LOCATION: This site is located on the west side of US 1/Capital Boulevard, south of Falls of Neuse Road at 10831 Wakefield Commons Drive.

REQUEST: Development of a 1.36 acre/59.07 sf tract zoned Commercial Mixed Use- 3 stories with a Parkway Frontage (CX-3-PK). The site is located in the Urban Watershed Protection Overlay District. The proposal consists of a restaurant, drive thru and parking. The gross floor area of the building is 3.52 square feet.

BOA-0035-2020: On October 12th of 2020, the Board of Adjustment conditionally approved a variance from the 40% forestation requirement set forth in UDO Section 9.1.9. The site shall provide and maintain areas set aside for trees equal to at least 20% of the lot area.

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 April 15, 2021 by Commercial Site Design, PLLC.

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:

 brisk 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. In accordance with UDO Section 7.1.2.C. and the parking site data information, provide a detailed floor plan including a seating chart with the Site Permit Review (SPR) plan set. If a seating layout is not known, a note shall be added to the SPR data information table and plans set stating: “The number of seats provided by future Restaurant/Bar tenants will not require a greater number of vehicle spaces than required by the gross floor area, noted in UDO Section 7.1.2.C.”

2. Revise transparency calculations for the north elevation in accordance with UDO Section 1.5.9 and Section 3.2.5.F.

Stormwater

3. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
4. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

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

**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**


**Stormwater**

2. 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).

3. 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).

4. 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).

*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).

**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:* November 12, 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: Alysia Bailey Taylor
Development Services Dir/Designee
Date: 07/16/2021

Staff Coordinator: Jermont Purlfloy
BURGERFI

BULLARD RESTAURANT GROUP
9131 ANSON WAY, # 305
RALEIGH, NORTH CAROLINA

ADMINISTRATIVE SITE PLAN CASE NUMBER ASR-0106-2020

SITE ADDRESS: 10831 WAKEFIELD COMMONS DRIVE
RALEIGH, NORTH CAROLINA

CSD PROJECT NUMBER: BUL-2006

SHEET INDEX

C-1 EXISTING CONDITIONS / DEMOLITION PLAN
C-2 RECORD PLAN
C-3 SITE PLAN
C-3a SOLIDWASTE TRUCK TURN PLAN
C-4 GRADING & EROSION CONTROL PLAN
C-5 UTILITY PLAN
C-6 BMP STORMWATER DETAILS
C-7 LANDSCAPE PLAN
C-8 LIGHTING PLAN
A-1 BUILDING FLOOR PLAN
A-2 BUILDING ELEVATIONS
A-3 BUILDING ELEVATIONS

STORMWATER NARRATIVE

The purpose of the Stormwater Narrative is to inform the reader that the site includes the addition of a 10,000 square foot paved parking area which is in accordance with the City of Raleigh’s Stormwater Management Ordinance. The Stormwater Management Ordinance requires the applicant to submit a Stormwater Plan, which includes the design of the drainage system, the location of the stormwater storage facilities, and the proposed methods for treating the runoff from the site. The Stormwater Plan is reviewed by the City of Raleigh’s Stormwater Management Division and approved by the City before the site is developed. The Stormwater Plan is to be maintained and updated as necessary to ensure compliance with the City’s Stormwater Management Ordinance.

All construction shall be in accordance with the City of Raleigh’s Stormwater Management Ordinance.