

# Administrative Approval Action

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

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

**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:

☑ <u>SITE PERMITTING REVIEW</u> - 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

- 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.



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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).

☑ <u>LEGAL DOCUMENTS</u> - 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.

		_		
Ø	Utility Placement Easement Required		Ø	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.

☑ <u>BUILDING PERMITS</u> - 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**



# **Administrative Approval Action**

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

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

- 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.
- 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:



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

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: <u>Alysia Bailey Taylor</u> Date: 08/26/2021

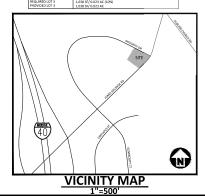
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

#### Z-44-00 COMPLIANCE REMARKS:

- 1. A STORAGE YARD FOR DISMANTLED VEHICLES IS NOT PROPOSED FOR THE SITE.
- 2. THE STORM DRAINAGE SYSTEM IS DESIGNED TO MEET THE ZONING CONDITIONS
- NO BUILDINGS GREATER THAN 5 STORIES ARE PROPOSED
- THIS PARCEL IS NOT REQUIRED TO PROVIDE A SHOO YARD DUE TO THE DISTANCE FROM THE MAJOR ACCESS CORRIDOR (ILAD)
- NO ROW DEDICATION IS REQUIRED ON IONES SAUSAGE ROAD

PHYSICAL ADDRESS:	GARNER, NORTH	SAGE ROAD CAROLINA 27529	
DEVELOPER/APPLICANT	CAPITAL GROWT 361 SUMMIT BLY BIRMINGHAM, A	D, SUITE 110	
OWNER	GARNER ARD CGP LLC 361 SUMMIT BLVD, STE 110 VESTAVIA, AL 35243		
PIN	1721498933		
PRIMARY STREET	JONES SAUSAGE	ROAD	
ZONING	ZONING - D:-5-CL	(INDUSTRIAL MIXED)	
FRONTAGE TYPE:	NONE		
CURRENT USE	VACANT		
PROPOSED USE	RESTAURANT		
OVERLAY DISTRICT	SHOD-2 (SPECIAL HIGHWAY OVERLAY DISTRICT 2)		
WATERSHED	NEUSE		
SITE AREA	GROSS AREA:	89,179 SF / 2.05 AC	
	R/W DEDICATION	I: 1,633 SF / 0.04 AC	
	NET AREA:	87,546 SF / 2.01AC	
AREA IN FLOODWAY/FLOODPLAIN	NONE		
BUILDING SQUARE FODTAGE	TOTAL PROPOSE	D 6,850 SF (5.26%)	
PARKING SUMMARY (SEE PA	RKING NOTE ON TH	HIS SHEET)	
EXISTING		0 SPACES	
BUILDING	REQUIRED	1/150 SF X 6,850 SF = 46 SPACES	
	PROPOSED	48 SPACES	
ACCESSIBLE PARKING	PROPOSED	2 SPACES (1 VAN)	
ACCESSIBLE VAN	REQUIRED	1/6 ACC. SPACES = 1 SPACE	
PARKING	PROPOSED	1 SPACE	
TOTAL PARKING	PROPOSED	46 SPACES	
SHORT-TERM	REQUIRED	1/5,000 SF X 6,850 SF = 2 SPACES	
BICYCLE PARKING	PROPOSED	6 SPACES	_
LONG-TERM BICYCLE PARKING	REQUIRED	4 SPACES	
IMPERVIOUS	PROPOSED	4 SPACES	_
IMPERVIOUS	PROPOSED	820 SF (0.6% OVERALL)	_
	PROPUSED	44,789 SF (50,2% OVERALL) 40,089 SF (50,9 % LOT 1) 4,700 SF (45,3% LOT 3)	
PROPOSED LOT AREAS	LOT 1:	1.81 AC (78,798 SF)	
REQUIRED SETBACKS	LOT 3:	0.24 AC (10,381 SF)	
BUILDING: PRIMARY STREET	3'		
BUILDING: SIDE STREET BUILDING: REAR INTERIOR	3,		
BUILDING: SIDE LOT LINE	ő		
REQUIRED SETBACKS			
PARKING: PRIMARY	10'		
PARKING: SIDE STREET PARKING: SIDE	10' 0' OR 3'		
PARKING: REAR	0" OR 3"		
FLOOR HEIGHT (MAX) PROPOSED	5 STORIES, 75' 1 STORY, 20.67'		
TRANSPARENCY	00 0 55 (000070)	100 L ST (PART)	
REQUIRED PROVIDED	90.8 SF (NORTH), 109.1 SF (EAST) 93.3 SF (NORTH), 373.6 SF (EAST)		
AMENITY AREA			
REQUIRED LOT 1 PROVIDED LOT 1	7879 SF/ 0.181 A 10.127 SF/ 0.232		



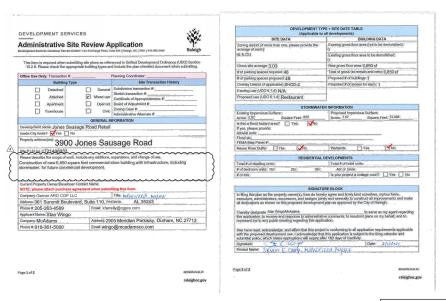
# **JONES SAUSAGE ROAD RETAIL**

3900 JONES SAUSAGE ROAD **GARNER, NORTH CAROLINA 27529** 

## **ADMINISTRATIVE SITE REVIEW**

PROJECT NUMBER: CGB-19010 CASE NUMBER ASR-0090-2019 (ASSOCIATED SUBDIVISION SUB-0070-2019) DATE: NOVEMBER 04, 2019

RE-SUBMITTAL DATE: JULY 26, 2021



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A-1001X	FLOOR PLAN	
A-0006X	TRASH ENCLOSURE	
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S-5006	TRASH ENCLOSURE	
A-6000X	WALL PACK SHEET	

#### PROJECT NOTES:

CHEET INDEX

#### PARKING NOTE:

#### RIGHT-OF-WAY OBSTRUCTION NOTES

- STREET, LANE, AND SIDEWALK CLOSURES OR DETOURS: PRIOR TO ANY WORK THAT IMPACTS THE RIGHT-OF-WAY OR CLOSING OF ANY STREET, LANE, OR SIDEWALK, THE CONTRACTOR MUST APPLY FOR A PERMIT WITH RIGHT-OF-WAY SERVICES.
- A PERMIT REQUEST WITH A TRAFFIC CONTROL AND/OR PEDESTRIAN PLAN SHALL BE SUBMITTED TO rightofwayservices@rokelphrc.gov AT www.roleiphrc.gov KEYWORD "Right"-OF-WAY SERVICES.
- PRIOR TO THE START OF WORK, THE CUENT SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING INSPECTIONS COORDINATOR TO REVIEW THE SPECIFIC COMPONENTS OF THE APPROVED PLAN, AND ENSURE ALL PERMITS ARE ISSUED.

- WITH THE PUBLIC RIGHTS OF WAY ACCESSIBILITY GUIDELINES (PROWAG), THE ADA STANI
  MANUAL ON LINEORM TRAFFIC CONTROL DEVICES (MILITO)
- 7. ALL PERMITS MUST BE AVAILABLE AND VISIBLE ON SITE DURING THE OPERATION

#### ATTENTION CONTRACTORS

The Construction Contractor responsible for the extension of water, sewer, and/or reuse, as approved in these plans, is responsible for contacting the Public Utilities Department at (919) 996-4540 at least tently four hours prior to beginning any of their construction.

Failure to notify both City Departments in advance of beginning construction, will result in the issuance of monetary fines, and inclinataliation of any water or sewer facilities not inspected as a of this notification failure.

Failure to call for Inspection, Install a Downstream Plug, have Permitted Plans on the Jobsite, or any other Violation of City of Raleigh Standards will result in a <u>Fine and Possible Exclusion</u> from future work in the City of Raleigh.

ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH AND NCDOT STANDARD.





phone 919, 361, 5000

STAN WINGO PHONE: 919.361.5000

#### CHENT

CAPITAL GROWTH BUCHALTER 361 SUMMIT BLVD, SUITE 110



#### PROJECT DIRECTORY

SURVEYOR MURPHY GEOMATICS 1050 LEAFWOOD PLACE RALEIGH, NC 27613 PHONE: 919.787.7873



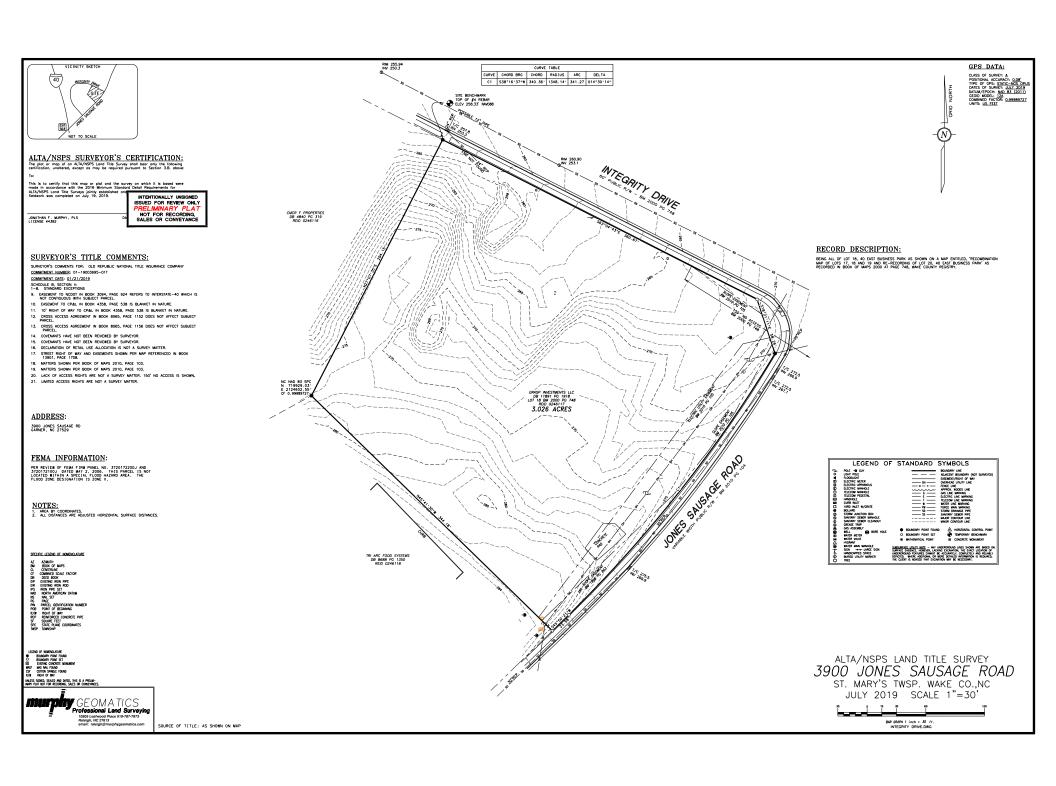
#### REVISIONS

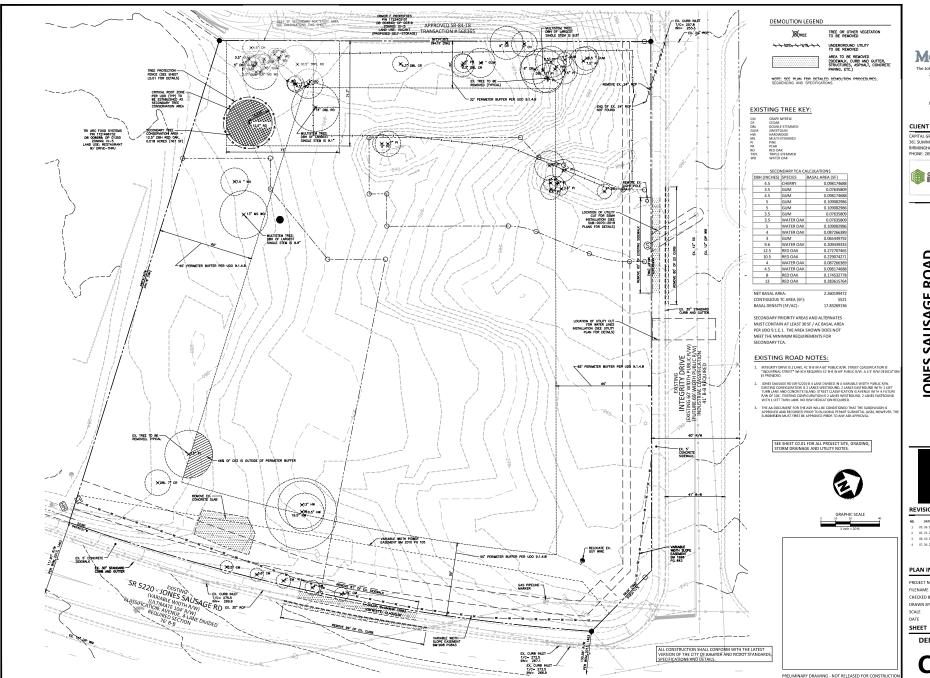
3 06: 10: 2021 RESPONSE TO 3RD ROUND COMMENTS

#### ADMINISTRATIVE SITE REVIEW FOR:

JONES SAUSAGE ROAD RETAIL

CONTRACTOR SHALL NOTIFY "NC811" (811) OR (1-800-632-4949) AT LEAST 3 FULL BUSINESS DAYS PRIOR TO BEGINNING CONSTRUCTION OR EXCAVATION TO HAVE EXISTING UTILITIES LOCATED. CONTRACTOR SHALL CONTACT ANY LOCAL LITERITIES THAT PROVIDE Know what's below THEIR OWN LOCATOR SERVICES INDEPENDENT OF "NC811".
REPORT ANY DISCREPANCIES TO THE ENGINEER IMMEDIATELY







Durham, NC 27713 phone 919, 361, 5000 fax 919. 361. 2269 license number: C-0293

www.mcadamsco.com

#### CLIENT

CAPITAL GROWTH BUCHALTER 361 SUMMIT BLVD, SUITE 110 BIRMINGHAM, AL 35243 PHONE: 205.263.4589



JONES SAUSAGE ROAD
RETAIL
ADMINISTRATIVE SITE PLAN
3900 JONES SAUSAGE ROAD
GARNER, NORTH CAROLINA JONES :



#### REVISIONS

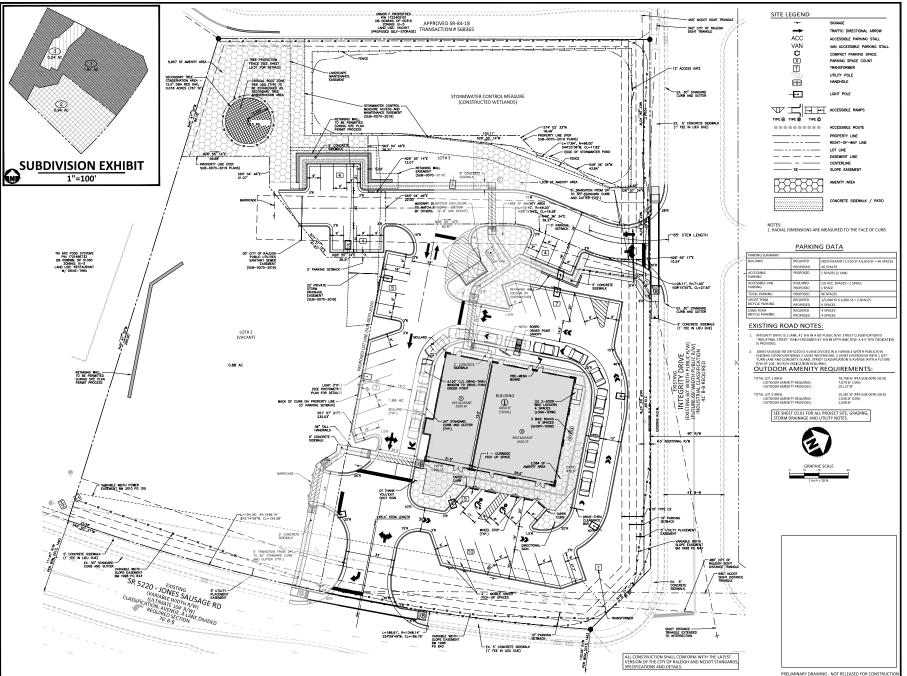
DATE	
02. 26. 2020	RESPONSE TO 1ST ROUND COMMENTS
02. 23. 2021	RESPONSE TO 2ND ROUND COMMENTS
06.10.2021	RESPONSE TO 3RD ROUND COMMENTS
07. 26. 2021	RESPONSE TO 4TH ROUND COMMENTS

#### PLAN INFORMATION

PROJECT NO. FILENAME CGB19010-ASR-S1 CHECKED BY DLS DRAWN BY 1"=20" 11. 04. 2019

DEMOLITION PLAN

C1.01





phone 919, 361, 5000 fax 919. 361. 2269 license number: C-0293

CLIENT

CAPITAL GROWTH BUCHALTER 361 SUMMIT BLVD, SUITE 110 BIRMINGHAM, AL 35243 PHONE: 205.263.4589



JONES SAUSAGE ROAD
RETAIL
ADMINISTRATIVE SITE PLAN
3900 JONES SAUSAGE ROAD
GARNER, NORTH CAROLINA



#### REVISIONS

JONES

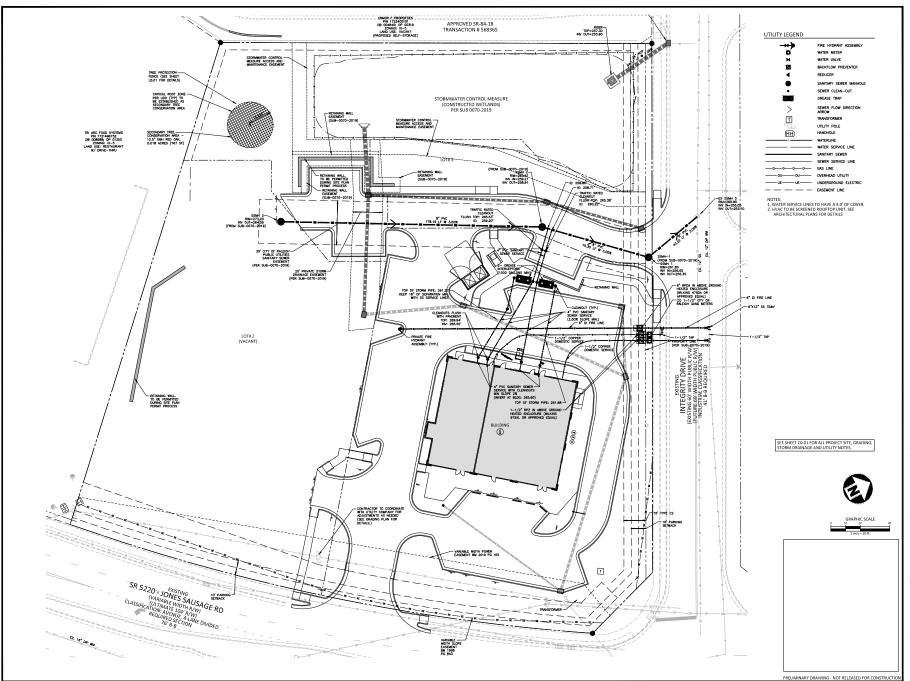
NO. DATE 1 02.26.2020 RESPONSE TO 1ST ROUND COMMENTS
2 02.23.2021 RESPONSE TO 1ST ROUND COMMENTS
3 06.10.2021 RESPONSE TO 3RD ROUND COMMENTS
4 07.26.2021 RESPONSE TO 4TH ROUND COMMENTS

#### PLAN INFORMATION

PROJECT NO. CGB-19010 FILENAME CGB19010-ASR-S1 CHECKED BY DLS DRAWN BY SCALE 1"=20" DATE 11. 04. 2019 SHEET

SITE PLAN

C2.00





The John R. McAdams Company, Inc. 2905 Meridian Parkway Durham, NC 27713

phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293

www.mcadamsco.com

#### CLIENT

CAPITAL GROWTH BUCHALTER 361 SUMMIT BLVD, SUITE 110 BIRMINGHAM, AL 35243 PHONE: 205.263.4589



# BUCHALTER

JONES SAUSAGE ROAD
RETAIL
ADMINISTRATIVE SITE PLAN
3900 JONES SAUSAGE ROAD
GARNER, NORTH CAROLINA **JONES** 



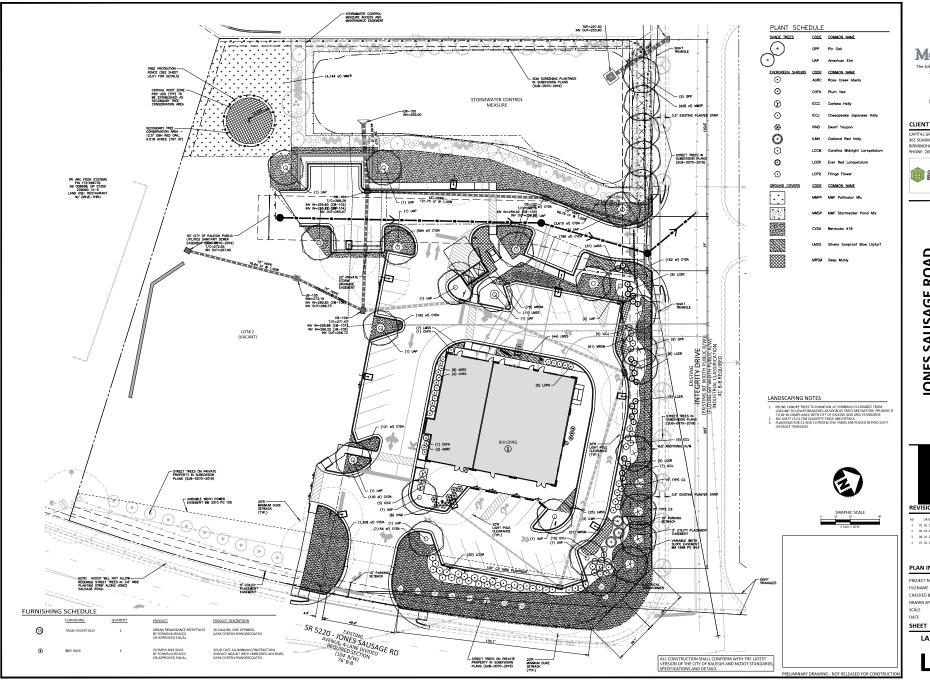
#### REVISIONS

#### PLAN INFORMATION

PROJECT NO. CGB-19010 FILENAME CGB19010-U1 CHECKED BY DLS DRAWN BY MG/CR SCALE 1"=20" 11. 04. 2019 DATE SHEET

UTILITY PLAN

C4.00





The John R. McAdams Company, Inc. 2905 Meridian Parkway Durham, NC 27713

phone 919. 361. 5000 fax 919. 361. 2269 license number: C-0293

#### CLIENT

CAPITAL GROWTH BUCHALTER 361 SUMMIT BLVD, SUITE 110 BIRMINGHAM, AL 35243 PHONE: 205.263.4589



JONES SAUSAGE ROAD
RETAIL
ADMINISTRATIVE SITE PLAN
3900 JONES SAUSAGE ROAD
GARNER, NORTH CAROLINA **JONES** 



## REVISIONS

L	DATE	
	02.26.2020	RESPONSE TO 1ST ROUND COMMENTS
	02.23.2021	RESPONSE TO 2ND ROUND COMMENTS
	06.10.2021	RESPONSE TO 3RD ROUND COMMENTS

#### PLAN INFORMATION

PROJECT NO. FILENAME CGB19010-ASR-LS1 CHECKED BY CJR DRAWN BY SCALE 1"=20" 11. 04. 2019 DATE

LANDSCAPE PLAN

L5.00

