER OF RESIDENTIAL JNITS	24
PROPOSED BUILDING SQUARE FOOTAGE	35,040 5F (10,400 5F 1st FLOOR INCLUDES 51 3F RISER ROOM, 12,320 SF 2nd # 3rd FLOORS)
PROPOSED COMMERCIAL GROSS SF	10,349 5F
PROPOSED RESIDENTIAL SF	24,640 SF (12,320 SF PER FLOOR)
MAXIMUM ALLOWED BUILDING HEIGHT	50
PROPOSED BUILDING HEIGHT	36.5'
MAXIMUM NUMBER OF STORIES	3
PROPOSED NUMBER OF STORIES	3
AUTOMATIC FIRE PROTECTION	YES
AMENITY AREA REQUIRED	0.13 AC/5,736 SF (10.0%)
AMENITY AREA PROVIDED	0.26 AC/11.242 SF (19.6%)
FENA FLOODPLAIN INFORMATION	WAP #3720   71 200 J (DATED MAY 2, 2006)

#### PARKING SUMMARY

PARSING BUHANNY

PHOLE & BOYGE PARSING

BASIS OF DETERMINATION. RETAIL

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TOTAL SHADERS SPACES - 8.7 SPACES

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## ADMINISTRATIVE SITE REVIEW SHEET INDEX

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PRELIMINARY PLANS NOT FOR CONSTRUCTION





Cnossen PLLC ENGINEERING, ŏ Jones (

SUITE 001 PO BOX 1062 APEX, NC 27502 Office: 919-387-1174 Registration: P-0151

0005-20

ASR-

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BUILDING REVIEW

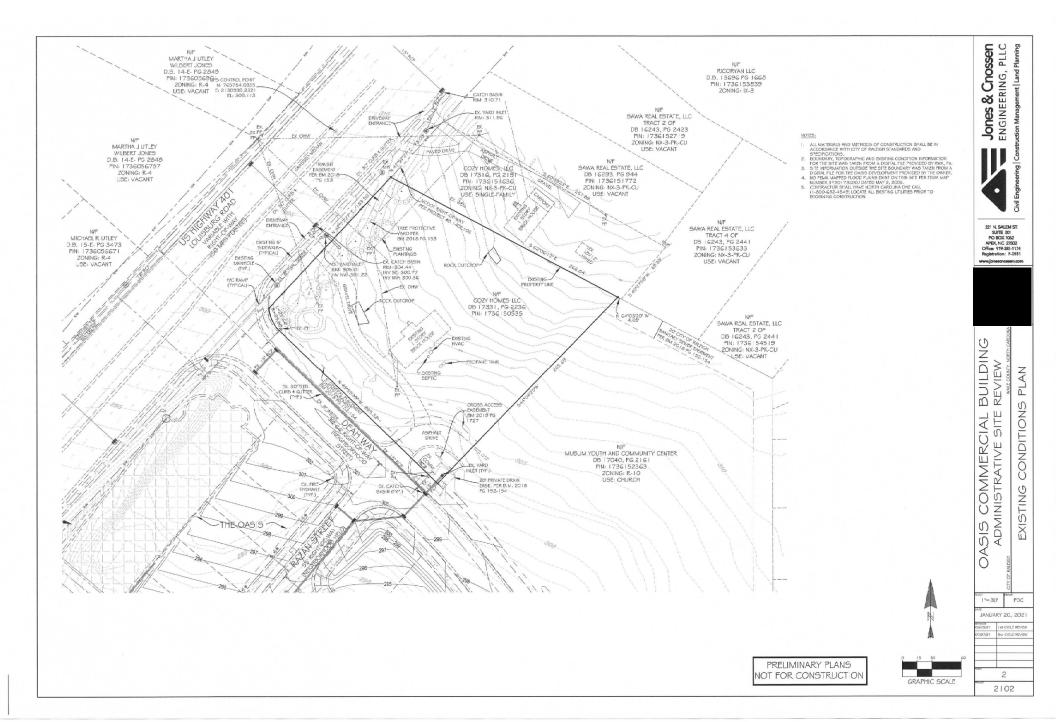
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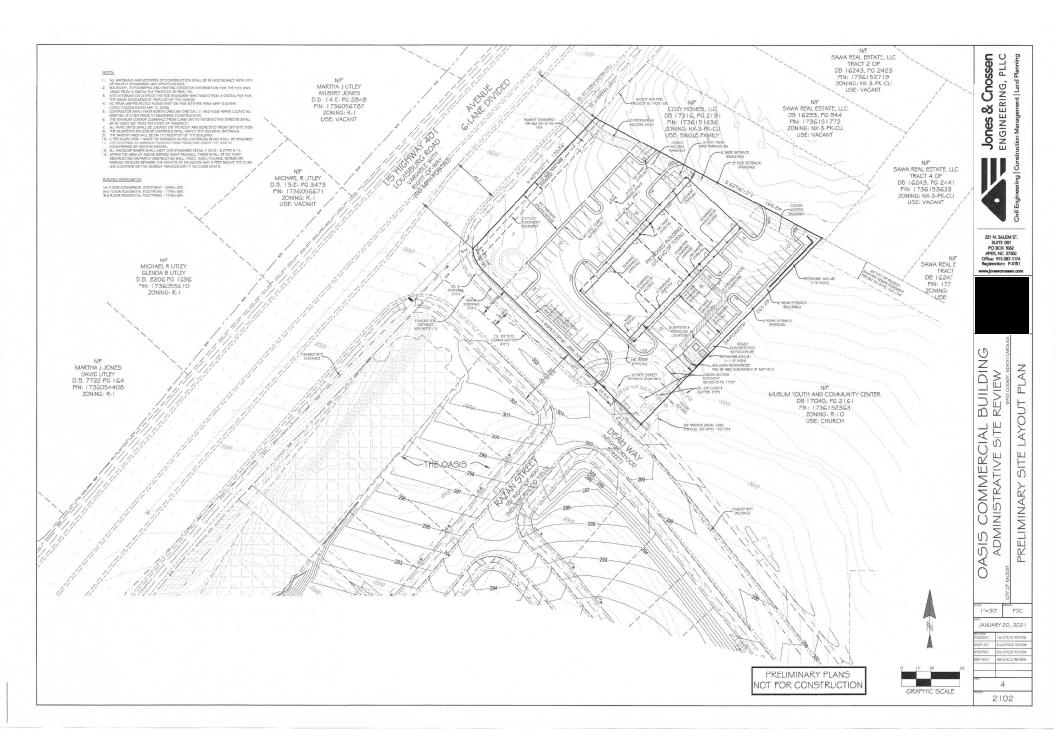
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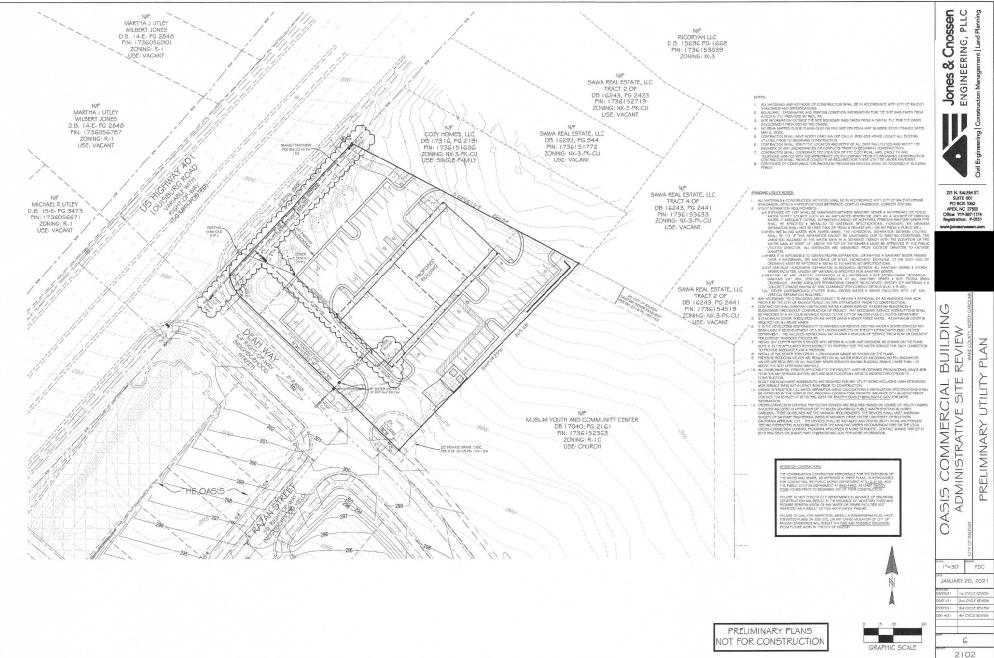
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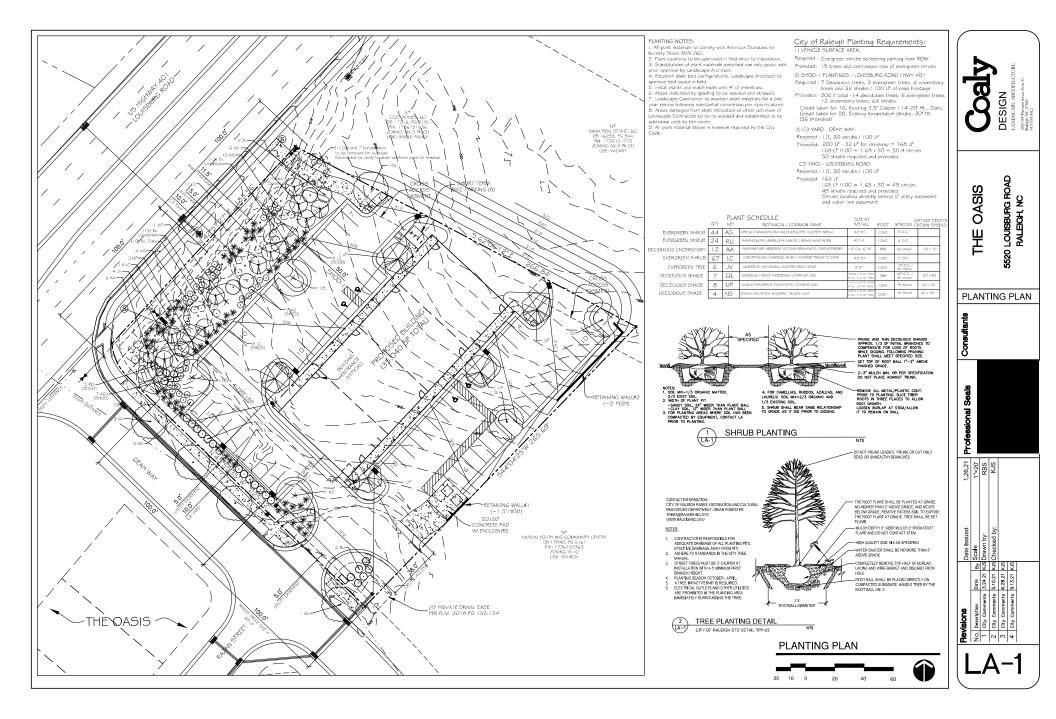
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2102







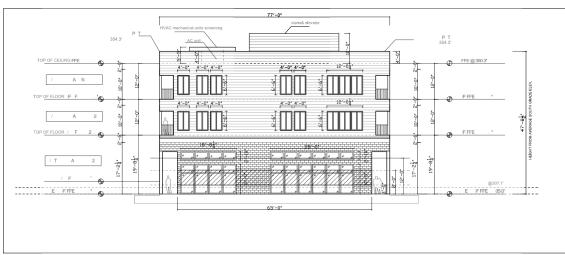


demi@pyramidscontractors.com

(919) 995-5876 office@conzalpm.com

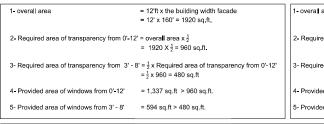
LOUISBURG ROAD COMPLEX

 $A_{2.1}$ SHEET



## 2 NEW BUILDING (1) SOUTH ELEVATION -- DEAH WAY

#### TABLE 1.1:G/F TRANSPARENCY CALCULATIONS: WEST ELEVATION TABLE 1.2:G/F TRANSPARENCY CALCULATIONS: SOUTH ELEVATION



1- overall area = 12'ft x the building width facade = 12' x 65' = 780 sq.ft. 2- Required area of transparency from 0'-12' = overall area x 1/2  $= 780 \text{ X} \frac{1}{2} = 390 \text{ sq.ft.}$ 3- Required area of transparency from 3' - 8' =  $\frac{1}{2}$  x Required area of transparency from 0'-12'  $=\frac{1}{2}$  x 390 = 195 sq.ft = 467 sq.ft > 390 sq.ft. 4- Provided area of windows from 0'-12' 5- Provided area of windows from 3' - 8' = 233 sq.ft > 195 sq.ft.

LEVEL AVERAGE WEST GRADE ELEV. HIGHEST FINISHED GRADE ELEV. 309.2 (309.2'+305.0')/2 = 307.1' LOWEST FINISHED GRADE ELEV. 305.0 MAXIMUM ALLOWABLE HEIGHT 50' 357.1' PROPOSED FINISHED ROOF ELEV. 350.3'

TABLE 1.5: GRADE LEVELS

SITE PLAN SCALE: 3 /32" = 1'-0"

TABLE 1.3: WEST ELEVATION GRADE

NOTE: Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance



1 NEW BUILDING (1) WEST ELEVATION - LOUISBURG RD

TOP OF FARMET

(a) 354.3

TOP OF FARMET

(b) 354.3

TOP OF FARMET

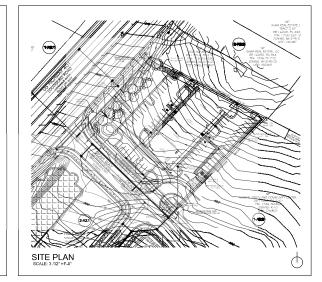
(c) 354.3

TOP OF FARMET

(d) 354.3

TOP OF FLOOR 3F FRE (a) 389.3

DEFFE (



2 NEW BUILDING (1) NORTH ELEVATION

SCALE: 3 /32" = 1'-0"



TNEW BUILDING (1) EAST ELEVATION

SCALE: 3 /32\* =1'-0"

PROJECT FOR:

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LOUISBURG ROAD COMPLEX

PLAN I.D.

NEW MIXED-USE BUILDING



A 2.2 SHEET