



# 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 parking 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:*

☒ **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**



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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.

Signed: Alycia Bailey Taylor  
Development Services Dir/Designee

Date: 02/03/2021

Staff Coordinator: Kasey Evans



1/17/2021 3:41:13 PM PLOT 871.dwg

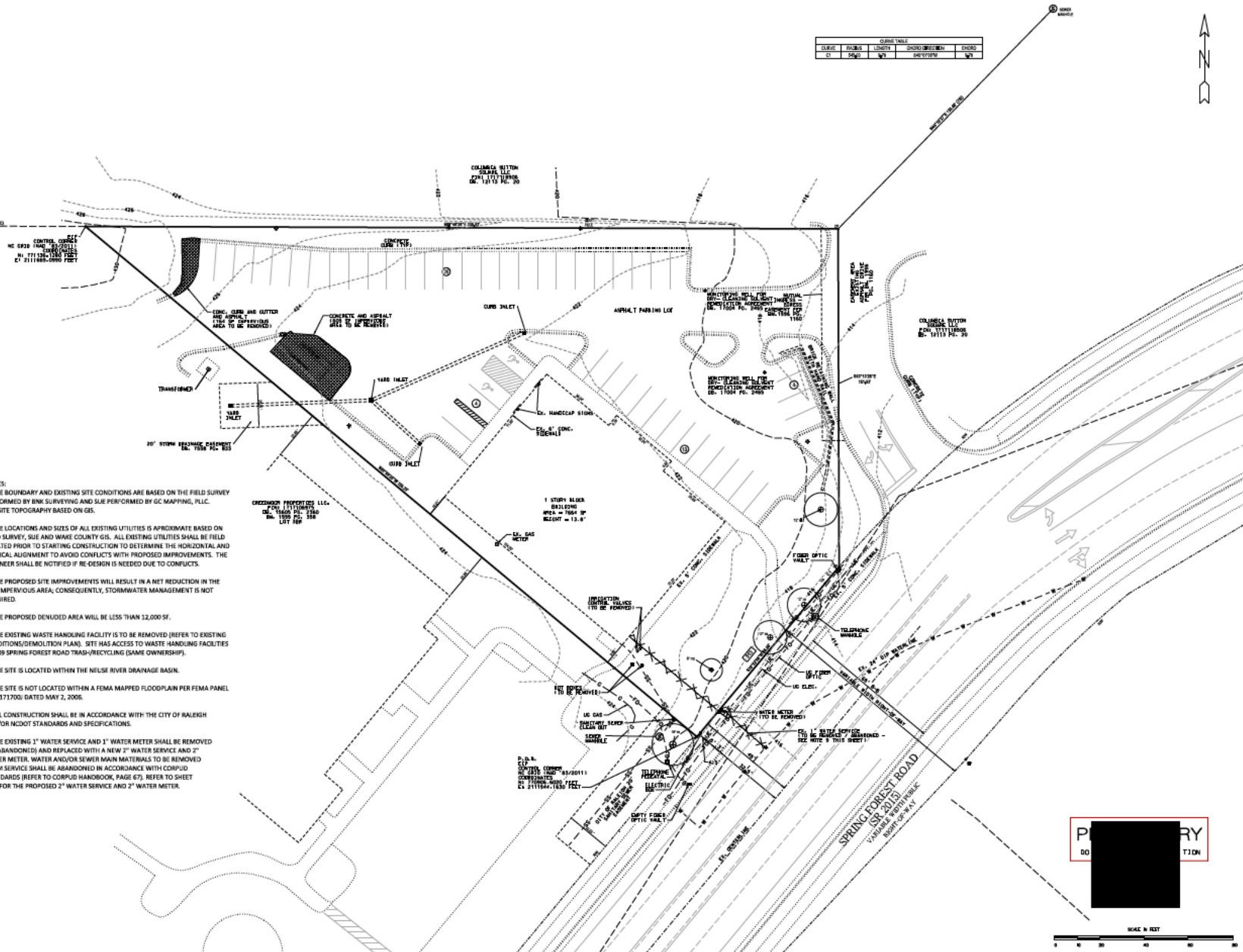
2025042021 - 113 Spring Forest Road, Raleigh, NC 27603

#### BANK TREE TYPE ABBREVIATIONS

- |               |    |
|---------------|----|
| APPLE         | AP |
| ASH           | AS |
| BEECH         | BE |
| BIRCH         | BI |
| BLACK WALNUT  | BW |
| BRADFORD PEAR | BP |
| CATALPA       | CP |
| CELR          | CE |
| COTTONWOOD    | CW |
| CRABAPPLE     | CA |
| CRISP MYRTLE  | CM |
| CYPRESS       | CY |
| DOGWOOD       | DW |
| ELM           | EL |
| GUM           | GM |
| HAWKBERY      | HB |
| HICKORY       | HK |
| HOLLY         | HY |
| BROWNWOOD     | BW |
| LOCUST        | LC |
| MAGNOLIA      | MG |
| MAPLE         | MP |
| MORONA        | MO |
| MULBERRY      | MB |
| PEAR          | PR |
| PECAN         | PC |
| POINCIAN      | PI |
| PLUM          | PN |
| POPLAR        | PP |
| REDBUD        | RB |
| RED OAK       | RO |
| RED TIP       | RT |
| SOURWOOD      | SW |
| SWEETBAY      | SB |
| SYCAMORE      | SY |
| WAX MYRTLE    | WM |
| WHITE OAK     | WO |
| WILLOW        | WC |
| YEW           | YE |

#### NOTES:

1. THE BOUNDARY AND EXISTING SITE CONDITIONS ARE BASED ON THE FIELD SURVEY PERFORMED BY BNK SURVEYING AND SUE PERFORMED BY GC MAPPING, PLLC. THE SITE TOPOGRAPHY BASED ON GIS.
2. THE LOCATIONS AND SIZES OF ALL EXISTING UTILITIES IS APPROXIMATE BASED ON FIELD SURVEY, SUE AND WAKE COUNTY GIS. ALL EXISTING UTILITIES SHALL BE FIELD LOCATED PRIOR TO STARTING CONSTRUCTION TO DETERMINE THE HORIZONTAL AND VERTICAL ALIGNMENT TO AVOID CONFLICTS WITH PROPOSED IMPROVEMENTS. THE ENGINEER SHALL BE NOTIFIED IF RE-DESIGN IS NEEDED DUE TO CONFLICTS.
3. THE PROPOSED SITE IMPROVEMENTS WILL RESULT IN A NET REDUCTION IN THE SITE IMPERVIOUS AREA, CONSEQUENTLY, STORMWATER MANAGEMENT IS NOT REQUIRED.
4. THE PROPOSED DENUDED AREA WILL BE LESS THAN 12,000 SF.
5. THE EXISTING WASTE HANDLING FACILITY IS TO BE REMOVED (REFER TO EXISTING CONDITIONS/DEMOLITION PLAN). SITE HAS ACCESS TO WASTE HANDLING FACILITIES AT 909 SPRING FOREST ROAD TRASH/RECYCLING (SAME OWNERSHIP).
6. THE SITE IS LOCATED WITHIN THE NELSE RIVER DRAINAGE BASIN.
7. THE SITE IS NOT LOCATED WITHIN A FEMA MAPPED FLOODPLAIN PER FEMA PANEL 3720317100, DATED MAY 2, 2006.
8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND/OR NC DOT STANDARDS AND SPECIFICATIONS.
9. THE EXISTING 1" WATER SERVICE AND 1" WATER METER SHALL BE REMOVED (OR ABANDONED) AND REPLACED WITH A NEW 2" WATER SERVICE AND 2" WATER METER. WATER AND/OR SEWER MAIN MATERIALS TO BE REMOVED FROM SERVICE SHALL BE ABANDONED IN ACCORDANCE WITH CORPUS STANDARDS (REFER TO CORPUS HANDBOOK, PAGE 67). REFER TO SHEET C3.1 FOR THE PROPOSED 2" WATER SERVICE AND 2" WATER METER.



CURVE DATA			
STATION	CHORD BEARING	CHORD DISTANCE	CURVE RADIUS
1+00.00	N 0° 00' 00\"	100.00	100.00
2+00.00	N 0° 00' 00\"	100.00	100.00

SHEET  
C1.0

913 SPRING FOREST ROAD  
OWNER: CREEDMOOR PROPERTIES, LLC

EXISTING CONDITIONS  
AND DEMOLITION PLAN

DATE: 1/17/2021  
SCALE: 1\"

BY: [Signature]

BASS, NIXON & KENNEDY, INC.  
CONSULTING ENGINEERS  
8510 CHURCH HILL ROAD, SUITE 200, RALEIGH, NC 27607  
CERTIFICATION NUMBERS: NOBELS (C-4110); KNOX (C-4097)



NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



APPLE	AP
ASH	AS
BEECH	BE
BIRCH	BI
BLACK WALNUT	BW
BURRO FEAR	BF
CATALPA	CA
CEDAR	CR
COTTONWOOD	CW
DOGWOOD	DO
CREPE MYRTLE	CM
CYPRESS	CY
DOGWOOD	DW
ELM	EL
GUM	GU
HACKBERRY	HB
HICKORY	HK
HOLLY	HY
IRONWOOD	IV
LOCUST	LC
MAGNOLIA	MG
MAPLE	MP
MIMOSA	MM
RED BERRY	RB
PEAR	PR
PECAN	PC
PERSEMON	PS
PI	PI
POPULAR	PP
REDGUD	RG
RED OAK	RO
ST	ST
SOURWOOD	SW
SWEETBAY	SB
SYCAMORE	SY
CREPE MYRTLE	WM
WHITE OAK	WO
WHITE CHERRY	WC
YEW	YE
ZELKOVIA	ZE

1. THE BOUNDARY AND EXISTING SITE CONDITIONS ARE BASED ON THE FIELD SURVEY PERFORMED BY BAE SURVEYING AND LSC PERFORMED BY GCMAPPING, PLLC. THE SITE TOPOGRAPHY IS BASED ON GIS.
2. THE PROPOSED SITE IMPROVEMENTS (PATIO AND SIDEWALK ADDITIONS) WERE PROVIDED BY NEW CITY DESIGN.
3. THE PROPOSED BUILDING CHANGES INCLUDE MODIFICATIONS TO THE BUILDING INTERIOR. THE EXISTING BUILDING FLOOR AREA, HEIGHT, ETC. WILL NOT CHANGE.
4. THE PROPOSED SITE IMPROVEMENTS WILL RESULT IN A NET REDUCTION IN THE SITE IMPERVIOUS AREA; CONSEQUENTLY, STORMWATER MANAGEMENT IS NOT REQUIRED.
5. THE PROPOSED DENIED AREA WILL BE LESS THAN 12,000 SQ. FT.
6. THE EXISTING WASTE HANDLING FACILITY IS TO BE REMOVED (REFER TO EXISTING CONDITIONS/REMEDIATION PLAN). SITE HAS ACCESS TO WASTE HANDLING FACILITIES INCLUDING FOREST ROAD TRAIL RESOURCES/CLARKSON DAM/CLARKSON DAM/CLARKSON DAM.

[illegible]

*MAGNETIC FIELD:			
DETECTORS: 16 DETECTORS (8 DETECTORS * 2)		87	874CDB
DETECTORS: 16 DETECTORS (8 DETECTORS * 2)		12	874CDB
DETECTORS: 16 DETECTORS (8 DETECTORS * 2)		32	874CDB
*MAGNETIC FIELD:			
DETECTORS: 16 DETECTORS (8 DETECTORS * 2)		52	874CDB
*MAGNETIC FIELD:			
DETECTORS: 16 DETECTORS (8 DETECTORS * 2)		3	874CDB
DETECTORS: 16 DETECTORS (8 DETECTORS * 2)		3	874CDB

[illegible]

SEMI-TRANSPARENT, RED POLYESTER	4.36	S <sup>2</sup>
SEMI-TRANSPARENT, RED POLYESTER WITH 100% COATINGS **	1.00	S <sup>2</sup>
SEMI-TRANSPARENT, RED	1.00	S <sup>2</sup>

\*\* COATINGS OF 6 µm FOR SEMI-TRANSPARENT REQUIREMENT

[illegible]

TOTAL WHEEL SPACINGS: 17' 10 1/2". TOTAL PARKING SPACES: 24. TOTAL DRIVEWAYS: 2  
 TOTAL PARKING SPACES: 24. TOTAL PARKING SPACES: 24. TOTAL PARKING SPACES: 24.  
 TOTAL PARKING SPACES: 24. TOTAL PARKING SPACES: 24. TOTAL PARKING SPACES: 24.

A 3D diagram of a rectangular prism. The dimensions are labeled: length is 10, width is 10, and height is 10. The surface area is labeled as 190.



Interior Dimensions: 14'D x 7'W x 6'H

SCALE 1" = 5'

SCALE 1 ■ 5

**BASS, NIXON & KENNEDY, INC.**  
**CONSULTING ENGINEERS**  
6310 CHAPEL HILL ROAD, SUITE 250, RALEIGH, NC 27607  
TEL: 919/851-4222 FAX: 919/851-1570 E-MAIL: bkn@bass-nk.com

DATE	OB NO.	DATE	JONES DRAWN BY
6-22-20	5	6-22-20	NCOOT COMMENTS
9-23-20	2	9-23-20	CITY OF RALEIGH COMMENTS
10-23-20	3	10-23-20	CITY OF RALEIGH COMMENTS
10-30-20	4	10-30-20	CITY OF RALEIGH COMMENTS
6-22-21	5	6-22-21	CITY OF RALEIGH COMMENTS








**913 SPRING FOREST ROAD**  
**OWNER: CREEDMOOR PROPERTIES, LLC**

**SHEET**  
**C1.1**

NOT RELEASED FOR CONSTRUCTION OR BID SOLICITATION



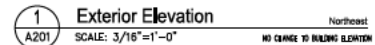
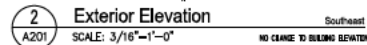
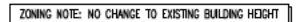
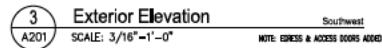
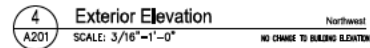


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<input checked="" type="checkbox"/>	WEEKLY SEPT. PLAN CHECK
<input type="checkbox"/>	WED. SET
<input type="checkbox"/>	CONSTRUCTION SET
<input type="checkbox"/>	SUBMITTAL DOCUMENT
AL20	 C.O.R. AIR REVIEW 1
	
	
	
	
	
	

**Site Improvements**  
913 Spring Forest Road  
Raleigh, NC 27609

### Exterior Elevations

**HEET NUMBER**  
**A201**



PET NUMBER