LOCATION: This site is located on the north side of Louisburg Road, west of Calvary Drive at 4241 Louisburg Rd.

REQUEST: Development of a vacant 1.13 acre (49,075 sf) tract zoned CX-3 into a proposed retail use/vehicle fuel service building of 4,088 sf gross floor area. This parcel, Lot 2, is a part of a prior approved subdivision plan, SUB-0050-2020.

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 November 19, 2020 by Kimley-Horn and Associates.

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:

Stormwater

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

2. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

☐ 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:

Public Utilities

1. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

☐ 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. Prior to building permit approval, the subdivision SUB-0050-2020 is recorded with the Wake Co Register of Deeds and a copy of the recorded subdivision map is provided with the building plans set.

2. A copy of the Shared Parking Agreement for Lot 1, as noted in the subdivision AA approval (SUB-0050-2020), is transposed and included with the BLDNR plans review submittal.

3. A note is placed on the building permit plans noting any redevelopment, including a change-of-use permit for Lot 1 must comply with the parking standards of the UDO Sec.7.1.2.

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

5. ASR-0081-2020 stormwater approval conditioned upon Subdivision, SUB-0050-2020, approval and upon recordation of Lot 2 to be 1.12 ac in size with a recorded impervious area allocation of 0.86 ac.

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 Calvary Dr. and 12 street trees along Louisburg Rd.

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: July 7, 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: Alyxia Bailey Taylor

Date: 03/10/2021

Staff Coordinator:
ASR SUBMITTAL FOR

4241 LOUISBURG ROAD

ASR-0081-2020

SUB-0050-2020 (SUBDIVISION)
SKETCH TRANS. #0053-2020

4241 LOUISBURG ROAD
RALEIGH, NORTH CAROLINA 27604

A DEVELOPMENT OF: 4C INVESTMENTS LLC
121 W TRADE, STE. 2550
CHARLOTTE, NC 28202

Kimley-Horn

PRELIMINARY
NOT FOR CONSTRUCTION

NC CERTIFICATE OF AUTHORIZATION: F-0102

421 FAYETTEVILLE STREET • SUITE 600 • RALEIGH, NORTH CAROLINA 27601
PHONE: (919) 677-2000

OCTOBER 9, 2020 015245026

4C INVESTMENTS LLC