LOCATION: This site is located on the east side of Glenwood Ave (US 70), south of Lynn Road at 4820 Grove Barton Road.

REQUEST: Development of a 1.00 acre/43,561 sf tract, zoned CX-3-PK into a proposed 11,277 sf building with Retail, Restaurant & Indoor Recreation. The proposed site will require shared parking from the adjoining Lot 1 as shown in the preliminary ASR parking plans set.

Board of Adjustment Case (BOA-0037-2021): Approved August 9, 2021, variances for the 50 ft zoning setbacks, landscaping and streetscape design requirements from Grove Barton Rd, per the Parkway (PK) frontage requirements in UDO Section 3.4.3.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SUB-S-15-2018: 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 17, 2021 by Commercial Site Design, PLLC.

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. Revise the calculated amenity areas shown on the site data table and the area shown on site plan sheet C2. Amenity totals shown on sheet C2 do not match the site information table.

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

4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

**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. Record a Shared Parking Agreement document for parking compliance, with the neighboring lot(s), and include a copy of the document with or as a part of the plan set.

2. Provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues, and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO Section 7.1.5).

3. Comply with all conditions of BOA-0037-2021.

**Stormwater**

4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

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

**General**

1. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

**Stormwater**

2. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

**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.

I hereby certify this administrative decision.

Signed: **Alyssa Bailey Taylor**
Date: 09/30/2021

Staff Coordinator: **Jermaine Purlfey**
GROVE BARTON COMMONS

SITE ADDRESS: 4820 GROVE BARTON ROAD
RALEIGH, WAKE COUNTY, NORTH CAROLINA

CSD PROJECT NUMBER: JEC-2101

ADMINISTRATIVE SITE PLAN CASE# ASR-0022-2021

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