Administrative Approval Action
Case File / Name: ASR-0090-2019
DSLC - Jones Sausage Road Retail (ASR)

LOCATION: This site is located on the east side of Interstate-40, west of Auburn Church Rd at 3900 Jones Sausage Road.

REQUEST: Development of a 2.05 acre site zoned IX-5-CU and SHOD-2 with 0.04 acre right-of-way dedication leaving a net area of 2.01 acres. A proposed 6,850 sf mixed-use structure development for two restaurants on proposed Lots 1 and 3, as shown on the subdivision plan SUB-0070-2019 (3900 Jones Sausage Rd).

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 July 26, 2021 by STAN WINGO.

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. A subdivision plat for case SUB-0070-2019 shall be recorded with the Wake County Register of Deeds, and a copy of the plat shall be inserted into the Administrative Site Review plans set, ASR-0090-2019.

2. Revise the seating floorplan labels on the Site Permit Review plan set, and on the site information data tables on sheet 'A1001x', to demonstrate compliance with UDO Section 7.1.2.C for the seating requirements.

3. Revise and re-label the calculations for the short and long-term bicycle parking shown on the site information data tables on the ASR plan sheets to be in accordance with UDO Section 7.1.2.C.

Engineering

4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

5. This project shall not exceed the impervious allocations for Lots 1 & 3 as approved under SUB-0070-2019’s SPR and as recorded with Subdivision plat.
6. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

8. 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).

☐ LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☐ Utility Placement Easement Required  ☐ Cross Access Agreements Required

☐ 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:

Engineering

1. A public infrastructure surety for 9 street trees is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).

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 .018 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. Comply with all conditions of Z-44-00.

Engineering
2. A cross access agreement among all the lots identified in this development shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offer of cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

4. A fee-in-lieu for 1ft of sidewalk for 390lf along Integrity Drive and 1ft of sidewalk for 380 lf along Jones Sausage Road shall be paid to the City of Raleigh (UDO 8.1.10).

5. 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.

6. 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.

7. Sight distance easements shall be approved by the Transportation Department for recording in the Wake County Registry and shown on a plat approved for recordation.

Urban Forestry

8. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 9 street trees along Integrity Drive.

9. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

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: August 26, 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: Alyson Bailey Taylor  Date: 08/26/2021
Development Services Dir/Desigee

Staff Coordinator: Jermont Purifoy
DRIVE-THRU (SOUTH) ELEVATION

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BUILDING EXTERIOR
ELEVATIONS

FRONT (EAST) ELEVATION FACING SR 5220 - JONES SAUSAGE RD.