### **Administrative Site Review Application**



Planning and Development Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2500

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Case #:	:	Planner (print):
	n request can be submitted online	an tier. If assistance determining a Site Plan Tier is needed e via the Permit and Development Portal. (Note: There is a
Site Plan Tier: Tier Two	o Site Plan Tier Three	e Site Plan
<u>=</u>	l Development Type all that apply)	Site Transaction History
Detached	General	Subdivision case #:
Attached	Mixed use	Scoping/sketch plan case #:
Townhouse	Civic	Certificate of Appropriateness #:
Apartment	Cottage Court	Board of Adjustment #:
Tiny house	Frequent Transit	Zoning Case #: Design Alternate #:
Open lot	Development Option	besign Attendite #.
opon ist		
	GENERAL IN	FORMATION
Development name:		
Inside City limits? Ye	s No	
Property address(es):		
Site P.I.N.(s):		
Please describe the scope	e of work. Include any additions, e	expansions, and uses (UDO 6.1.4).
Current Property Owner	(e)·	
Company:	(~).	Title:
Address:		THE.
Phone #:	Email:	
	rent from owner. See "who can	apply" in instructions):
` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` ` `	Lessee or contract purchaser	Owner's authorized agent Easement holder
Company:	Address:	

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Phone #:	Email:				
NOTE: please attach purchase agreemen	NOTE: please attach purchase agreement or contract, lease or easement when submitting this form.				
Developer Contact:					
Company:	Company: Title:				
Address:					
Phone #:	Email:				
Applicant Name:					
Company:	Address:				
Phone #: Email:					
	•				

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)		
SITE DATA	BUILDING DATA	
Zoning district(s) (please provide the acreage of each):	Existing gross floor area (not to be demolished):	
Gross site acreage:	Existing gross floor area to be demolished:	
# of parking spaces proposed:	New gross floor area:	
Max # parking permitted (7.1.2.C):	Total sf gross (to remain and new):	
Overlay District (if applicable):	Proposed # of buildings:	
Existing use (UDO 6.1.4):	Proposed # of stories for each:	
Proposed use (UDO 6.1.4):	Proposed # of basement levels (UDO 1.5.7.A.6)	

STORMWATER INFORMATION			
Imperious Area on Parcel(s):	Impervious Area for Compliance (includes ROW):		
Existing (sf) Proposed total (sf)	Existing (sf) Proposed total (sf)		

RESIDENTIAL & OVERNIGHT LODGING DEVELOPMENTS						
Total # of dwelling units:  Total # of hotel bedrooms:						
# of bedroom units: 1br	2br	3br	4br or more			
# of lots:			Is your project a cottage court?	Yes	No	
			A frequent transit development?	Yes	No	

Continue to Applicant Signature Block on Page Three.

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### APPLICANT SIGNATURE BLOCK

Pursuant to state law (N.C. Gen. Stat. § 160D-403(a)), applications for development approvals may be made by the landowner, a lessee or person holding an option or contract to purchase or lease land, or an authorized agent of the landowner. An easement holder may also apply for development approval for such development as is authorized by the easement.

By submitting this application, the undersigned applicant acknowledges that they are either the property owner or one of the persons authorized by state law (N.C.G.S. 160D-403(a)) to make this application, as specified in the application. The undersigned also acknowledges that the information and statements made in the application are correct and the undersigned understands that developments approvals are subject to revocation for false statements or misrepresentations made in securing the development approval, pursuant to N.C. Gen. Stat. § 160D-403(f).

The undersigned indicates that the property owner(s) is aware of this application and that the proposed project described in this application will be maintained in all respects in accordance with the plans and specifications submitted herewith, and in accordance with the provisions and regulations of the City of Raleigh Unified Development Ordinance.

The undersigned hereby acknowledges that, pursuant to state law (N.C.G.S. 143-755(b1), if this permit application is placed on hold at the request of the applicant for a period of six consecutive months or more, or if the applicant fails to respond to comments or provide additional information requested by the City for a period of six consecutive months or more, then the application review is discontinued and a new application is required to proceed and the development regulations in effect at the time permit processing is resumed shall apply to the new application.

Signature:	ph/lli	Date:
Printed Name		

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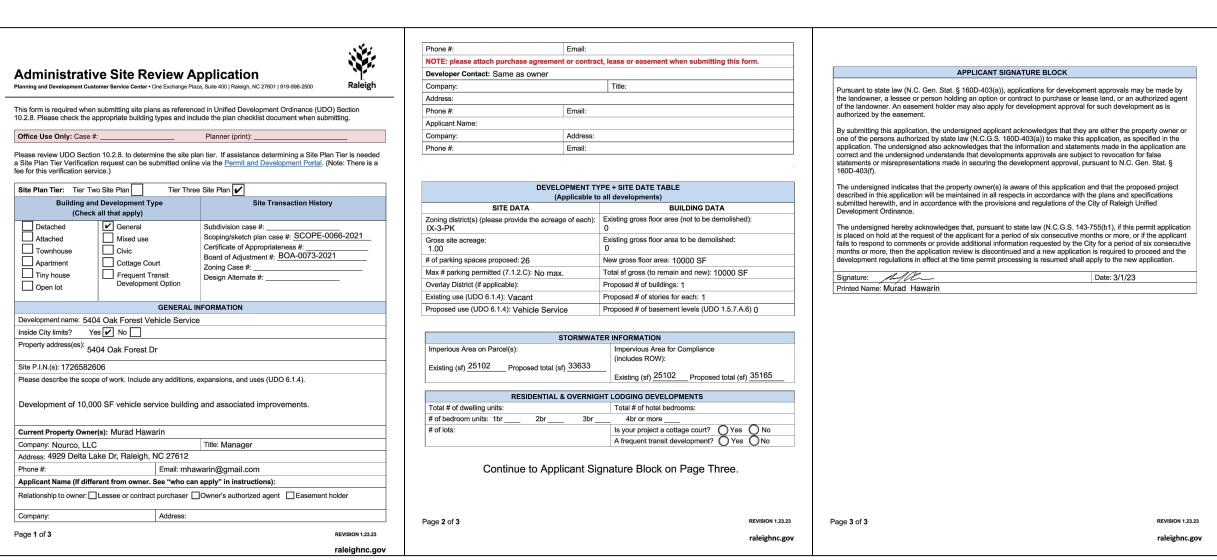


# ADMINISTRATIVE SITE REVIEW PLANS FOR

### OAK FOREST VEHICLE SERVICE

ASR-

5404 OAK FOREST DR RALEIGH, NC 27616 PIN: 1726-58-2606



10. In order to construct the Project, the Variance Application requests: 1) a 40' variance from UDO Section 3.4.3.C.1. to allow the Project with a 10' building setback; 2) a 40' variance from UDO Section 3.4.3.C.2. to allow the Project with a 10' parking setback; and 3) a variance for complete

relief from the Parkway Frontage landscaping requirement as set forth in UDO Section 3.4.3.E. which

requires a 50-foot protective yard landscaped in accordance with SHOD-1 requirements set forth in UDO Section 5.3.1.F (the "Variance Requests"). The Variance Requests require approval from the

3.4.3.E, over 22% of the Property would be consumed by a landscaped buffer. The Property must also comply with all other UDO requirements, including a requirement for outdoor amenity area, which further reduces the amount of buildable area at the Property for the Project.

12. The intent of the Parkway Frontage zoning requirements is to provide for a heavily landscaped buffer between the roadway and the adjacent development, to ensure a continuous green

Parking Limited Frontage; Urban Limited Frontage; or no frontage.

Due to the Property's size, if the Property was required to comply with UDO Section

The properties that abut Oak Forest Drive are zoned in a variety of different zoning

14. As a result of the various zoning districts present along Oak Forest Drive, it is unlikely that the intent of the Parkway Frontage zoning requirements will be fully achieved along Oak Forest Drive. This is because only the properties that are zoned Parkway Frontage must comply with the landscaped buffering and building/parking lot setback requirements in UDO Sections 3.4.3.C.1,

to provide a 50-foot landscaped buffer or comply with the Parkway Frontage building/parking lot

the Parkway Frontage zoning district have already been developed and were developed without providing a 50-foot protective yard landscaped buffer, in accordance with UDO Section 3.4.3.E.

providing a 50-foot landscaped buffer or complying with the Parkway Frontage building/parking setback, which is consistent with the other developed properties located along Oak Forest Drive.

CONCLUSIONS OF LAW

Pursuant to the foregoing FINDINGS OF FACT and UDO Section 10.2.10.D.3, the BOA

15. Additionally, several of the properties that abut Oak Forest Drive and that are located in

Allowing the Variance Requests will allow the Property to be developed without

The Project will comply with all other UDO requirements, include providing street trees

The Variance Requests should be granted.

Rodney Swink

2. The Applicant/Property Owner submitted competent, material and the substantial evidence

a) an unnecessary hardship would result from the strict application of UDO

Sections 3.4.3.C1, 3.4.3.C2 and 3.4.3.E. to the Property;

ACCORDINGLY, based on the foregoing FINDINGS OF FACT and CONCLUSIONS OF LAW, the BOA hereby grants the Variance Requests, as set forth above.

b) the hardship results from conditions that are peculiar to the Property;

c) the hardship did not result from actions taken by the Property Owner;

ordinance, such that public safety is secured, and substantial justice is

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corridor along the right of way.

### OWNER/DEVELOPER:

NOURCO, LLC CONTACT: ED HAWARIN 4937 DELTA LAKE DR RALEIGH, NC 27612 MHAWARIN@GMAIL.COM

### **ENGINEER OF RECORD:**

FLM ENGINEERING, INC
CONTACT: JON FRAZIER, PE
PO BOX 91727
RALEIGH, NC 27675
919.610.1051
JFRAZIER@FLMENGINEERING.COM

### NOTES

- 1. DUE TO THE SIZE OF THE PARCEL (1.00 ACRE), THE SITE IS EXEMPT FROM TREE CONSERVATION AREAS (TCAS) PER CITY OF RALEIGH LINIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2
- SOLID WASTE INSPECTIONS STATEMENT: THE DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. A PRIVATE HAULER WILL HANDLE TRASH NEEDS THROUGH USE OF PROPOSED DUMPSTER.
- 3. THE SITE IS EXEMPT FROM BLOCK PERIMETER REQUIREMENTS BECAUSE IT IS ZONED IX- AND IS LESS THAN 9 ACRES PER

J	
C-1	COVER
C-2	EXISTING CONDITIONS & DEMOLITION PLAN
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	STORMWATER CONTROL MEASURE DETAILS
C-7	LANDSCAPING PLAN
C-8	LIGHTING PLAN
A2	PROPOSED MAIN FLOOR PLAN
A4	PROPOSED ELEVATIONS



POST OFFICE BOX 91727 RALEIGH, NORTH CAROLINA 27675 PHONE: 919.610.1051 FIRM NC LICENSE NUMBER C-4222

REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
	1		

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING

0 1"
L J

IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE

ACCORDINGLY

ASR PLANS

OAK FOREST VEHICLE SERVICE 5404 OAK FOREST DR RALEIGH, NC

NOURCO LLC

DATE:	02-28-2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21033

COVER

**C-1**SHEET 1 OF 8

February 1, 2023

NOURCO, LLC
4937 Delta Lake Dr.
Raleigh, NC 27612

RE: 5404 Oak Forest Drive

Attn: Ed Harwarin

This is a letter of support for trash and recycling services for your new development being planned at
5404 Oak Forest Drive, Raleigh, NC 27616. We have reviewed the plans and have found that GFL
Environmental will be able to safely perform all needed services.

If the project design changes, this letter is void and a new letter must be issued. Additionally, this letter is non-transferable.

We want to visit the site during the initial phases of construction to ensure that the site will continue to be safe to service.

We look forward to providing waste and recycling services at your new property once it has been completed.

Should you have any questions or need more information, please contact me at chialek@gflenv.com.

Sincerely,
Christie Bialek
Account Manager
GFL Environmental – Raleigh
3741 Conquest Drive
Gamer NC 27529
(M) 919-449-1692

9. Due to the Property's Parkway Frontage, pursuant to UDO Section 3.4.3.E, the Project must include a 50 foot protective yard that must be landscaped in accordance with the SHOD-I requirements set forth in UDO Section 5.3.1.F.

5404 OAK FOREST DRIVE, RALEIGH, NC

CASE BOA-0073-2021

CITY OF RALEIGH BOARD OF ADJUSTMENT

City of Raleigh Unified Development Ordinance (the "UDO") came before the Raleigh Board of

Adjustment (the "BOA") on January 10, 2022 for an evidentiary hearing. Based on the testimony of the witnesses, the documentary evidence, the Variance Application and related materials, the exhibits and other evidence presented at the January 10, 2022 hearing, the BOA finds that the Variance should be granted, and in support thereof, makes the following Findings of Fact and Conclusions of Law:

1. The property at issue (the "Property") consists of a single parcel of land, 1.00 acres in size. The Property is located at 5404 Oak Forest Drive (PIN: 1726-58-2606) in Raleigh, NC.

The Property Owner is Nourco, LLC (the "Property Owner").

The Property is currently vacant.

© 2023 THIS DRAWING SHALL NOT BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION OF FLM ENGINEERING, INC.

The Property is zoned Industrial Mixed Use, 3 stories maximum, Parkway Frontage (IX-

 The Property's southern (front) property line abuts Oak Forest Drive. The Property's western (side) property line abuts a single parcel, which also abuts Oak Forest Drive and includes

existing improvements. The Property's eastern (side) property line abut a single parcel, which also abuts Oak Forest Drive and is currently vacant. The Property's northern (rear) property line abuts a parcel

6. The Property Owner wishes to construct at the Property a new, general use building with

Due to the Property's Parkway Frontage, pursuant to UDO Section 3.4.3.C.1, buildings

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This application for three (3) variances from Sections 3.4.3.C.1., 3.4.3.C.2. and 3.4.3.E. of the

2/14/2022 Mgs

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### OWNER: ARG TTRALNC001 LLC PIN: 1726593170 ZONING: CX-3-UL — PROP. 13' D X 24' W USE: COMMERCIAL DUMPSTER ENCLOSURE PROP. RETAINING 9' (TYP.) OWNER: FIRST CLASS PARTNERSHIP LLC WHYTE, WILLIAM H PIN: 1726580750 ZONING: IX-3-PK USE: VEHICLE SERVICE PROP. RETAINING PROP. ADA SIGNS -10,000 SF, 1-STORY - PROP. 24" STANDARD VEHICLE SERVICE BLDG. CURB & GUTTER (TYP. WITHIN SITE) PROP. TYPE R-2A PROP. SCM MAINTENANCE & ACCESS ESMT. OWNER: 5400 OAK FOREST DRIVE LLC PIN: 1726583676 ZONING: IX-3-PK PROP. TYPE N-1 USE: VACANT CURB RAMPS (TYP.) PROP. 6' CROSSWALK PROP. 5' GENERAL UTILITY PLACEMENT ESMT. PROP. PRIMARY 4,963 SF STREET FACING OUTDOOR AMENITY EX. 30' CL - R/W TRANSITION TO 30" STANDARD EX. 20.5' PROP. 33' CURB & GUTTER WITHIN R/W (TYP.) CL - R/W (HALF OF 66' R/W) OAK FOREST DR PROP. 3' R/W AVENUE 2-LANE UNDIVIDED DEDICATION PROP. 6' CROSSWALK PROP. 1' MAINTENANCE PROP. TYPE N-1 CURB RAMP (TYP.) PROP. 6' PROP. 4' X 5' SIDEWALK CORWLE PROP. APPROX. 5.5' PLANTING AREA

### NOTES

- 1. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- . ALL RADII ARE 4' UNLESS OTHERWISE NOTED.
- 3. WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT OBSTRUCTING OR PARTLY OBSTRUCTING WALL, FENCE, SIGN, FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND EIGHT FEET ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS.
- 4. THE MINIMUM CORNER CLEARANCE FROM THE CURB LINE OR EDGE OF PAVEMENT OF INTERSECTING STREETS SHALL BE AT LEAST TWENTY (20) FEET FROM THE POINT OF TANGENCY.

### SUMMARY INFORMATION

**DEVELOPMENT NAME:** OAK FOREST VEHICLE SERVICE

SITE ADDRESS: 5404 OAK FOREST DR, RALEIGH, NC

**PIN NUMBER:** 1726-58-2606

TOTAL AREA: 1.00 AC / 43,581 SF R/W DEDICATION AREA: 0.01 AC / 580 SF NET AREA: 0.99 AC / 43,001 SF

PROPOSED USE: VACANT
PROPOSED USE: VEHICLE SERVICE

ROPOSED USE. VEHICLE SERVICE

JURISDICTION: CITY OF RALEIGH CURRENT ZONING DISTRICT: IX-3-PK

PROPOSED GROSS BUILDING AREA: 10,000 SF

....

REQUIRED PRINCIPAL BUILDING HEIGHT (MAX): 3 STORIES
PROPOSED PRINCIPAL BUILDING HEIGHT: 1 STORY

SETBACKS:
PRIMARY STREET: 3' (BLDG), 10' (PARKING)
SIDE STREET: 3' (BLDG), 10' (PARKING)
SIDE: 6' (BLDG), 3' (PARKING)

REAR: 6' (BLDG), 3' (PARKING)

PARKING CALCULATIONS:
REQUIRED PARKING (MAX): NO MAX.

PROPOSED PARKING: 26 SPACES (2 ADA)

REQUIRED BICYCLE PARKING (MIN): NONE

PRIMARY STREET(S): OAK FOREST DR

PROPOSED BICYCLE PARKING: NONE

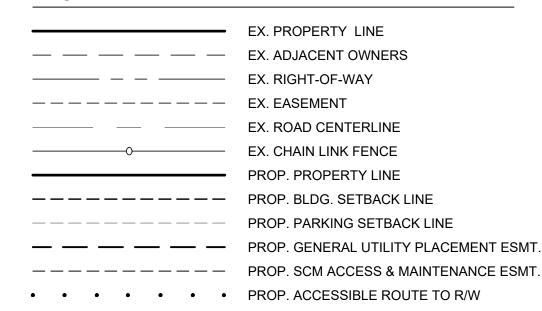
BLOCK PERIMETER: N/A (THE SITE IS LESS THAN THE MIN. APPLICABLE SITE AREA OF 9 ACRES PER UDO SECTION 8.3.2.A.2.b)

REQUIRED OUTDOOR AMENITY AREA: 0.10 AC / 4,300 SF (10%)
PROPOSED OUTDOOR AMENITY AREA: 0.11 AC / 4,963 SF (11.4%)

EXISTING IMPERVIOUS SURFACE AREA: 0.58 AC / 25,102 SF (59%)
PROPOSED IMPERVIOUS SURFACE AREA: 0.77 AC / 33,633 SF (78%)

WATERSHED: LOWER NEUSE RIVER

### **LEGEND**

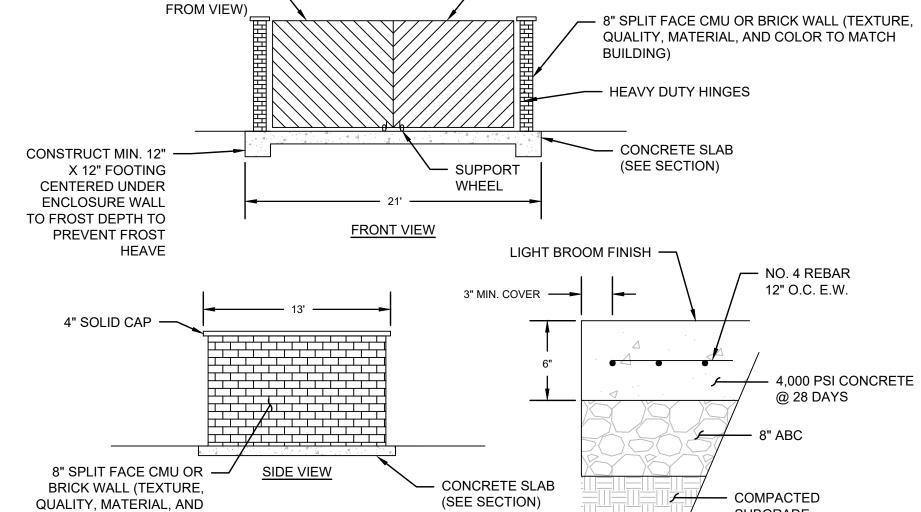


PROP. AMENITY AREA

SUBGRADE

**SLAB SECTION** 

OPAQUE ENCLOSURE DOOR; INSTALL SUPPORT WHEEL AT BASE AS NECESSARY (TEXTURE, QUALITY, MATERIAL, AND COLOR TO MATCH BUILDING)



**DUMPSTER SLAB AND ENCLOSURE** 

COLOR TO MATCH

BUILDING)

NO SCALE

## ENGINEERING

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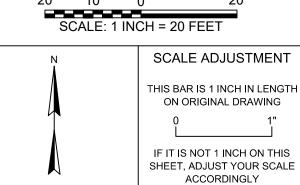
REVISION HISTORY

REV #	DESCRIPTION	DATE	BY
			<u> </u>

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



ASR PLANS ASR-

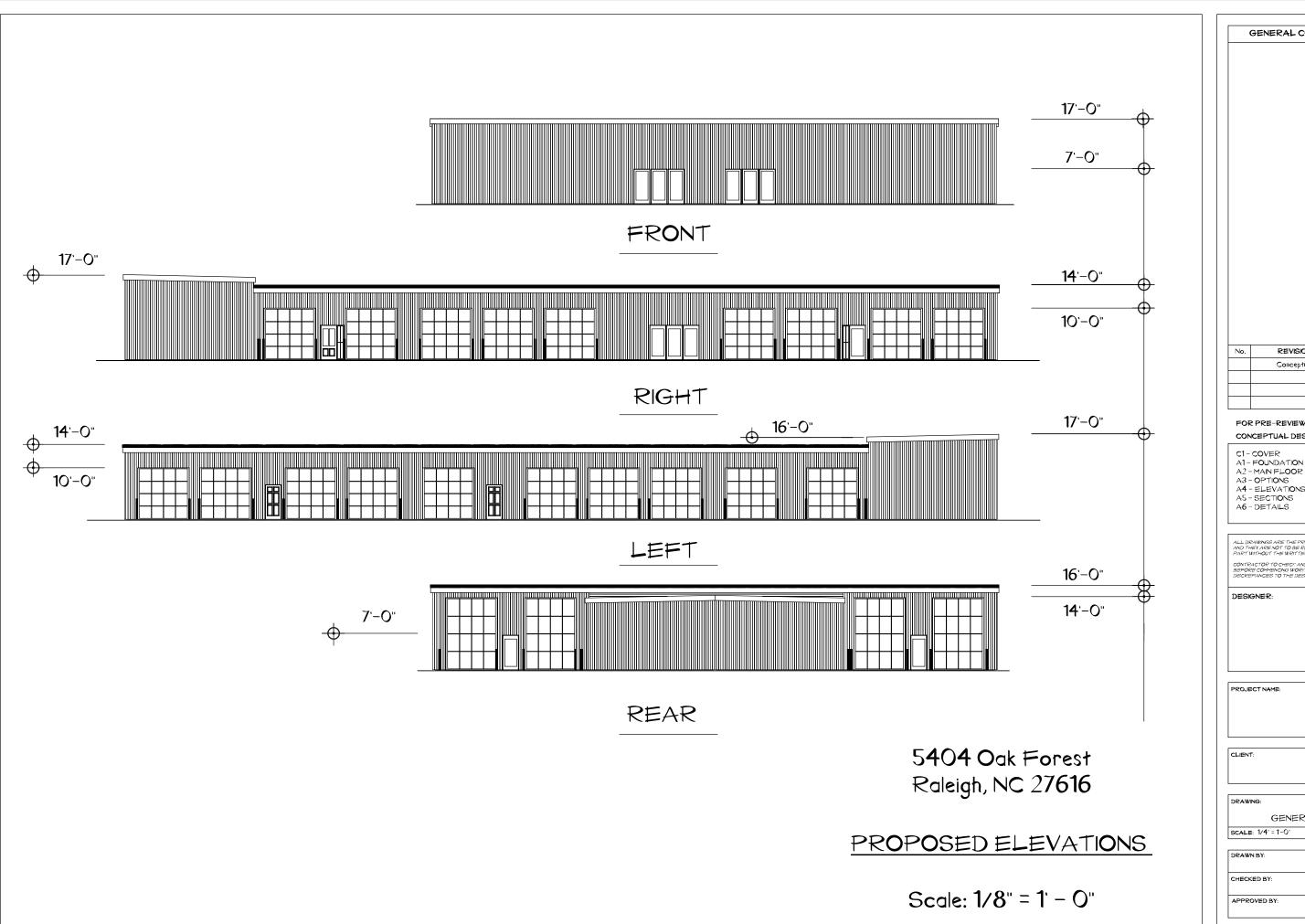
OAK FOREST VEHICLE SERVICE 5404 OAK FOREST DR RALEIGH, NC

NOURCO LLC

DATE:	02-28-2023
SCALE:	AS SHOWN
DESIGNED BY:	FLM
APPROVED BY:	FLM
PROJECT NO.:	21033

SITE PLAN

**C-3**SHEET 3 OF 8



	GENERAL C	ONTRAC	TOR	
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	Concept	ual Design		
A2 - A3 - A4 - A5 -	FOUNDATION MAIN FLOOR OPTIONS ELEVATIONS SECTIONS DETAILS	;		
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PROJE	CT NAME:			, ]
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