

# Administrative Approval Action

Case File / Name: ASR-0038-2020 913 Spring Forest Rd Site Improvements 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 located on the northwest side of Spring Forest Road, west of the intersection of Spring Forest Road and Falls of Neuse Road, with a street address

of 913 Spring Forest Road.

**REQUEST:** 

Build-out and change of use of the existing 7,470 square foot commercial building to provide an approximately 3,973 square foot restaurant space and an approximately 3,495 square foot fitness space, as well as modifications to the existing parking lot and site improvements. The property is approximately 1 acre and zoned CX-3-PL-CU.

Variances (BOA-0024-2020) approved granting relief from the outdoor amenity area requirements set forth in Section 3.2.5.A3 to permit 1,400 square feet of outdoor amenity; granting relief from UDO Section 7.1.6.B.1 to permit a 19 foot wide drive aisle; and granting complete relief from UDO Section 7.1.7.D to permit the existing paring layout which contains series of parking spaces greater than 10 without providing interior landscape islands.

Design Adjustments (A-21-20) to the Avenue 4-lane Divided street type and Commercial streetscape type requirements of UDO Section 8.5.2.C and 8.4.6.B for Spring Forest Road to maintain the existing 90 foot right-of-way, to maintain the existing 5 foot wide sidewalk, to maintain the existing 3 foot wide planting area, and complete relief from providing the required street tree plantings, subject to the condition that the applicant plant a tree at each of three specified locations on the site.

Design Alternate (A-22-20) to UDO Section 8.3.5.B.2 in order to maintain the existing pedestrian access from the building to the sidewalk along Spring Forest Road.

**DESIGN** 

ADJUSTMENT(S)/

**ALTERNATES, ETC:** N/A

**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 January 8, 2021 by Bass, Nixon and Kennedy, Inc..

# **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**



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- 1. A fee-in-lieu for 1-ft of sidewalk shall be paid to the City of Raleigh (UDO 8.1.10).
- 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 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.

# **Public Utilities**

3. A plat must be recorded at the Wake County Register of Deeds office for City of Raleigh Water Line Easement to provide access to the proposed 2" water meter.

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: June 2, 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.

02/03/2021 Date:

Development Services Dir/Designee

Staff Coordinator: Kasey Evans

SYMBOLS AND ABBREVIATIONS ALUM EXISTING DROP INLET / YARD INLET ALMINIM BACK TO BACK EXISTING FIRE HYDRANT BLOW-OFF ASSEMBLY EXISTING BLOW-OFF ASSEMBL CLER AND CLITTER EXISTING GATE VALVE CUBIC FEET PER SECOND EXISTING REDUCER CENTER LINE 0 EXISTING MANHOLE / JUNCTION BOX EXISTING POWER POLE CONCRETE CONC EXISTING GUY WIRE EXISTING TELEPHONE HERESTAL EXISTING LIGHT POLE / AREA LIGHT DOUBLE CHECK VALVE NEW CURB INLET NEW GRATE BLET/YARD BLET NEW FLARED END SECTION DUCTLE BON PRE NEW THE HYDRANT NEW BLOW-OFF ASSEMBLY NEW GATE VALVE DRIVE NEW REDUCER EASE EASENDIT NEW WATER WETER ELEC ELECTRIC NEW TEE EXEST EXISTING NEW MANHOLE FLARED END SECTION NEW CLEAN OUT FIRE HYDRANT RON PEE FT/SE0 PERT PER SEC STORM STRUCTURE LAREL GATE VALVE BLOCK AND GRAVEL MLET PROTECTION HANDICAP RAVE SAT FENCE NAET PROTECTION PACTH LINEAR FEET EXCAVATED INLET PROTECTION MANHOLE <u></u> OVERHEAD ELECTRIC RESER BASIN PAYEMENT

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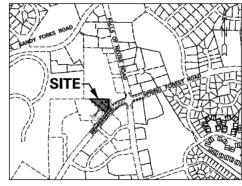
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RIGHT-OF-WAY

# 913 SPRING FOREST ROAD SITE IMPROVEMENTS

**ASR SUBMITTAL** CITY OF RALEIGH, WAKE COUNTY, NORTH CAROLINA CITY OF RALEIGH CASE NO.: ASR-0038-2020



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OWNER: CREEDMOOR PROPERTIES LLC 6131 FALLS OF NEUSE ROAD, SUITE 200 RALEIGH, NC 27609 CONTACT: FRANK MORISEY

PHONE; (919) 277-1125 EMAIL: FMORISEY@MORISEYCOMMERCIAL.COM

ENGINEERS: BASS, NIKON AND KENNEDY, INC. 6310 CHAPEL HILL ROAD, SUITE 250 RALBIGH, NORTH CAROLINA 27607 TELEPHONE: (919) 851-4422 FAX: (919) 851-8968

295.9; Spring Forest Road, northwest sits, near Rogerick Crise, east of The Lakes Acadimens, being Map 1717.17, 11 8068, approximately 1 acre resoned to Shopping Certar Conditional Use.

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   to receive in the streic controller with a critic distribution with CR 7107.
   No cheway cuts will be allowed onto Spring Forest Read.
   Additionally acts are engogeted on 2010s Forest Read.
- No earing establishments with crive-thru windows will be a lowed.
   No earing establishments with office-thru windows are proposed.
- 4. Visconum building lot poverage of any outleing will be 9000 square feet The proposed building for college is less than 8 900 SF.
  Vincinum height of any null ting will be 22 feet.
  The manifest building neight will not exceed 29 feet.

### SHEET INDEX

	COVER SHEET
	RECORD PLAT
C1_0	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	SITE PLAN
CL2	PEDESTRIAN DETOUR PLAN
C2.1	UTILITY PLAN
C3.1	GRADING PLAN
C4.1	DETAILS
C4.2	DETAILS
A201	EXTERIOR ELEVATIONS

### SUBMITTAL DATES

## SUMMARY OF PREVIOUS APPROVALS

503-0304-3302 - 9/10-2020

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DEVELOPMENT SERVICES Administrative Site Review Application

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Apartment
Temphose

This form is required when submitting sile plans as referenced is Unified Development Ordinance (LDD) Senter 10.2.6. Plants decribe decurrent when submitting

and Kerverop, Irvs. Address: 65:10 Chapel Hill Flood, Guille (50, Rarege, NC 2A007)

Creat: david dave@bexiso.com

Tweetten 8 Planning Coordinator State Tell

Vineme: 91. Spring Forest Rd Site Improvements
was\* ⊠ no. □ no.

Person's Cressinor Payer See, LGTreek Markey Tile: Manager Nithms 6131 Falls of Nause Road, Suite 260, Roisigh, NC 27809 Promet (\$19377-1128 Evel framery@conseyxxome Referet Name: David L. Duzu, PE

\$13 Spring Forest Road

### Right-of-Way Obstruction Notes:

- Street, Lane, and Sidewalk closures or detours: Prior to any work that impacts the right-of-way or dosing of any street, lane, or sleewalk, the contractor must apply for a permit with Right-of-Way Services.
- A permit request with a traffic control and/or pedestrian plan shall be submitted to rightofwayservices@rateighno.gov at www.rateighno.gov Keyword \*Right-of-Way
- Prior to the start of work, the Clientishal schedule's Pre-Construction meeting with the Engineering Inspections Coordinator to review the specific components of the approved. plan, and ensure all permits are issued.
- The City of Raleigning, insign approved Right-of-Way Obstruction Permit for work on any bubic street on slowalt and NODOT road within Raleign's units diction.
- All Traffic Control Signage and practices shall sehere to the Manual on Uniform Traffic Control, and the latest edition of the NCCOT "Standard Specification for Roadway Structures', NCDO" 'Roadway Standard Drawing Manus ', and the NCOCT's applement
- All public sidewalks must be accessible to pedestrians who are visually impaired and/or people with mobility conterns. Palisting and absent the pedestrian routed during construction shall be required to be compliant with the Public Rights of Way Accessibility Guidelines (PROWAG), the ADA Standards for Accessible Design and the Manual on uniform Traffic Control Devices (MUTCD).

All permits must be available and visible on site during the operation.

PREPARED BY:

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-- COM -- EXISTING COMMUNICATIONS LINE

-- OLE - - EXISTING OVERHEAD ELECTRIC

- NEW STORM DRAMASE

- NEW SANTARY SEWER

- SET FENCE

DIVERSION DITCH

-TE-X-TE- TREE PENCE COMBINATION SILT/ TREE FENCE

---- B---- NEW GAS WAIN

----- NEW WATER LINE

- -SS-- EXISTING SANITARY SEMER

BASS, NIXON & KENNEDY, INC. CONSULTING ENGINEERS 6310 CHAPEL HELL ROAD, SLUTE 250 RALEIGH, NORTH CARDILINA 27607 TELEPHONE! (919)1651-1422 or (100)1354-1879

SITE DATA TABLE

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