LOCATION: This 1.97 acre site is located on the north side of Durant Road between Camp Durant Road and Deponie Drive at 10050 Durant Road.

REQUEST: Development of a 1.97 acre recombined site zoned IX-3-PK, and within a Urban Watershed Protection Overlay District into a 15,765 square foot civic use (City of Raleigh Fire Station #22) with associated infrastructure.

One Hardship Variance and One Design Adjustment have been approved for this project, noted below.

A-128-2019 (Design Adjustments for the following)
An alternative street scape cross section waiving the requirement for the 5’ utility easement (8.5.1 B 1a, and 8.4.6 B), waiving dedication of additional right of way width (8.5.1 B 1 and 8.4.6 B), and waiving of the required C2 street yard (8.5.1 B 1 A, and 8.4.6 B) . Also approved was a reduction in the driveway spacing standard. (8.3.5 C 3 C)

A-129-19 (Hardship Variances for the following)
Allowance of a stormwater conveyance device within the protective yard (3.4.3 F), as well as an amenity area within a protective yard (3.4.3 F)

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: SPR-0081-2020: DSLC - Site Permitting Review/Major [Signature Set]

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 February 14, 2020 by CLH design.

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:

Engineering

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

2. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

Stormwater

3. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
4. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

5. Prior to commencing land disturbing activities, a mass grading permit will be required. (UDO 9.4.6)

Urban Forestry

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

☑ 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. A recombination map shall be recorded prior to the issuance of building permits

Stormwater

2. 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).

Urban Forestry

3. A wooded area plat shall be recorded with metes and bounds showing the designated wooded areas (UDO 9.1.9).

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

General

1. Final inspection of all wooded areas by Urban Forestry Staff.

Stormwater

2. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

3. 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:** March 10, 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: ________________________________  Date: 03/10/2020
Development Services Dir/Designee

Staff Coordinator: Michael Walters