



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:

☒ **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:

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).
3. 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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<input checked="" type="checkbox"/>	Utility Placement Easement Required
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<input checked="" type="checkbox"/>	Cross Access Agreements Required
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☒ **RECORDED MAP(S)** - 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.

☒ **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. 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 s
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).



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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 dedications.

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: *Alysia 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

Administrative Site Review Application
Planning and Development Services Bureau | City of Raleigh, NC 27601-1000 | www.raleighnc.gov

This form is required when submitting a plan for review to the Planning and Development Services Bureau. It is to be completed by the applicant and submitted along with the plan for review. The form is to be completed by the applicant and submitted along with the plan for review. The form is to be completed by the applicant and submitted along with the plan for review.

Office Use Only - City of Raleigh

Project Information

Project Name: **OASIS COMMERCIAL BUILDING**
Project Address: **5500 LOUISBURG ROAD**
Project City: **RALEIGH, NC 27616**
Project Phone: **(919) 995-5876**
Project Email: **office@conzalm.com**

Site Information

Site Name: **5500 LOUISBURG ROAD**
Site Address: **5500 LOUISBURG ROAD**
Site City: **RALEIGH, NC 27616**
Site Phone: **(919) 995-5876**
Site Email: **office@conzalm.com**

Site History

Previous Use: **Commercial**
Current Use: **Commercial**
Previous Owner: **Conzalm, LLC**
Current Owner: **Conzalm, LLC**

Site Description

The site is located on the east side of US Highway 401, between Razaan Street and Deah Way. The site is currently vacant and is being proposed for development as a commercial building. The site is located on the east side of US Highway 401, between Razaan Street and Deah Way. The site is currently vacant and is being proposed for development as a commercial building.

Site Plan

The site plan shows the proposed building footprint, parking areas, and other site features. The site plan is to be submitted along with the application.

Site Photos

The site photos show the current condition of the site and the surrounding area. The site photos are to be submitted along with the application.

Site Map

The site map shows the location of the site within the city of Raleigh. The site map is to be submitted along with the application.

DEVELOPER TYPE & SITE DATA

DEVELOPER TYPE

Developer Name: **CONZALM, LLC**
Developer Address: **5500 LOUISBURG ROAD, RALEIGH, NC 27616**
Developer Phone: **(919) 995-5876**
Developer Email: **office@conzalm.com**

SITE DATA

Site Address: **5500 LOUISBURG ROAD**
Site City: **RALEIGH, NC 27616**
Site Phone: **(919) 995-5876**
Site Email: **office@conzalm.com**

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ATTENTION CONTRACTORS

THE CONSTRUCTION CONTRACTOR RESPONSIBLE FOR THE EXTENSION OF THE WATER AND SEWER, AS PROVIDED IN THESE PLANS, IS RESPONSIBLE FOR CONTACTING THE PUBLIC WORKS DEPARTMENT AT (919) 995-5876 AND THE PUBLIC UTILITIES DEPARTMENT AT (919) 995-5876, AT LEAST TWENTY-FOUR HOURS PRIOR TO BEGINNING ANY OF THEIR CONSTRUCTION.

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

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



SITE DATA	
PROJECT NAME	OASIS COMMERCIAL BUILDING
PROJECT ADDRESS	5500 LOUISBURG DRIVE
PREPARED BY CONTACT INFORMATION	JONES & CROSSEN ENGINEERING, PLLC P.O. BOX 1062 APEX, NORTH CAROLINA 27502 PHONE - (919) 367-1174 FAX - (919) 367-3375 CONTACT PERSON - PETER D. CROSSEN
DEVELOPER CONTACT INFORMATION	COZY HOMES, LLC 5520 LOUISBURG RD. RALEIGH, NC 27616 PHONE - (919) 995-5876 EMAIL - OFFICE@CONZALM.COM CONTACT PERSON - MORRIS EFADALY
CURRENT ZONING	NK-3-R-CU
WASTE COUNTY FINS	1736-1-5-0535
TOTAL SITE AREA	1.31 AC / 57,379 SF
EXISTING SITE USE	SINGLE FAMILY
PROPOSED SITE USE	MIXED-USE (RETAIL & MULTI-UNIT RESIDENTIAL/APARTMENT)
PROPOSED NUMBER OF RESIDENTIAL UNITS	30
PROPOSED NUMBER OF RESIDENTIAL UNITS	24
PROPOSED BUILDING SQUARE FOOTAGE	35,040 SF (10,400 SF 1st FLOOR INCLUDES 5) 5F RISER ROOM, 12,320 SF 2nd & 3rd FLOORS)
PROPOSED COMMERCIAL GROSS SF	10,349 SF
PROPOSED RESIDENTIAL SF	24,640 SF (12,320 SF PER FLOOR)
MAXIMUM ALLOWED BUILDING HEIGHT	5'
PROPOSED BUILDING HEIGHT	3'
MAXIMUM NUMBER OF STORES	3
PROPOSED NUMBER OF STORES	3
AUTOMATIC FIRE PROTECTION	YES
AMENITY AREA REQUIRED	0.15 AC/5,735 SF (10.0%)
AMENITY AREA PROVIDED	0.86 AC/11,242 SF (19.5%)
FEMA FLOODPLAIN INFORMATION	MAP #3720171200 (DATED MAY 2, 2006) PROJECT IS NOT WITHIN 100-YEAR FLOODPLAIN

PARKING SUMMARY	
VEHICLE & BICYCLE PARKING	
BASIS OF DETERMINATION - RETAIL	1 PER 5,000 SF FLOOR AREA (VEHICLE PARKING)
NONE REQUIRED (LONG TERM BICYCLE PARKING)	
BASIS OF DETERMINATION - RESIDENTIAL	1.0 PER 1 BEDROOM UNIT (VEHICLE PARKING)
1.5 PER 2 BEDROOM UNIT (VEHICLE PARKING)	
1 PER 20 UNITS, 4 MIN. (SHORT TERM BICYCLE PARKING)	
NONE REQUIRED (LONG TERM BICYCLE PARKING)	
TOTAL SPACES REQUIRED - 67 SPACES	
RETAIL SPACES - 34 (10,349 SF/300 SF)	
RESIDENTIAL SPACES - 33 (10 UNITS X 1.5 SPACES/ BEDROOM UNIT)	
TOTAL SPACES PROVIDED - 67 SPACES	
TOTAL HANDICAP SPACES REQUIRED - 3 SPACES	
TOTAL HANDICAP SPACES PROVIDED - 4 SPACES	
TOTAL SHORT TERM BICYCLE PARKING REQUIRED - 0	
RETAIL SPACES - 4 MIN. (10,349 SF/5,000 SF = 2)	
RESIDENTIAL SPACES - 4 MIN. (24 UNITS/20 UNITS = 1.2)	
TOTAL SHORT TERM BICYCLE PARKING PROVIDED - 0	

ADMINISTRATIVE SITE REVIEW SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	PRELIMINARY DEMOLITION PLAN
4	PRELIMINARY SITE LAYOUT PLAN
5	PRELIMINARY GRADING & EROSION CONTROL PLAN
6	PRELIMINARY UTILITY PLAN
7	DETAIL SHEET
8	PRELIMINARY LANDSCAPE PLAN
9	PRELIMINARY BUILDING ELEVATION
10	PRELIMINARY BUILDING ELEVATION
11	PRELIMINARY COMMERCIAL FLOOR PLAN
12	PRELIMINARY RESIDENTIAL FLOOR PLAN
13	BUILDING SUMMARY TABLES
14	ADA ACCESSIBILITY SHEET
15	PRELIMINARY ROOF PLAN
16	SHARED DUMPSTER DOCUMENT

**PRELIMINARY PLANS
NOT FOR CONSTRUCTION**

DATE: **JANUARY 20, 2021**

BY: **PETER D. CROSSEN**

FOR: **CONZALM, LLC**

PROJECT: **OASIS COMMERCIAL BUILDING**

ADDRESS: **5500 LOUISBURG ROAD, RALEIGH, NC 27616**

PHONE: **(919) 995-5876**

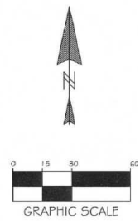
EMAIL: **office@conzalm.com**



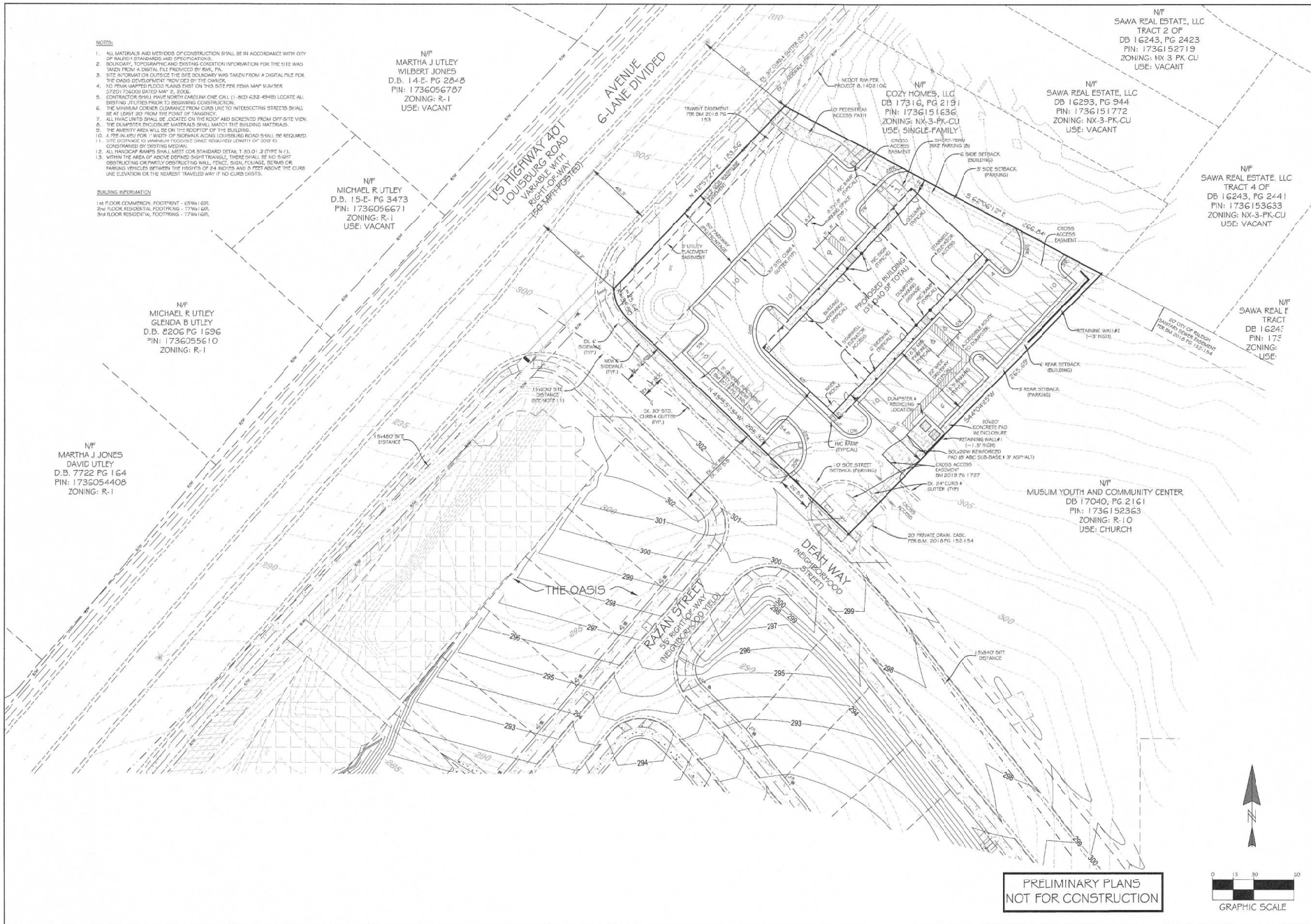
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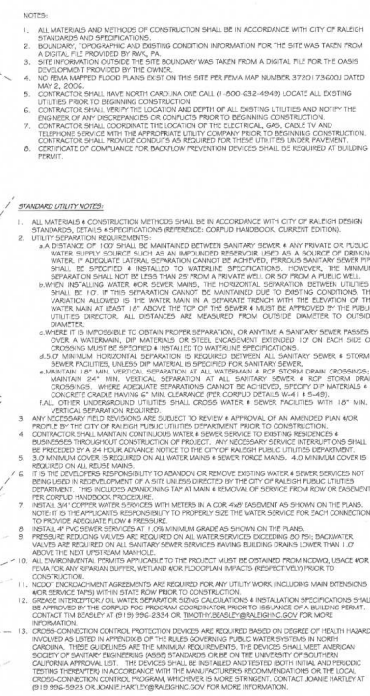
1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY, TOPOGRAPHIC AND EXISTING CONDITION INFORMATION FOR THE SITE WAS TAKEN FROM A DIGITAL FILE PROVIDED BY RAK, PA.
3. SITE INFORMATION OUTSIDE THE SITE BOUNDARY WAS TAKEN FROM A DIGITAL FILE FOR THE OASIS DEVELOPMENT PROVIDED BY THE OWNER.
4. NO FEMA MAPPED FLOOD PLAINS EXIST ON THIS SITE PER FEMA MAP NUMBER 37201755001 DATED MAY 2, 2006.
5. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (1-800-453-4545) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.

PRELIMINARY PLANS
NOT FOR CONSTRUCTION ON

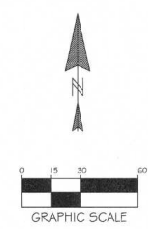


PROJECT	1"=30'	PDC
DATE	JANUARY 20, 2021	
DESIGNER	03/25/21	1st CYCLE REVIEW
07/07/21	2nd CYCLE REVIEW	
DATE	2	
PROJECT	2102	





PRELIMINARY PLANS
NOT FOR CONSTRUCTION



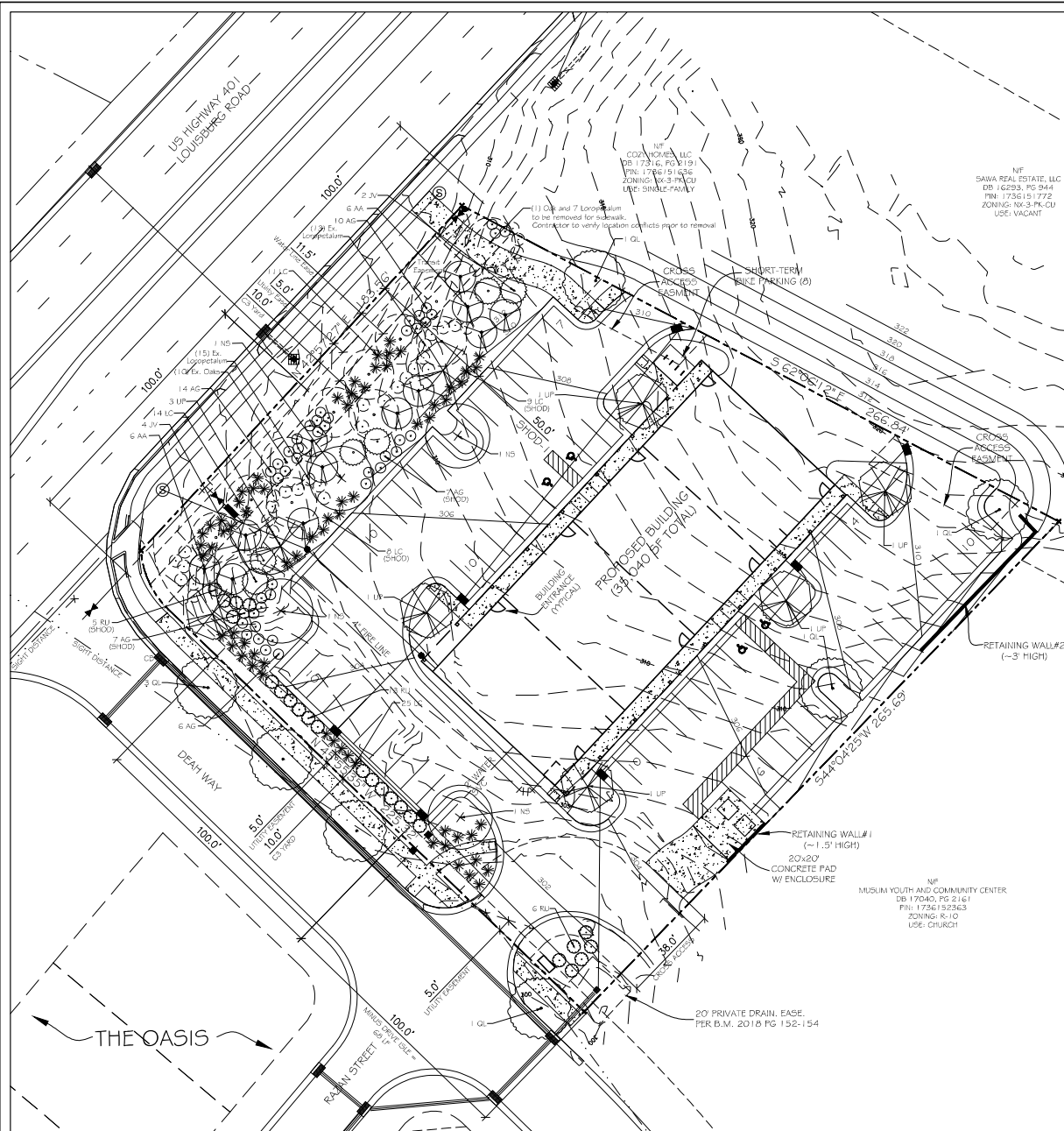
Jones & Crossen
ENGINEERING, PLLC
Civil Engineering | Construction Management | Land Planning

221 N. SALEM ST.
SUITE 001
PO BOX 1062
APEX, NC 27502
Office: 919-387-1174
Registration: P-0151
www.jonescrossen.com

OASIS COMMERCIAL BUILDING ADMINISTRATIVE SITE REVIEW

PRELIMINARY UTILITY PLAN

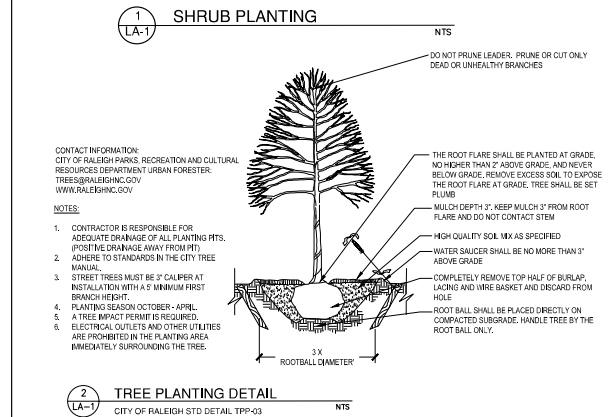
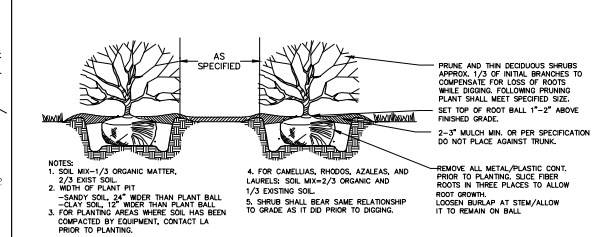
SCALE	ORIGIN
1"=30'	FDC
DATE JANUARY 20, 2021	
POSITION 03/25/21	1st CYCLE REVIEW
05/21/21	2nd CYCLE REVIEW
07/07/21	3rd CYCLE REVIEW
09/14/21	4th CYCLE REVIEW
SHEET 6	
PROJECT 2102	



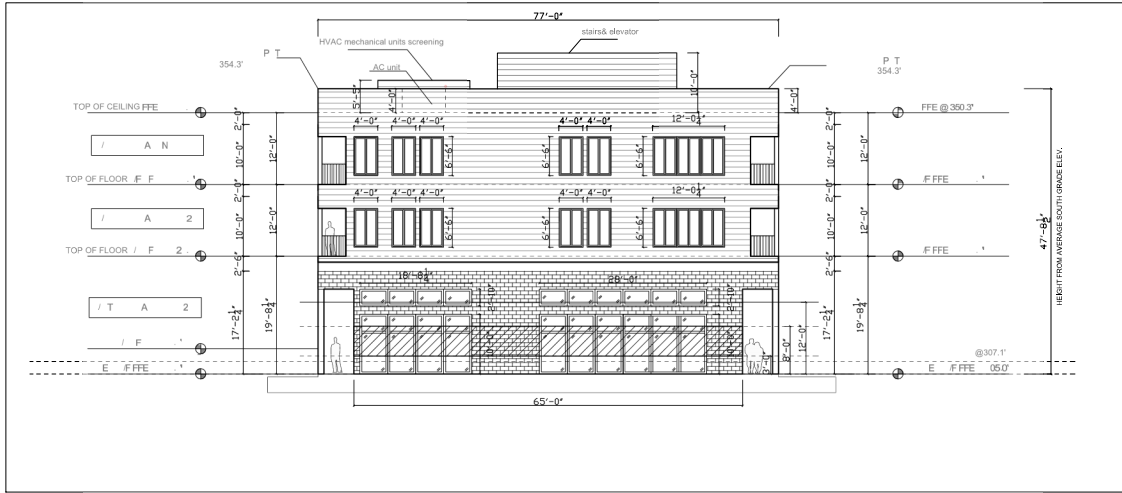
- PLANTING NOTES:**
1. All plant materials to comply with American Standard for Nursery Stock ANSI Z60.
 2. Plant locations to be approved in field prior to installation.
 3. Substitutions of plant materials specified can only occur with prior approval by Landscape Architect.
 4. Establish plant bed configurations. Landscape Architect to approve bed layout in field.
 5. Install plants and mulch beds with 4" of pine straw.
 6. Areas disturbed by grading to be seeded and strawed.
 7. Landscape Contractor to maintain plant materials for a one year period following substantial completion per specifications.
 8. Areas damaged from plant relocation or other activities of Landscape Contractor to be re-seeded and established at no additional cost to the owner.
 9. All plant material shown is minimum required by the City Code.

- City of Raleigh Planting Requirements:**
- 1) VEHICLE SURFACE AREA:**
Required : Evergreen shrubs screening parking from ROW/
Provided : 15 trees and continuous row of evergreen shrubs
- 2) SHOD-1 PLANTINGS - LOUISBOURG ROAD / HWY 401**
Required : 7 Deciduous trees, 3 evergreen trees, 6 understory trees and 32 shrubs / 100 LF of road frontage
Provided : 200 LF total - 14 deciduous trees, 6 evergreen trees, 12 understory trees, 64 shrubs.
Credit taken for 10, Existing 3.5" Caliper / 14" 20" Ht., Oaks.
(36 provided)
- 3) C3 YARD - DEAN WAY:**
Required : 10, 30 shrubs / 100 LF
Provided : 200 LF - 32 LF for driveway = 168 LF
168 LF / 100 = 1.68 x 30 = 50.4 shrubs
50 shrubs required and provided
- C3 YARD - LOUISBOURG ROAD:**
Required : 10, 30 shrubs / 100 LF
Provided : 165 LF
165 LF / 100 = 1.65 x 30 = 49 shrubs
49 shrubs required and provided
Shrubs located directly behind 5' utility easement and water-line easement

PLANT SCHEDULE		BOTANICAL / COMMON NAME		SIZE AT INSTALL	ROOT	NATURE HEIGHT
QTY	KEY					
44	AG	ABELIA X GRANDIFLORA KALEIDOSCOPE / GLOSSY ABELIA		42" HT.	CONT.	4' G.C.
24	RJ	RHAPHIOLEPIDES LAMBLAYANA MIRROR / INDIAN MANTHORN		42" HT.	CONT.	4' G.C.
12	AA	ANEMONE X ANEMONE KUTUNUM BRILLIANCE / DEVERGLOPP		31" Cal. 42" HT.	B&B	As shown 35' / 15'
67	LC	LOROPETALUM CHINENSIS RUBY / CHINESE FRANGE FLOWER		42" HT.	CONT.	5' G.C.
6	JV	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR		6" HT.	CONT.	10' G.C. / As shown 40' / 20'
7	QL	QUERCUS VIRATA HIGHBERRY / OVERCUP OAK		5' 0" x 4' 0" (Ht. x Sp.)	B&B	As shown 50' / 40'
8	UP	JUNCEA PARVIFLORA PASTIGATA / CHINESE GEM		5' 0" x 12' 0" (Ht. x Sp.)	CONT.	As shown 50' / 35'
4	NS	NYSSA SYLVESTICA WILDBIRD / BLACK GLIM		5' 0" x 12' 0" (Ht. x Sp.)	CONT.	As shown 40' / 30'



Revisions		Date Issued:		Scale		By		Date	
No.	Description	Date	Comments	Scale	Comments	Scale	Comments	Date	Comments
1	City Comments	5/24/21							
2	City Comments	5/10/21							
3	City Comments	5/28/21							
4	City Comments	6/13/21							



2] NEW BUILDING (1) SOUTH ELEVATION -- DEAH WAY
SCALE: 3/32" = 1'-0"

TABLE 1.1: G/F TRANSPARENCY CALCULATIONS : WEST ELEVATION

- 1- overall area = 12'ft x the building width facade
= 12' x 160' = 1920 sq.ft.
- 2- Required area of transparency from 0'-12' = overall area x $\frac{1}{2}$
= 1920 X $\frac{1}{2}$ = 960 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 960 = 480 sq.ft
- 4- Provided area of windows from 0'-12' = 1,337 sq.ft > 960 sq.ft.
- 5- Provided area of windows from 3' - 8' = 594 sq.ft > 480 sq.ft.

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 $\frac{1}{2}$
= 780 X $\frac{1}{2}$ = 390 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
- 4- Provided area of windows from 0'-12' = 467 sq.ft > 390 sq.ft.
- 5- Provided area of windows from 3' - 8' = 233 sq.ft > 195 sq.ft.

TABLE 1.3: WEST ELEVATION GRADE LEVEL

AVERAGE WEST GRADE ELEV.
(309.2'+305.0')/2 = 307.1'

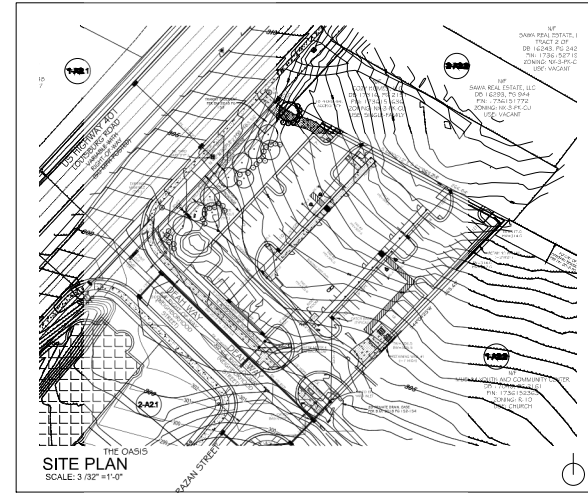
NOTE :
Glass shall be considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%. Glass on upper stories may have any level of transparency and external reflectance

TABLE 1.5: GRADE LEVELS

HIGHEST FINISHED GRADE ELEV.	309.2'
LOWEST FINISHED GRADE ELEV.	305.0'
MAXIMUM ALLOWABLE HEIGHT 50'	357.1'
PROPOSED FINISHED ROOF ELEV.	350.3'



1] NEW BUILDING (1) WEST ELEVATION – LOUISBURG RD
SCALE: 3/32" = 1'-0"



PROJECT FOR:
LOCATION:
LOUISBURG RD, VALENTINE

DEMIANA AIAD
demi@pyramidecontractors.com
(919) 995-5876
office@corralpjm.com

LOUISBURG ROAD COMPLEX
PLAN I.D.
NEW MIXED-USE BUILDING

REVISION	2/24/2021
REVISION 1	05/20/2021
REVISION 2	06/03/2021

A 2.2
SHEET