LOCATION: This site is located on the west side of Pineland Circle, north of Western Blvd at 5108 Western Boulevard.

REQUEST: Development of a 2.39 acre tract zoned IX-3 and SRPOD. Site currently has an existing car sales building (1,205 sf) use or structure on site and this ASR is proposing a new 12,739 gross sf expansion car sales building. No change of use is being proposed.

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 August 11, 2021 by NICK INAYA.

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. Close the western driveway on Western Boulevard, and remove and restore any pavement according to NCDOT standards.

2. Show and label the top/bottom of retaining wall grades with detailed elevations in the Site Permit Review plan set, demonstrating compliance with UDO Sec.7.2.8 if applicable.

3. Show and label the "Proposed Right-of-Way" and "Existing Right-of-Way" on all plans sheets.

4. Revise the display parking vehicular surface design and landscaping areas to comply with UDO Sec.7.1.7.B.2 and Sec.7.1.7.D.1.

5. The average building height dimension, shown on sheet A1, is revised and measured from the post-development average grade #, per TC-4-20, for both sections of the proposed structure.

Engineering

6. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

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

☑️ **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.

| ☑️ Utility Placement Easement Required | ☑️ Cross Access Agreements Required |
| ☑️ Slope 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:*

**General**

1. Show the temporary construction easement on the development subject property PIN: 0784515652 at the cross access stub to property PIN: 0784516418.

**Engineering**

2. A cross access agreement among the lots identified as PINs 0784515652 and 0784516418 and between PINs 0784515652 and 0784513537 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 recording. 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.

4. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat 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 recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

5. 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 recording. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.
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 Certificate of Compliance for the backflow device, signed and approved by Cross Connection staff, must be submitted with building submittal for the issuance of utility connection permits. Please contact Cross.Connection@raleighnc.gov for more info.

Engineering

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

3. A fee-in-lieu for 158 linear feet of 6 ft sidewalk and curb and gutter along Western Boulevard shall be paid to the City of Raleigh (UDO 8.1.10).

4. A public infrastructure surety for 4 street trees shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for CORWLA easement dedication that is needed for the water meter that is inside of the right of way.

Urban Forestry

6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Pineland Circle.

The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.

Stormwater

2. 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: January 13, 2025
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
Date: 09/16/2021
Development Services Dir/Designee

Staff Coordinator: Jermont Purlfoy