LOCATION: This site is located at the northeast corner of Atlantic Avenue and Old Louisburg Road at 1609 Old Louisburg Rd.

REQUEST: Development of a 0.62 acre (26,987 sf) tract zoned IX-3 with .05 acres (2,213 sf) of right-of-way dedication for a net area of .57 acres (24,774 sf) into a proposed new 9,856 sf Indoor Recreation building.

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 5, 2021 by Site Collaborative.

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:

Stormwater

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

Urban Forestry

2. 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.

☑ Cross Access Agreements Required ☑ Utility Placement Easement 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:
Engineering

1. A cross access agreement among the lots identified as PINs 1714174354, 1714174596, and 1714175389 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

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 these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

- **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 public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

2. A fee-in-lieu for sidewalk along Atlantic Ave shall be paid to the City of Raleigh (UDO 8.1.10).

3. A public infrastructure surety for 3 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

**Public Utilities**

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

**Urban Forestry**

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Old Louisburg Road.

**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: May 12, 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: Alyssa Bailey Taylor Date: 01/13/2021
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
### Key

<table>
<thead>
<tr>
<th>Pre-Development Grade</th>
<th>Elevation</th>
<th>Aspect</th>
<th>Average</th>
<th>Pre-Development Grade</th>
<th>Elevation</th>
<th>Aspect</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Front Elevation - South</td>
<td>125'</td>
<td>235%</td>
<td>1</td>
<td>Front Elevation - South</td>
<td>125'</td>
<td>235%</td>
</tr>
<tr>
<td>2</td>
<td>Side Elevation</td>
<td>125'</td>
<td>235%</td>
<td>3</td>
<td>Side Elevation - South</td>
<td>125'</td>
<td>235%</td>
</tr>
<tr>
<td>4</td>
<td>Rear Elevation - South</td>
<td>125'</td>
<td>235%</td>
<td>4</td>
<td>Rear Elevation - South</td>
<td>125'</td>
<td>235%</td>
</tr>
<tr>
<td>5</td>
<td>Side Elevation - East</td>
<td>125'</td>
<td>235%</td>
<td>5</td>
<td>Side Elevation - East</td>
<td>125'</td>
<td>235%</td>
</tr>
<tr>
<td>6</td>
<td>Rear Elevation - East</td>
<td>125'</td>
<td>235%</td>
<td>6</td>
<td>Rear Elevation - East</td>
<td>125'</td>
<td>235%</td>
</tr>
</tbody>
</table>

### Proposed Average Grades

- **GND** 1.5
- **Bldg** 3.5
- **Roof** 3.5

### Building Type

<table>
<thead>
<tr>
<th>General Building 0.3</th>
<th>UDO 3.3.1.1</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1</td>
</tr>
<tr>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>3</td>
<td>3</td>
</tr>
<tr>
<td>4</td>
<td>4</td>
</tr>
</tbody>
</table>

### As per 001 13.3.8-6 Clause shall be considered

- Transparency where it has a transparency ratio less than 25% and an external reflection of less than 15%.
- Transparency may have any level of transparency and external reflection.

### Notes

- Transparency is considered as a design element.
- Transparency in windows and doors is calculated based on the area.
- Transparency in walls is calculated based on the visible external area.
- Transparency in roofs is calculated based on the visible external area.
- Transparency in elevations is calculated based on the visible external area.

### References

- ASR-0052-2020
- UDO Exterior Elevation Compliance Drawings