Administrative Approval Action
Case File / Name: ASR-0021-2021
DSL - Pro 3:5 Sports Academy

LOCATION: This site is located at the end of the cul-de-sac of Roundrock Drive south of I-540. The site is located within the corporate city limits of the City of Raleigh. The current address listed as 1810 Roundrock Drive, PIN # 1727146960.

REQUEST: Development of one general building type of 26,374 square feet size for indoor recreation facility use with associated parking. The existing property is 4.48 acres, zoned IX-3 and SHOD-2.

BOA-0034-2021: Variance for meeting transparency requirements, blank wall requirements, and cross access

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SUB-0063-2019: DSLC - Preliminary Subdivision/Preliminary Subdivision

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 August 24, 2021 by TIMMONS GROUP.

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:

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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. Attach Board of Adjustment adopted minutes from the August 9, 2021 meeting regarding case BOA-0034-2021.

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).

Urban Forestry

3. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

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.
The following is a summary of the approval action for the case file ASR-0021-2021 for the Pro 3:5 Sports Academy.

**Administrative Approval Action**

**Case File / Name:** ASR-0021-2021

**DSCC - Pro 3:5 Sports Academy**

- **Utility Placement Easement Required**
- **Sidewalk Easement Required**

- **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:**

**Engineering**

1. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, 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 plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.

2. 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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

**Public Utilities**

3. 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. In this case a profile of exist san sew is required showing exist topo & proposed grades on plan.

- **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:**

**Engineering**

1. A public infrastructure surety shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.
2. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

Public Utilities

3. A plat must be recorded at the Wake County Register of Deeds office for additional CORSSE dedication

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

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: September 30, 2024
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: Alycia Bailey Taylor
Staff Coordinator: Cara Russell

Date: 09/30/2021
Board of Adjustment Case Report

Case File: 03A-0904-0021
Property Address: 1116 Raleigh Rd.
Permit Number: 170940
Nature of Case:

Pro 3 Sports Academy, Inc.

Proposed actions include the installation of temporary equipment on the eastern existing hedge along Roseneath Drive. An additional temporary building, a 2,000 square foot building, will be added to the site. The proposed temporary building, a single story building, will be constructed of a combination of metal and wood framing. The building will be enclosed with sheetrock and will have a metal roof. The proposed building will be located on the eastern side of the property adjacent to the existing hedge.

The proposed building will be used for administrative and support functions for the academy.

The building will be 2,000 square feet in size and will be constructed to comply with the applicable building codes and regulations.

NOTES:
- GRADUALLY APPROVED BY BOARD OF ADJUSTMENT ON JUNE 20, 2021
- FORMAL APPLICATION TO BE SUBMITTED TO RALEIGH COUNTY IN
- APPROVAL DOCUMENT TO BE INLLUED INTO PLAN REVIEW