



Administrative Approval Action

Case File / Name: ASR-SR-41-2019
XL Soccer World

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 north side of Hillsborough Street at 5600 Hillsborough St.

REQUEST: Development of a 3.33 acre tract zoned IX-3-UL, 2.61 acres of which exists and owned by XL Soccer World and an additional 0.72 acres, under contract to purchase from NCDOT, into a square foot 37,125 sf Outdoor/Indoor Sports Facility. The site contains an existing 31,265 sf Indoor Sports facility building with a proposed addition of 5,860 sf to the existing structure. Additional improvements include a proposed 23,800 sf Outdoor Sports Facility field and new parking improvements.

*Note, the final version copy is e-electronic review.

A-16-19: Variance approval for Urban Frontage relief from parking design requirements set forth in Sec.3.4.7.D.1.

A-145-19: Block Perimeter

AAD-10-20: Administrative Alternate relief from the vehicle parking landscaping design per Sec.7.1.7.F.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**

SPR-0125-2020: 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 April 8, 2020 by Kimley-Horn and Associates.

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. Demonstrate compliance with UDO Section 1.5.7. regarding building height in the elevations. Show a dimension from average grade of the most restrictive grade to the roof and show the relevant spot grades and average grade calculations.



Administrative Approval Action

Case File / Name: ASR-SR-41-2019
XL Soccer World

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

2. Demonstrate compliance with UDO Section 3.2.5.E. regarding floor to floor height. Dimension the floor to floor height in the building elevation sheets.

Public Utilities

3. The Developer shall provide a letter or e-mail from any Private Utility Company authorizing new water and sewer main encroachments across existing transmission easements prior to concurrent approval.

Stormwater

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).
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).

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 A-16-19; A-145-19 & AAD-10-20
2. A recombination plat is recorded to reflect the lot configuration shown in ASR-SR-41-2019. The recombination plat shall consist of property identified as 5600 Hillsborough Street/PIN# 0784-31-0583 and .72 acres of property bounded to the east and south by Hillsborough Street.

Engineering

3. A fee-in-lieu for 1-ft of sidewalk width along the length of frontage shall be paid to the City of Raleigh (UDO 8.1.10).
4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
5. 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.



Administrative Approval Action

Case File / Name: ASR-SR-41-2019
XL Soccer World

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

6. A cross access agreement among the lots identified as PINs 0784217354 and 0784310583 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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.
7. 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.
8. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
9. A cross access agreement among the lots identified as PINs 0784314733 and 0784310583 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded 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.
10. Proposed NCDOT right-of-way abandonment must be deeded and recorded per the NCDOT process.

Public Utilities

11. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Stormwater

12. 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).
13. 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).

Urban Forestry

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (7) understory and (4) shade street trees along Hillsborough St.
15. A fee-in-lieu for (1) street tree shall be paid to the City of Raleigh (UDO 8.1.10).
16. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).



Administrative Approval Action

Case File / Name: ASR-SR-41-2019
XL Soccer World

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

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

Stormwater

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

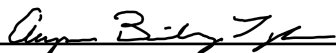
3-Year Expiration Date: May 14, 2023

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 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: **Jermont Purifoy**