LOCATION: The site is located on the north side of Falls of Neuse Road. The site is comprised of one lot addressed at 13411 Falls of Neuse Rd, which is inside City limits.

REQUEST: Development of a vacant 2.07-acre tract zoned CX-3 and located in the Urban Watershed Protection Overlay District (UWPOD). The plans propose a General Building with 8,475 sq ft of gross floor area for Restaurant/Bar and Retail Sales uses.

Variance A-119-2017 was approved for relief from UWPOD forestation requirements (UDO 9.1.9) and primary tree conservation requirements (UDO 9.1.4.A.8).

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0050-2020: DSLC - Site Permitting Review/Major [Signature Set]
SUB-S-81-2017: DSLC - Preliminary Subdivision/Preliminary Subdivision

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 3, 2020 by KIMLEY HORN.

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:

General

1. Stormwater was addressed by meeting the impervious allocations established by the subdivision plan (SP#536214). This plan is meeting those requirements.

2. Site permitting plans will provide a Site Lighting Plan which demonstrates compliance with UDO 7.4.

3. Site permitting plans will clearly label "Top of Roof" as defined in UDO 1.5.7.A.1 on the elevations. A dimension will also be provided from the more restrictive average grade to Top of Roof for the proposed building.

Urban Forestry

4. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.
 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. Provide fire flow analysis.


Engineering

3. A cross access agreement between the subject lot identified by PIN 1739086811 and the adjacent lot identified by PIN 1739084642 (Lots 1 and 3, BM 2019 pg 1161) 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, further recordings and building permit issuance will be withheld.

Urban Forestry

4. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 4 street trees along Falls of Neuse Road.

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: February 4, 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: Angie Boivin
Development Services Dir/Designee

Date: 02/05/2020

Staff Coordinator: Ryan Boivin
WHEREAS CK Wakefield Properties, LLC., property owner, requests a complete variance to the 40% forestation standard set forth in Section 9.1.9 of the Unified Development Ordinance as well as a complete variance to the primary tree conservation requirement for an undisturbed area adjoining a thoroughfare set forth in Section 9.1.4.A.8 of the Unified Development Ordinance as applied to the property's frontage along Falls of Neuse Road and Wakefield Pines Drive on a 4.93 acre parcel zoned Commercial Mixed Use -3-Urban Watershed Protection Overlay District and located at 2801 Wakefield Pines Drive.

1. Approved the variance from the 40% forestation.
2. Approved the complete variance from the primary tree conservation requirement with the following conditions:
   a. At least 16% tree conservation area shall be provided, as shown on the site plan presented at the hearing;
   b. A Type C2 street protective yard is provided along Wakefield Pines Drive and Falls of Neuse Road;
   c. A 20-feet wide building and parking setback is provided along Wakefield Pines Drive and Falls of Neuse Road;
   d. Dumpsters on the property shall be located at least 70 feet from any single-family lot on Sargas Street or Arneson Street;
   e. Unless required by the City, the Applicant shall not clear the area within the 20' wide City of Raleigh sanitary sewer easement along the rear of the property as shown on plat recorded in Book of Maps 2001, Page 2359, but exclusive of those areas also within the 20' private drainage easement and 60' private cross access, private drainage and private utility easement as shown on the plat;
   f. Subject to the consent of the owner of the single-family lot, the Applicant shall, at the sole cost of the Applicant, construct a wood fence where there is no wood fence along the property boundary adjacent to the single-family lots. If agreement cannot be reached with the adjoining owner(s), then the wood fence shall be provided on the other side of the tree conservation area interior to the property in a location that generally corresponds with the common boundary line with that adjoining lot.
LOT 2
SHERWIN WILLIAMS
4,000 SF
F.F.E.=
FUTURE TENANT
2,000 SF
F.F.E.=

LOT 1
LOT 2
LOT 3

LOT 1
LOT 2
LOT 3

56.9'
CL-BOC
77.0'
CL-R/W
112.0'
BOC-BOC

NEW
RETAIL
8,475 SQ. FT.

FALLS OF NEUSE ROAD
PARKING
(SEE CIVIL)

EXISTING SECONDARY TREE
CONSERVATION AREA (28,640 SF)
BM 2018 PG 1782

EXISTING SECONDARY TREE
CONSERVATION AREA (5,380 SF)
BM 2018 PG 1782

13.0'
8.6'
8.0'
11.2'
15.8'

LONG TERM
BICYCLE PARKING

LANDSCAPE NOTES:
1. WEED BARRIER FABRIC: PLACE "DEWITT 15 YEAR WEED BARRIER" WOVEN POLYPROPYLENE OR APPROVED EQUAL IN ALL PLANT BEDS AND AT EACH TREE RING.
2. PRE-Emergent: APPLY "PRE-E" 2 weeks prior to planting to all plant beds and tree rings per manufacturer's recommendations.
3. AMENITY AREA:
   1. SHADE TREES SHALL BE INSTALLED A MINIMUM 20' FROM LIGHT POLES.
   2. AMENITY AREA:
      1. 1,915 SF
      2. 1,497 SF
      3. 2,789 SF

LEGEND

AMENITY AREA

SHADE TREES

CODE
QTY
BOTANICAL NAME
COMMON NAME
CONT.
CAL.
HEIGHT

QLY
7
QUERCUS LYRATA
OVERCUP OAK
B&B
3" CAL
14`-16` HT.

UPA
4
ULMUS PARVIFOLIA `ALLEE`
ALLEE LACEBARK ELM
B&B
3" CAL
14`-16` HT.

CJK
15
CAMELLIA JAPONICA `KRAMER`S SUPREME`
KRAMER`S SUPREME CAMELLIA
CONT.
42" MIN
60" O.C.

CLE
21
CLETHRA ALNIFOLIA
SUMMERSWEET CLETHRA
CONT.
18" MIN
48" O.C.

ICB
26
ILEX CORNUTA `BURFORDII`
BURFORD HOLLY
CONT.
42" MIN
60" O.C.

IGS
27
ILEX GLABRA `SHAMROCK`
INKBERRY
CONT.
18" MIN
48" O.C.

GROUND COVERS

BBA
403
BOUTELOUA GRACILIS `BLONDE AMBITION`
BLUE GRAMA
1 GAL
18" O.C.

FAR
855 SF
FESTUCA ARUNDINACEA
TALL FESCUE
SOD

MCA
532
MUHLENBERGIA CAPILLARIS
PINK MUHLY
1 GAL
24" O.C.
1. NORTH ELEVATION

2. SOUTH ELEVATION

3. FINISH LEGEND
TRANSPARENCY CALCULATIONS (WEST FACADE):

SURFACE AREA FROM 0' TO 12' = 1650 SF
REQUERED 50% TRANSPARENCY = 825 SF
REQUERED 50% TRANSPARENCY BETWEEN 3' AND 8' = 412.5 SF
ACTUAL TOTAL TRANSPARENCY PROPOSED = 890 SF
ACTUAL TOTAL TRANSPARENCY PROPOSED BETWEEN 3' AND 8' = 556.25 SF

ALL GLASS ON WEST FACADE TO COMPLY WITH UDO 1.5.9.B.4

1\WEST ELEVATION

TRANSPARENCY CALCULATIONS (SOUTH FACADE):

SURFACE AREA FROM 0' TO 12' = 754 SF
REQUERED 50% TRANSPARENCY = 377 SF
REQUERED 50% TRANSPARENCY BETWEEN 3' AND 8' = 188.5 SF
ACTUAL TOTAL TRANSPARENCY PROPOSED = 381 SF
ACTUAL TOTAL TRANSPARENCY PROPOSED BETWEEN 3' AND 8' = 252.5 SF

ALL GLASS ON SOUTH FACADE TO COMPLY WITH UDO 1.5.9.B.4

2\SOUTH ELEVATION