LOCATION: This 4.59 acre site zoned CX-5-PL and IX-3-PL and within a SHOD-1 overlay district is located at the southwest corner of the intersection of Rock Quarry Road and Promise Beacon Circle at 1440 Rock Quarry Road.

REQUEST: Proposed mixed use development of 39,350 square feet size in two buildings. This development will serve multiple uses: a financial use, and a multi-use building including a cafe, multiple health clinics, and an office use along with parking and associated infrastructure.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SUB-S-21-2017: 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 September 28, 2021 by CLH design pa.

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. The property lines will be better delineated and the measurement of the right of way will be better identified prior to site permitting approval. Should it be further clarified that right of way or sidewalk easements would be needed it will be tied to plat recordation. While the right of way was defined with S-21-17 it is unclear if sidewalk is fully in the right of way.

2. The accessible path to the public right of way will be updated so that water meters are not shown in the sidewalk. Additionally, further evaluation of the crossing along Rock Quarry and Ped Head location will be further evaluated.

3. The exemptions to cross access will be added to the cover sheet in addition to the block perimeter as requested prior.

Public Utilities

4. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

ASR-0023-2021 DSLC - Beacon Point
5. The State of North Carolina shall approve any proposed disturbance within the riparian buffer prior to the issuance of any grading or site permit (UDO 9.2.3.E).

6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

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

8. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2). As per S-21-17 AA a wet pond on lot 2 will be shared and TN offset will be paid for the shared solution

Urban Forestry

9. 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.

☐ Stormwater Maintenance Covenant 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:

Stormwater

1. 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).

2. The flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan, shall be shown on the recorded map (UDO 9.3.3.G).

3. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

4. The maximum allocated impervious area for all applicable lots in the subdivision should be identified on all maps for recording.
5. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).

6. 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).

7. The riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with required buffer statement (Recorded Map Checklist).

The following items must be approved prior to the issuance of building permits:

Public Utilities

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

Urban Forestry

2. Prior to issuance of building permit: A tree impact permit is needed to install the required street trees. This development is required to have (16) street trees along Promise Beacon Circle.

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

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 2, 2025
Obtain a valid building permit for the total area of the project, or a phase of the project.
Administrative Approval Action
Case File / Name: ASR-0023-2021
DSLC - Beacon Point

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: 11/03/2021
Development Services Dir/Designee

Staff Coordinator: Michael Walters