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 larger 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:

☑ 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:

Engineering
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.

Signed: Alycia Bailey Taylor
Development Services Dir/Designee

Date: 02/03/2021

Staff Coordinator: Kasey Evans