LOCATION: This site is located on the north side of Falls of Neuse Road, west of Forest Pines Drive at 11008 Ingleside Place.

REQUEST: Development of a vacant 2.891 acre/125,930 sf tract zoned CX-3-PK UWPOD with .019 acres/840 sf of right-of-way dedication leaving a net area of 2.872 acres/125,090 sf. Proposed site plan includes two 3-level/story, mixed-use structures, totaling 54,024 sf (27,012 gross sf for each); the ground floor will include retail/restaurant with residential multi-units apartments above on floors 2 and 3.

BOA-0066-2021: Approved 1/10/22 - Approved with the condition that 20% of the net site area shall be set aside as tree forestation area, inclusive of the existing dedicated tree conservation area.

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 April 8, 2022 by Drye-McGlamery Engineering, PLLC.

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. Applicant copies & transpose the transparency text requirements, in Sec.1.5.9.B.4, onto the elevations plans set sheets in the Site Permit (SPR) plans.

2. All mechanical and HVAC units are clearly delineated on the Site Permit civil plans set, on the elevation sheets, demonstrating compliance with UDO Sec.7.2.5.D.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. existing constructed wetland BM2008 pg 2106 with impervious permitted from this lot as 2.0 acres; show compliance with this

Urban Forestry

5. 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 recording of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

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

2. A fee-in-lieu for 1 ft of sidewalk for 410 if along Ingleside Drive and 285 if along Forest Pines Drive shall be paid to the City of Raleigh (UDO 8.1.10).

3. A 5’ utility placement easement deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

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 rights of way. This development proposes 7 street trees along Ingleside Place and 6 street trees along Forest Pines Drive, for a total of 13 street trees.

6. A plat shall be recorded with metes and bounds descriptions of all UWPOD wooded areas (UDO 9.1.9.B.).
7. A public infrastructure surety for 13 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 125% of the improvement cost for the City of Raleigh infrastructure.

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

General

1. Final inspection of all tree conservation areas and 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). SWMF is existing.

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: September 7, 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: Daniel L. Stegall
Development Services Dir/Designee

Date: 05/11/2022

Staff Coordinator: Jermont Purifoy
NOTE: DUE TO FLAT GRADE, ALL SIDEWALK ROUTES ON SITE WILL BE HAND ACCESSIBLE.

NOTE: REFER TO TRANSPORTATION PLAN C-8.1 FOR EXISTING STREET AND RIGHT-OF-WAY DIMENSIONS.