LOCATION: This site is located on the south side of Pershing Road, north of Gavin Street, at 1428 Gavin St. (This approved ASR is a revision to the previously withdrawn site plan case ASR-0049-2020 on the same site).

Design Alternate - (DA-2-20) Approved December 3, 2020 by the Appearance Commission for complete relief from cross access requirements per Sec.8.3.5.D of the UDO.

REQUEST: Development of an approximately 0.25 acre (11,172 sf) tract zoned IX-3 into a proposed 3,143 square foot 2-story Mixed-Use building (1,345 sf Animal Service & 1,798 sf Light Manufacturing).

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 Coaly Design, PC.

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:

☑️ 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:

General

1. Provide the gross total site area of the lot on all plats for recording.

Engineering

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.
Stormwater

4. The new maximum allocated impervious area for the lot will be the existing lot impervious minus proposed impervious to be added to the right-of-way, and should be identified on all maps for recording.

☑️ 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:

General

1. A demolition permit shall be obtained.

Engineering

2. A public infrastructure surety for 2 street trees in tree lawn shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

Stormwater

4. The new maximum allocated impervious area for the lot will be the existing lot impervious minus proposed impervious to be added to the right-of-way, and must be recorded on a plat prior to building permit issuance.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 understory street trees along Gavin St.

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: June 10, 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: Alyssia Bailey Taylor  Date: 02/11/2021
Staff Coordinator: Jermont Purifoy
General Notes:
1. Site is zoned R-3. The current use is vacant. The gross total site area is 10,782 sq. ft. 2.4 acres.
2. The proposed use is a pet service business (Animal Care) - Indoor only. Plus Light Manufacturing - Photo studio. The pet services is a variety of services which includes: Boarding, Grooming, and retail sales. The building will be specifically for private follow-up sessions with clients and their pets and human only clients. The service is indoor only, the dog facility will not access the outdoor area, with the exception of short, human-supervised visits - i.e., bathroom breaks.

Section 2.4.9.3.1 - Use Standards:
1. No overnight outdoor activity associated with the use of animals. For this purpose, this section "overnight activity" constitutes the hours between 11 pm and 7 am.
2. Outdoor activity, including but not limited to, walking and boarding of animals, is permitted during the day, provided that no more than four animals are engaged in outdoor activity at a time. For the purpose of this section, "during the day" constitutes the hours between 7 am and 11 pm.

A proposed mixed-use building will be located on the site totaling 3,443 sq. ft.
4. Gavin Street is classified as an industrial street. This is a public right-of-way and is intended for vehicular access. The street is intended for vehicular access. The street is intended for vehicular access. The street is intended for vehicular access.

City of Raleigh Storm Wastewater Compliance: Developers are required to comply with the requirements set forth in the City of Raleigh Storm Wastewater Manual. See L-2.5 for placement of recycling and stormwater - contact the City of Raleigh stormwater collection carts. The street will be brought to the curb of Gavin street to accommodate City collection day.

City of Raleigh: The City of Raleigh stormwater collection carts. The street will be brought to the curb of Gavin street to accommodate City collection day.

A Stormwater Mitigation Plan is required to be included in the City of Raleigh stormwater collection carts. The street will be brought to the curb of Gavin street to accommodate City collection day.

Sheets Included:
- Sheet 1: Administrative Site Review Application
- Sheet 2: Concept Plan
- Sheet 3: Landscape Plan
- Sheet 4: Details
- Sheet 5: Elevation Plan

Advisory Site Review Permit:
- Application Date: January 5, 2021
- Approval Date: August 12, 2020

Development Information:
- Client: Coaly Design
- Address: 10505 Boylan Street Suite 5
- Raleigh, NC 27605
- Phone: (919) 531-0212
- Email: info@coalydesign.com

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