LOCATION: This site is located north of E. Whitaker Mill Road on the west side of Atlantic Avenue at 2415 Atlantic Avenue.

REQUEST: Development of a 0.77 acre tract zoned IX-3-PL with an existing 7,530 square foot building. This is a change of use from an existing Printing business (Light Manufacturing) to a proposed Indoor Recreation use. There will be no proposed changes to the existing building facade or structure in terms of elevations and building elevation grade. The site improvements include interior alterations, new parking spaces, landscaping and short-term bicycle parking requirements.

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 February 20, 2020 by ED SCONFIENZA.

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 NOT REQUIRED AT THIS TIME - However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require site permitting review.

✔ 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
✔ Shared Parking Agreement 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 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.

2. A cross access and cross parking agreement among the lots identified as PIN 1715208717, PIN 1715208898 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of 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.

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:

General

1. That the driveway on lot with PIN 1715208898 is closed and cross access is provided through lot with PIN 1715208717.

Engineering

2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

4. A fee-in-lieu for a 6 ft sidewalk along the frontage for 90 linear feet shall be paid to the City of Raleigh (UDO 8.1.10).

Stormwater

5. Building plans must demonstrate how the existing building complies with UDO 9.3 and 11.4.6 Floodprone Area regulations, either by floodproofing as shown on preliminary plans or by other means to meet or exceed flood management requirements at the time building permits are applied for.

Urban Forestry
6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes two street trees along Atlantic Avenue.

7. A surety for street trees planted in the right-of-way shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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: April 1, 2023
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: [Signature]
Development Services Dir/Designee
Date: 04/01/2020

Staff Coordinator: Jermont Purifoy
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
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All construction shall be in accordance with City of Raleigh standards and specifications.
ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

TREE PLANTING DETAIL

1. CONTRACTOR IS RESPONSIBLE FOR ADEQUATE DRAINAGE OF ALL PLANTING PITS. (POSITIVE DRAINAGE AWAY FROM PIT)
2. ADHERE TO STANDARDS IN THE CITY TREE MANUAL.
3. STREET TREES MUST BE 3" CALIPER AT INSTALLATION WITH A 5' MINIMUM FIRST BRANCH HEIGHT.
4. PLANTING SEASON OCTOBER - APRIL.
5. A TREE IMPACT PERMIT IS REQUIRED.
6. ELECTRICAL OUTLETS AND OTHER UTILITIES ARE PROHIBITED IN THE PLANTING AREA IMMEDIATELY SURROUNDING THE TREE.

NOT TO SCALE

THE ROOT FLARE SHALL BE PLANTED AT GRADE, NO HIGHER THAN 2" ABOVE GRADE, AND NEVER BELOW GRADE. REMOVE EXCESS SOIL TO EXPOSE THE ROOT FLARE AT GRADE. TREE SHALL BE SET PLUMB.

MULCH DEPTH 3". KEEP MULCH 3" FROM ROOT FLARE AND DO NOT CONTACT STEM.

WATER SAUCER SHALL BE NO MORE THAN 3" ABOVE GRADE.

COMPLETELY REMOVE TOP HALF OF BURLAP, LACING AND WIRE BASKET AND DISCARD FROM HOLE.

HIGH QUALITY SOIL MIX AS SPECIFIED.

ROOT BALL SHALL BE PLACED DIRECTLY ON COMPACTED SUBGRADE. HANDLE TREE BY THE ROOT BALL ONLY.

NOTE:

- PROVIDE STAKING IF SPECIFIED. IF STAKING IS PROVIDED, PROTECT TREE WITH BROAD STRAP OR FLEXIBLE TUBING. ALLOW FLEXIBILITY IN STRAPS TO DEVELOP TRUNK TAPER.
- PROVIDE TURN BUCKLE AND WARNING FLAGS.
- REMOVE ALL STAKING AND ACCESSORIES WITHIN ONE YEAR FROM PLANTING.

CONTACT INFORMATION:

CITY OF RALEIGH PARKS, RECREATION AND CULTURAL RESOURCES DEPARTMENT URBAN FORESTER:

TREES@RALEIGHNC.GOV
WWW.RALEIGHNC.GOV
EXISTING METAL WALL PANELS AT CANOPY TO REMAIN COLOR "DARK BRONZE"
EXISTING METAL WALL PANELS TO REMAIN COLOR "LIGHT BEIGE"

EXISTING ALUMINUM STOREFRONT W/ "DARK BRONZE" FRAME TO REMAIN 9% TRANSPARENCY

EXISTING METAL WALL PANELS AT CANOPY TO REMAIN COLOR "DARK BRONZE"
EXISTING METAL WALL PANELS TO REMAIN COLOR "LIGHT BEIGE"

EXISTING HOLLOW METAL DOOR TO REMAIN 0% TRANSPARENCY
EXISTING METAL OVERHEAD DOOR TO REMAIN 0% TRANSPARENCY

EXISTING RAMP TO BE REPLACED

EXISTING EAST ELEVATION
EXISTING NORTH ELEVATION
EXISTING WEST ELEVATION
EXISTING SOUTH ELEVATION

NO FACADE CHANGES