

Administrative Approval Action

Case File / Name: ASR-0023-2020 5605 Spring Court Redevelopment Plan City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is generally located on the west side Spring Court north of the intersection

of Spring Court and Spring Forest Road, with a common street address of 5605

Spring Court.

REQUEST: REVISION to the approved ASR (revised approved plans last revision dated

2/19/21): scope of revised to adjust the limits of disturbance from approximately

12,127 to approximately 11,871.

Change of use for a 13,326 sq ft building from warehouse/office to school, private

(K-12), with associated site improvements.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: RCMP-0338-2020: DSLC - Recorded Maps/Boundary Survey - Major

SUR-0193-2021: DSENG - Surety/Infrastructure

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 February 19, 2021 by Stocks

Engineering.

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>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:

Engineering

- 1. 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.
- 2. A public infrastructure surety shall be provided to the City of Raleigh Development Services Development Engineering (UDO 8.1.3).
- 3. 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.

Urban Forestry



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

- 4. A public infrastructure surety for 4 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
- 5. 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 Spring Court.

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

Stormwater

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: March 16, 2024

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

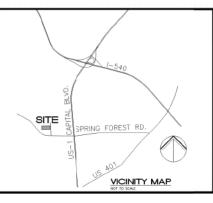
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Date: 11/17/2020

Development/Services Dir/Designee

Staff Coordinator: Kasey Evans



COVER SHEET EXISTING CONDITIONS

GRADING PLAN

LIGHTING PLAN

UTILITY PLAN

SITE PLAN

DEMOLITION PLAN

LANDSCAPING PLAN

PUBLIC IMPROVEMENT QUANTITIES TABLE

PAVEMENT MARKING EXHIBIT

ARCHITECTURAL ELEVATIONS

5605 SPRING COURT REDEVELOPMENT PLAN - REVISION



CASE #: ASR-0023-2020 APPROVED ASR: 11/17/2020

5605 SPRING COURT RALEIGH, N.C. 27616 GIS PARCEL ID# 1726164892

- by local utility, M. City of Rateigh.

 Property is located in Flood "X" unshaded per FEMA FIRM PANEL 1726.

 dated May 2, 2006. City of Roleigh May #3720172600J

CKS STO

BLN=C-1874

5605 SPRING COURT REDEVELOPMENT. RALEIGH, NORTH CAROLINA

Modification to Approved Site Plan Application

Office Use Only: Case #: ______ Assigned Current Planning Coordinator: ____

	Modifications
itter a si leviation 0.2.8.E.	te plin has been approved, no devisions shall be made until official approval of the proposed charges or s have been obtained. Modifications are categorized as either minor or major as specified in UDO Section
lease d	neck the category that best represents proposed site plan modifications.
Minor	Modifications
	Up to 15% increase or any decrease in gross floor area of any building
	Up to 15% reduction in the approved setback from exterior property lines
V	Up to 15% increase or any decrease in units, rooms, or seats
	Increase in parking spaces to accommodate an allowable expension or change of use, or any decrease in parking spaces provided
	Relocation of parking, internal diveways or structures more than 50 feet from exterior property lines
	Substitution or change of use(s)
	Changes to or deletion of any item or feature not required by the UDO
	Minor alterations as described is UDO Section 10.2.8 E.1.i.
Major I	fodifications
	Modifications that do not meet the above criteria associated with a minor modification.
	General Information
evelopr	nent name: 5605 Spring Court Redevelopment Plan
side Ci	y limits? Yes 🗸 No
roperty	address(es): 5605 Spring Court
ite P.I.N	(n): 1726164892

Company: St. Thomas More Acad Address: 4641 Paragon Park Rd.		Title VP Construction/Facilities	
		andon.hafner@captiveaire.com	
Applicant Name: Brandon Hafner		-	
Company: CaptiveAire Systems	Address: 4641 Paragon Park Rd. Raleigh, NC 27616		
Phone #:919-427-1646	Email: brandon.hafner@captiveaire.com		

SITE DATA	BUILDING DATA		
SITE DATA	BUILDING DATA		
Zoning district (if more than one, please provide the acreage of each): IX-3	Existing gross floor area (not to be demolished): 13,326		
Gross site acreage: 1.33	Existing gross floor area to be demolished: 0		
# of parking spaces required: 22	New gross floor area: ()		
# of parking spaces proposed: 23	Total of gross (to remain and new): 13,326		
Overlay District (if applicable): None	Proposed # of buildings: 1		
Existing use (UDO 6.1.4.): Warehouse / Office	Proposed # of stories for each: 1		
Proposed use (UDO 6.1.4): School, Private (9-12)	Proposed # of stories for each: 1		
STORMWATE	RINFORMATION		
Existing Impervious Surface: Acres: 0.80 Square Feet: 34,914	Proposed Impervious Surface: Acres: 0.80 Square Feet: 34,914		
is this a food hazard area? Yes No V			

If yes, please provide: Alluvial soils: Flood study:					
FEMA Map Panel #: Neuse River Buffer	Yes	No 🗹	Wetlands	Yes	No 🗹
		RESIDENTIAL	DEVELOPMENTS		
Total # of dwelling units:			Total # of hotel units:		
# of bedroom units: 1br	2b	r Sbr	4br or more		
# of lots:			Is your project	a cottage court?	Yes No

Page 2 of 3

SIGNATURE BL	OCK
In filing this plan as the property owner(s) live do hereby agre executors, administrators, successors, and assigns jointly and all dedications as shown on this proposed development plan a	severally to construct all improvements and make
hereby designate Stocks Engineering	to serve as my agent regerting
this application, to receive and response to administrative com represent me in any public meeting regarding this application.	
I'we have read, acknowledge, and affirm that this project is cor with the proposed development use. I acknowledge that this ap submittal policy, which states applications will appire after six o	oplication is subject to the filing calendar and
Signature: But let the	Date: /-20-202,
Printed Name: Brandon Mafner	

Page 3 of 3

Owner/Developer

ST. THOMAS MORE ACADEMY, INC. 4641 PARAGON PARK ROAD

Please describe the scope of work, include any additions, expansions, and change of use

Reducing disturbed area from 12,127 SF to more accurate limit of 1,671 SF.)

PHONE: (919) 882-2410

Civil Engineering:

Stocks Engineering, P.A. 801 East Washington Street Nashville, NC 27856

Phone: 252,459,8196 Fax: 252,459,8197 Contact: J. Michael Stocks, PE metocks-stocks-engineering.com

REVISON 11.38.29

rakighnc.gov

Surveying:

Stewart Inc. 5410 Old Poole Rd. Raleigh, N.C. 27610 Phone: 919.380.8750

The lot area if \$7,835 SF which allows for an enralment of 115 students. The maximum enralment building will be 115 students.

c. Be located outside any Airport Overlay District or Primary Reservoir Watershed Protection Area.

- The site is not located in any Airport Overby District or Primary Reservoir Watershed Protection Area d. The additional traffic generated to and from the site during peak travel periods, combined with the background traffic volume traveling on the roadery would not reduce the roadery or neutry intersections capacity below literal-of-service 10°, as defined in the Highway Capacity Marrou. 1994.

Traffic study was performed by Kimley-Horn and approved by the City of Raisigh to demonstrate the new traffic generated will not reduce the roadway aspacify below level-of-service "D".

 Sheet CE=08 shows a powement marking plan for the intersection of Spring Court and Spring Forest tid, which will be required if needed after traffic volumes have normalized and full enrollment of the expansion is realized. e. In a Residential District, a Type A1 or A2 transitional protective yard (see Sec. 7.2.4.A.) must be established along any side of the property abutting any residential use.

f. In a Residential District, a Type C2 street protective yard (see Sec.7.2.4.8.) must be established slang all property lines abutting a public right-of-way.

Kasey Evans | an approving his document

COVER

21 - ASP COMM

ORZ SCALE: NONE ERT SCALE: NONE COVER

GOVERNING AGENCIES:

INDEX COVER

CE-01

CE-02 CE-03

CE-04

CE-05

CE-06

CE-07

CE-08

NUMBER OF LOTS LOT NUMBER BYPE NUMBER OF UNI'S LIVINGLE BUILDING OPEN SPACE PUBLIC WATER (F) PUBLIC SEWER (F)

PUBLIC STREET - FULL (LF)

STREET SIGNS (IF)

SEMER SERVICE STUBS

PUBLIC STREET - PARTIAL (LF PUBLIC SIDEWALK (UF)

A-9

PLANNING/ZONING: CITY OF RALEIDH
ONE DOOWNIGE PLAZA
RALEICH, NC ZING1
913-194-2036
COMTACT: PECHAEL WALTERS
EPHALL HIGH SILVERS SHALEING GOV

ENG./EROSION CONTROL:

UTILITY AGENCIES:

WATER AND SEWER: ELECTRIC: CITY OF RALEIGN CAE ECOMORE PLAZA RALEIGH, MC 27/01 915-96-749 CONTACT: ROBERT MASSENGEL SPACE: HOSSE MASSENGEL DURE EMERGY BISINESS SERVICES PO BOX 1551 SALETGH, NC 27(0) 866-582-6345

NATURAL GAS:

Page 1 of 3

RALEIGH, NC 27616

Contact: BRANDON HAFNER

