LOCATION: The site is generally located on the west of Falls of Neuse Road, south of the intersection of Falls of Neuse Road and Sandy Forks Road, with a common street addresses of 6501 Falls of Neuse Road.

REQUEST: Change of use from an office (bank) to retail and associated site improvements, including parking lot modifications and alterations of the building facade; no building expansion to the 5,579 square foot structure is proposed at this time. The property is approximately 0.75 acres zoned CX-3-PL.

Variance (BOA-0056-2019) approved granting relief from the outdoor amenity area requirement set forth in Section 3.2.5 subject to the condition the area labeled as outdoor amenity area is made available for amenities.

Design Adjustment (A-171-2019) approved granting a 2’ design adjustment from the minimum 6’ planting area requirement; a 2’ design adjustment from the minimum 2’ maintenance area requirement; a 5’ design adjustment from the minimum 5’ utility easement requirement; a design adjustment for complete relief from the pedestrian access requirement set forth in UDO Section 8.3.5.B. to provide a dedicated pedestrian access point to the sidewalk that is physically separated from the parking lot and driveway; and a design adjustment for complete relief from the cross-access requirements set forth in UDO Section 8.3.5.D. to provide cross-access to the property to the north.

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 March 25, 2020 by Crumpler Consulting Services.

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:

☑ 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. The building permit plans shall show where inside the building the solid waste carts will be stored, consistent with the guidance from Solid Waste Services.

Engineering
2. 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.

3. A fee-in-lieu for 1-ft of sidewalk along the length of frontage shall be paid to the City of Raleigh (UDO 8.1.10).

4. A 10-ft slope 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.

5. Required NCDOT encroachment must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval or issuance of building permits, whichever comes first.

**Urban Forestry**

6. An inspection of 3 existing street trees will occur during tree fence inspection by Urban Forestry Inspector to ensure that existing trees meet standards outlined in UDO 7.2.7. Any trees not meeting city standards will require replacement with a 3" caliper Large Maturing Tree.

7. Tree protection fence protecting existing street trees must be installed per approved plans and inspected by Urban Forestry staff prior to the issuance of site permits or building permits, whichever is required first.

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

**Urban Forestry**

1. Final inspection of all 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 14, 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: 05/14/2020

Development Services Dir/Designee

Staff Coordinator: Kasey Evans
ADMINISTRATIVE SITE PLAN FOR
CMI JEWELRY SHOWROOM
RALEIGH, NORTH CAROLINA

CITY OF RALEIGH FILE: ASR-0087-2019

PREPARED FOR:
CHAR-MIKE INC DBA CMI JEWELRY
6501 FALLS OF NEUSE ROAD
RALEIGH, NC 27615

PREPARED BY:
CRUMPLER Consulting Services, PLLC
3508 Bridge Road
Raleigh, North Carolina 27612
919-777-7074
43533

BOARD OF ADJUSTMENT-APPROVED VARIANCE DECISIONS
[BOA-00084-2019-110120]
DECISION: APPROVED WITH THE CONDITION THAT THE SITE SHALL BE SUBMITTED TO THE BOARD AT THE TIME OF SALE.

PREREQUISITE DEVELOPMENT GROUP, LLC, PROPERTY OWNER, REQUESTED THE BOARD TO CONSIDER A WAIVER FOR COMPLETE WILLOW FROM THE SET BACKS OF THE EXISTING BUILDING AND A WAIVER FOR COMPLETE WILLOW FROM THE SET BACKS OF THE EXISTING BUILDING. THE BOARD CONSIDERED THE REQUEST AND APPROVED THE WAIVER subject to the condition of the submission of a condition plan for complete willow from the set backs of the existing building.

(C-1) CITY OF RALEIGH, 2019

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TRANSPARENCY CALCULATIONS

FAKES OF WORSE HAND ARE THE ONLY STREET THAT IMPACTS TRAVERSIBILITY CALCULATIONS. ONLY THE EAST AND SOUTH ELEVATIONS WERE COUNTED IN CALCULATIONS. NORTH, WEST, AND SOUTH FACES DO NOT FACE A MARKET STREET.

TOTAL FACADE AREA = 644 SF
TOTAL WINDOW AREA = 375 SF
TRANSPARENCY PERCENTAGE = [X]%

NORTH ELEVATION - NOT ACCOUNTED FOR IN TRANSPARENCY CALCULATIONS

WEST ELEVATION - NOT ACCOUNTED FOR IN TRANSPARENCY CALCULATIONS

EAST ELEVATION - FACES FALLS OF NEUSE RD

SOUTH ELEVATION - NOT ACCOUNTED FOR IN TRANSPARENCY CALCULATIONS

SOUTHEAST ELEVATION - FACES FALLS OF NEUSE RD