



Administrative Approval Action

Case File / Name: ASR-0087-2019
CMI Jewelry Showroom

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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



Administrative Approval Action

Case File / Name: ASR-0087-2019
CMI Jewelry Showroom

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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



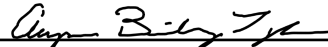
Administrative Approval Action

Case File / Name: ASR-0087-2019
CMI Jewelry Showroom

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

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:  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

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH
ALL CITY OF RALEIGH STANDARDS AND
SPECIFICATIONS.

CALL 48 HOURS
BEFORE YOU DIG



NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

BOARD OF ADJUSTMENT-APPROVED VARIANCE DECISIONS
(BOA-0056-2019 - 1/31/20)

DECISION: APPROVED WITH THE CONDITION THE AREA LABELED #1 ON A DRAWING SUBMITTED TO THE BOARD AT THE MEETING IS MADE AVAILABLE FOR AMENITIES.

WHEREAS RETIREMENT INVESTMENT GROUP, LLC, PROPERTY OWNER, REQUESTS A VARIANCE FOR COMPLETE RELIEF FROM THE 3,270 SF OUTDOOR AMENITY AREA REQUIREMENT SET FORTH IN SECTION 3.2.5 OF THE UNIFIED DEVELOPMENT ORDINANCE TO PERMIT A CHANGE OF USE FROM OFFICE TO RETAIL WITHIN AN EXISTING 5,579 SF GENERAL BUILDING ON A 0.75-ACRE PROPERTY ZONED CX-3-PL LOCATED AT 6501 FALLS OF NEUSE ROAD.

(A-171-2019 - 1/31/20)

DECISION: 1) DENIED THE RELIEF FROM A 36' DESIGN ADJUSTMENT AND 33' DESIGN ADJUSTMENT PERMITTING THE RETENTION OF THE EXISTING 90' RIGHT-OF-WAY AND 65' BACK OF CURB TO BACK OF CURB WIDTH FOR FALLS OF NEUSE ROAD.

WHEREAS RETIREMENT INVESTMENT GROUP, LLC, PROPERTY OWNER, REQUESTS RELIEF FROM THE FOLLOWING ROADWAY AND STREETSCAPE IMPROVEMENTS FOR FALLS OF NEUSE ROAD ANN AVENUE 6-LANE DIVIDED STREET SET FORTH IN SECTION 8.4.8.C AND 8.4.2.2 OF THE UNIFIED DEVELOPMENT ORDINANCE: (i) A 36' DESIGN ADJUSTMENT AND 33' DESIGN ADJUSTMENT PERMITTING THE RETENTION OF THE EXISTING 90' RIGHT-OF-WAY AND 65' BACK OF CURB TO BACK OF CURB WIDTH FOR FALLS OF NEUSE ROAD; AN AVENUE 6-LANE DIVIDED STREET, WHICH IS LESS THAN THE 126' RIGHT-OF-WAY WIDTH AND 90' BACK OF CURB TO BACK OF CURB WIDTH REQUIREMENTS SET FORTH IN UDO SECTION 8.4.8.C AND ASSOCIATED PROVISIONS OF SECTION 8.5; (ii) A 2' DESIGN ADJUSTMENT FROM THE MINIMUM 6' PLANTING AREA REQUIREMENT; (iii) A 2' DESIGN ADJUSTMENT FROM THE MINIMUM 2' MAINTENANCE AREA REQUIREMENT; AND (iv) 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 (PIN 1717128379) IN ORDER TO PERMIT A CHANGE OF USE FROM OFFICE TO RETAIL WITHIN AN EXISTING 5,579 SF GENERAL BUILDING ON A 0.75-ACRE PROPERTY ZONED CX-3-PL LOCATED AT 6501 FALLS OF NEUSE ROAD.

NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, DATED 10-02-2019.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 37021717001 DATED MAY 2, 2004.
3. NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCELS AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.
5. THE INTENT OF THE ADMINISTRATIVE SITE REVIEW IS FOR A CHANGE OF USE OF THE EXISTING BUILDING. THE EXISTING WINDOWS ON THE NORTH AND WEST WALLS ARE TO BE INFILLED WITH NO OTHER MODIFICATIONS OF THE EXTERIOR AT THIS TIME.
6. SOLID WASTE FOR THE SITE IS TO BE HANDLED BY A PRIVATE THIRD PARTY. THE STORAGE FOR THE TWO 30-GALLON ROLL OUT CARTS WILL BE ON THE INTERIOR OF THE BUILDING IN A STORAGE ROOM. THE CARTS WILL BE WHEELED OUT WHEN THE PRIVATE COLLECTION COMPANY IS ON-SITE.

SHEET	DESCRIPTION
C-1	COVER
C-2	EXISTING CONDITIONS PLAN
C-3	SITE PLAN
C-4	UTILITY PLAN
C-5	GRADING AND STORMDRAINAGE PLAN
C-6	LANDSCAPING PLAN
D-1	DETAILS
A-1	FLOOR PLAN
A-2	ELEVATIONS

Kasey Evans

Digitally signed by Kasey Evans
Reason: I am approving this document
Date: 2020.05.14
12:17:48-04'00'

SITE EXEMPTION NOTES:

- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
- THE SITE WILL BE CONFORMING TO THE EXEMPTION OF STORMWATER CONTROL REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.2.2.A-0-6.

CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

ISSUED FOR
PERMITTING

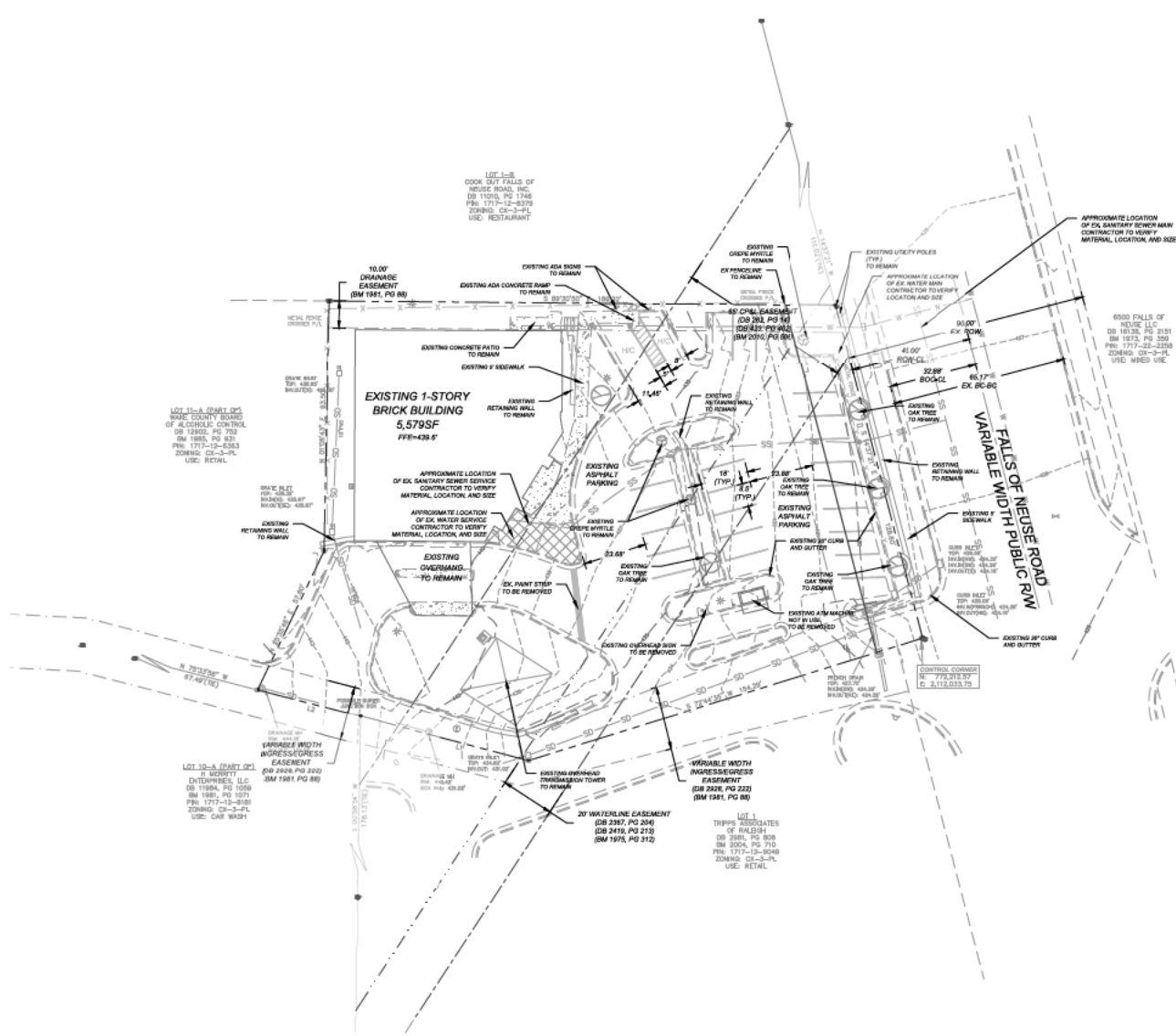
REV	DATE	DESCRIPTION
1	02/25/20	CITY OF RALEIGH COMMENTS
2	03/26/20	CITY OF RALEIGH COMMENTS

COVER SHEET
CMI JEWELRY SHOWROOM
6501 FALLS OF NEUSE
RALEIGH, NORTH CAROLINA

PROJECT NO.	19026
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/09/19
SCALE:	NOT TO SCALE

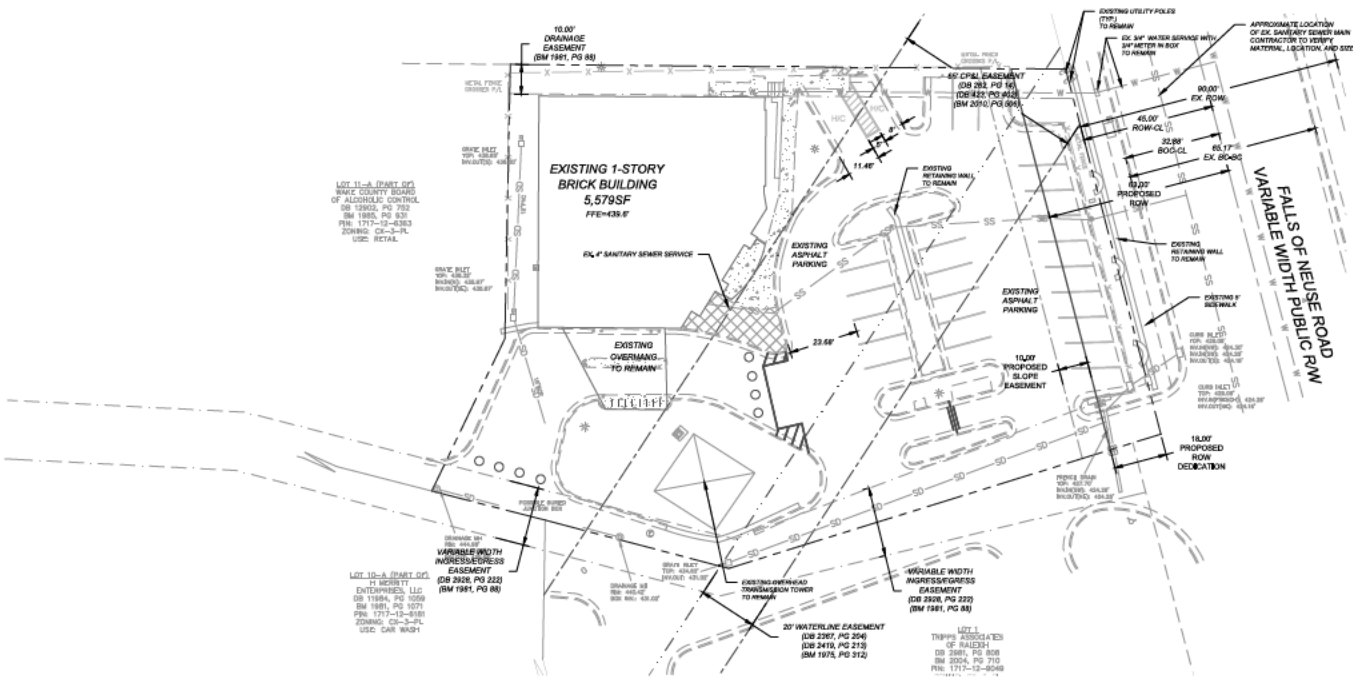
C-1

1 of 7



2 of 7





- NOTES**
1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY NEWCOMB LAND SURVEYORS, PLLC, DATED 10-03-2019.
 2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3705171700 DATED MAY 2, 2006.
 3. NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
 4. THIS DRAWING IS NOT FOR RECORDATION.

LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJUTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ADJUTING PROPERTY LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- EXISTING WATER MAIN
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE

CITY OF RALEIGH UTILITY NOTES

1. ALL MATERIALS & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH DESIGN STANDARDS, DETAILS & SPECIFICATIONS REFERENCE: CORPUS HANDBOOK, CURRENT EDITION.
2. UTILITY SEPARATION REQUIREMENTS:
 - a. A DISTANCE OF 10' SHALL BE MAINTAINED BETWEEN SANITARY SEWER & ANY PRIVATE OR PUBLIC WATER SUPPLY SOURCE SUCH AS AN IMPROVED RESERVOIR USED AS A SOURCE OF DRINKING WATER. IF ADEQUATE LATERAL SEPARATION CANNOT BE ACHIEVED, FURCULUS SANITARY SEWER PIPE SHALL BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS. HOWEVER, THE MINIMUM SEPARATION SHALL NOT BE LESS THAN 24" FROM A PRIVATE WELL OR 36" FROM A PUBLIC WELL.
 - b. WHEN INSTALLING WATER & SEWER MAINS, THE HORIZONTAL SEPARATION BETWEEN UTILITIES SHALL BE 10'. IF THIS SEPARATION CANNOT BE MAINTAINED DUE TO EXISTING CONDITIONS, THE VARIATION ALLOWED IN THE WATER MAIN IN A SEPARATE TRENCH WITH THE ELEVATION OF THE WATER MAIN AT LEAST 1' ABOVE THE TOP OF THE SEWER. A MUST BE APPROVED BY THE PUBLIC UTILITIES DIRECTOR. ALL DISTANCES ARE MEASURED FROM OUTSIDE DIAMETER TO OUTSIDE DIAMETER.
 - c. WHERE IT IS IMPOSSIBLE TO OBTAIN PROPER SEPARATION, OR ANYTIME A SANITARY SEWER PASSES OVER A WATERMAIN, OF MATERIALS OR STEEL ENCASEMENT EXTENDED 1' ON EACH SIDE OF CROSSING MUST BE SPECIFIED & INSTALLED TO WATERLINE SPECIFICATIONS.
 - d. 3/4" MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN ALL SANITARY SEWER & STORM SEWER FACILITIES, UNLESS OF MATERIAL IS SPECIFIED FOR SANITARY SEWER.
 - e. MAINTAIN 18" MIN VERTICAL SEPARATION AT ALL WATERMAIN & STORM DRAIN CROSSINGS. MAINTAIN 24" MIN VERTICAL SEPARATION AT ALL SANITARY SEWER & STORM DRAIN CROSSINGS. WHERE ADEQUATE SEPARATIONS CANNOT BE ACHIEVED, SPECIFY DE GRADING & A CONCRETE CRACK.
 - f. MAINTAIN 4" MIN CLEARANCE (PER CORPUS DETAILS W-41 & W-49) ALL OTHER UNDERGROUND UTILITIES SHALL CROSS WATER & SEWER FACILITIES WITH 18" MIN VERTICAL SEPARATION REQUIRED.
3. ANY NECESSARY FIELD REVISIONS ARE SUBJECT TO REVIEW & APPROVAL OF AN AMENDED PLAN & PROFILE BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN CONTINUOUS WATER & SEWER SERVICE TO EXISTING RESIDENCES & BUSINESSES THROUGHOUT CONSTRUCTION OF PROJECT. ANY NECESSARY SERVICE INTERRUPTIONS SHALL BE PRECEDED BY A 24-HOUR ADVANCE NOTICE TO THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT.
5. 3/4" MINIMUM COVER IS REQUIRED ON ALL WATER MAINS & SEWER FORCE MAINS. 4/2" MINIMUM COVER IS REQUIRED ON ALL REUSE MAINS.
6. ABANDON AND REMOVE EXISTING WATER AND SEWER SERVICES NOT BEING USED IN REDEVELOPMENT OF SITE AS DIRECTED BY THE CITY OF RALEIGH PUBLIC UTILITIES DEPARTMENT. THIS INCLUDES ABANDONING TAP AT MAIN & REMOVAL OF SERVICE FROM ROW OR EASEMENT PER CORPUS HANDBOOK PROCEDURES.
7. INSTALL 2" COPPER WATER SERVICES WITH METERS LOCATED AT ROW OR WITHIN A 2'20" WATERLINE EASEMENT IMMEDIATELY ADJACENT. NOTE: IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY SIZE THE WATER SERVICE FOR EACH CONNECTION TO PROVIDE ADEQUATE FLOW & PRESSURE.
8. INSTALL 4" PVC SEWER SERVICES @ 1.2% MINIMUM GRADE WITH CLEANOUTS LOCATED AT ROW OR EASEMENT LINE & SPACED EVERY 75' LINEAR FEET MAXIMUM.
9. PRESSURE REDUCING VALVES ARE REQUIRED ON ALL WATER SERVICES EXCEEDING 60 PSI BACKWATER VALVES ARE REQUIRED ON ALL SANITARY SEWER SERVICES HAVING BUILDING DRAINS LOWER THAN 12" ABOVE THE NEXT UPSTREAM MANHOLE.
10. ALL ENVIRONMENTAL PERMITS APPLICABLE TO THE PROJECT MUST BE OBTAINED FROM NCDM, USACE, AOR FEMA FOR ANY RIPARIAN BUFFER, WETLAND AOR FLOODPLAIN IMPACTS (RESPECTIVELY) PRIOR TO CONSTRUCTION.
11. NCDOT / RAILROAD ENCROACHMENT AGREEMENTS ARE REQUIRED FOR ANY UTILITY WORK INCLUDING MAIN EXTENSIONS & SERVICE TAPS WITHIN STATE OR RAILROAD ROW PRIOR TO CONSTRUCTION.
12. GREASE INTERCEPTOR / OIL WATER SEPARATION OR SEDIMENT CALCULATIONS & INSTALLATION SPECIFICATIONS SHALL BE APPROVED BY THE CORPUS FOG PROGRAM COORDINATOR PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT TM@CITY OF RALEIGH (919) 996-0334 OR tm@cityofraleigh.gov FOR MORE INFORMATION.
13. CROSS-CONNECTION CONTROL PROTECTION DEVICES ARE REQUIRED BASED ON DEGREE OF HEALTH HAZARD INVOLVED AS LISTED IN APPENDIXES OF THE RULES GOVERNING PUBLIC WATER SYSTEMS IN NORTH CAROLINA. THESE DEVICES ARE THE MINIMUM REQUIREMENTS. THE DEVICES SHALL MEET AMERICAN SOCIETY OF SANITARY ENGINEERING (ASSE) STANDARDS OR BE ON THE UNIVERSITY OF SOUTHERN CALIFORNIA APPROVAL LIST. THE DEVICES SHALL BE INSTALLED AND TESTED (BOTH INITIAL AND PERIODIC TESTING THEREAFTER IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS OR THE LOCAL CROSS-CONNECTION CONTROL PROGRAM, WHICHEVER IS MORE STRINGENT. CONTACT JOANNE HARTLEY AT (919) 996-0323 OR joanne.hartley@cityofraleigh.gov FOR MORE INFORMATION.

SCALE: 1" = 20'

CRUMPLER
Consulting Services, PLLC

2008 Ridge Road
Raleigh, NC 27603
P: 919.434.1004
F: 919.434.1000

ISSUED FOR PERMITTING

REV	DATE	DESCRIPTION
1	02/25/20	CITY OF RALEIGH COMMENTS
2	03/26/20	CITY OF RALEIGH COMMENTS

UTILITY PLAN

CMI JEWELRY SHOWROOM
6501 FALLS OF NEUSE
RALEIGH, NORTH CAROLINA

PROJECT NO. 19025

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 10/20/19

SCALE: 1"=20'

C-4

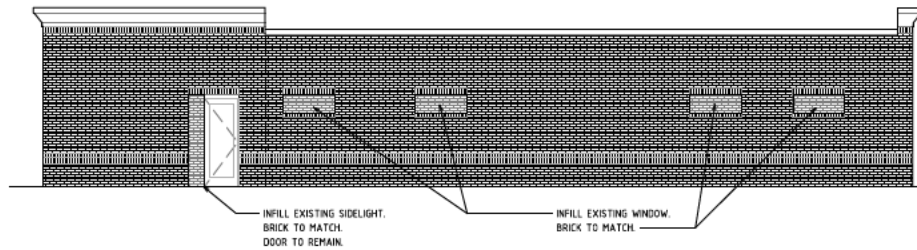
4 of 7



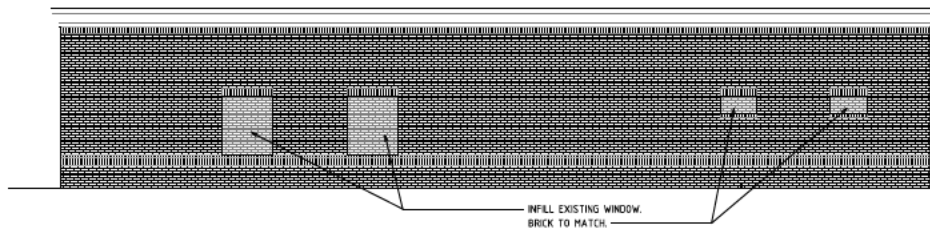
TRANSPARENCY CALCULATIONS

FALLS OF NEUSE ROAD IS THE ONLY STREET THAT IMPACTS TRANSPARENCY CALCULATIONS. ONLY THE EAST AND SOUTH EAST ELEVATIONS WERE COUNTED IN CALCULATIONS. NORTH, WEST, AND SOUTH FACADES DO NOT FACE A MARKED STREET.

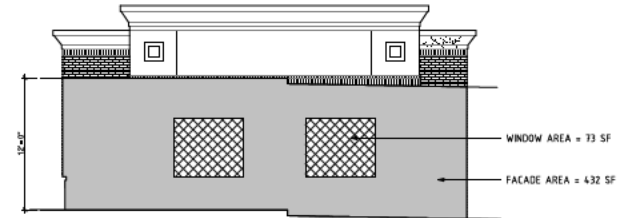
TOTAL FACADE AREA = 936 SF
TOTAL WINDOW AREA = 308 SF
TRANSPARENCY PERCENTAGE = 33%



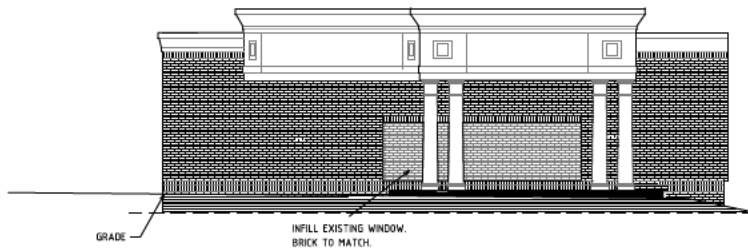
NORTH ELEVATION - NOT ACCOUNTED FOR IN TRANSPARENCY CALCULATIONS



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

NOT FOR
CONSTRUCTION
FOR REFERENCE
ONLY

10.07.19

PROJECT TYPE: ASR

6501 FALLS OF NEUSE RD

RALEIGH, NC

DATE	10.07.19
DR.	Author
CH.	Checker
PROJ. #	#####
REVISIONS	DATE

ELEVATIONS

A2