LOCATION: This site is located on the north side of Capital Boulevard, west of Sunrise Avenue at 1501 Sunrise Avenue.

REQUEST: Development of a site, 1501 Sunrise Ave (PIN#1704-76-8853) being: 3.077 acre tract (134,039 sf) split zoned into IX-3 (3.02 acres) & R-10 NCOD (.06 acres) with 2,096 sf/.048 acres of right-of-way dedication leaving a net area of 3.029 acres (131,948 sf). This is a change of use redevelopment, of an existing 47,185 sf Warehouse into a proposed Mixed-Use building, retail (2,000 sf), office (34,773 sf) and self storage (10,412 sf) totaling 47,185 sf. No further changes are being made to the existing structure other than exterior transparency improvements to the building facade. The existing site has a recorded cross access agreement and shared refuse collection facility agreement, DB017562 PG439, with the adjoining site located at 1501 Sunrise Ave (PIN#1704-77-8068).

The final version of this ASR plan is a stamped e-electronic review

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0124-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 15, 2020 by PIEDMONT LAND DESIGN, LLP (primary).

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

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

3. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

Urban Forestry

4. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
5. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☑️ 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. A Type C2 Street Protective Yard is required for this project and a note shall be placed on the final plat stating this requirement.

Urban Forestry

2. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes .304 acres of tree conservation area.

☑️ 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 recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract prior to SPR approval.

Engineering

2. A fee-in-lieu for street widening shall be paid to the City of Raleigh (UDO 8.1.10).

3. 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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

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

5. The required right of way for proposed and/or existing streets including Sunrise Ave and Hanover Street shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
6. A fee-in-lieu for the existing sidewalk width shall be paid to the City of Raleigh (UDO 8.1.10).

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

Public Utilities

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

Stormwater

9. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

10. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).

11. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

Urban Forestry

12. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Sunrise Avenue.

13. A public infrastructure surety for 3 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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

Stormwater

1. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

Urban Forestry

2. Final inspection of all tree conservation areas and right of way street trees by Urban Forestry Staff

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: May 28, 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] Date: 05/28/2020
Development Services Dir/Designee
Staff Coordinator: Jermont Purifoy