



Administrative Approval Action

Case File / Name: ASR-SR-13-2019
Spring Forest Road Shoes

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 at 3612 Spring Forest Road and the PIN number is 1726465277.

REQUEST: The applicant is requesting a change of use in an existing building on a 0.86 acre site. The site is zoned Industrial Mixed Use with a Parking Limited Frontage (IX-3-PL). The applicant is proposing to designate 7,519 square feet of gross floor area for retail and 4,096 square feet of gross floor area for personal services in a 11,615 square foot building.

The Board of Adjustment approved a Design Adjustment for this development plan regarding block perimeter. Reference Unified Development Ordinance Section 8.3.2.A and case A-86-19.

The Board of Adjustment approved a Variance to reduce the required Outdoor Amenity Area to less than 10% of the site. Reference Unified Development Ordinance Section 3.2.5.A.A3, UDO Section 1.5.3 and case A-85-19.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: RCMP-0164-2019: DSLC - Recorded Maps/Boundary Survey - Major

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 October 16, 2019 by William C. Piver, PE.

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:

☒ **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. The block wall that encroaches into the right of way shall be removed prior to building permit issuance per the approved plan ASR-SR-13-2019.
2. The vegetation and ramp obstructing the proposed cross access easements shall be removed prior to building permit issuance per the approved plan ASR-SR-13-2019

Engineering

3. A fee-in-lieu for 150 linear feet of 1 foot in sidewalk width shall be paid to the City of Raleigh (UDO 8.1.10).



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4. Offers of cross access easements between the subject lot identified by PIN 1726465277 and the adjacent lots identified by PIN 1726465094 and PIN 1726467249 shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded offers of cross access easements 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.

General Condition

5. Provide a floor plan delineating gross floor area for retail and personal services. The floor plan shall show 7,519 square feet of gross floor area designated for retail and 4,096 square feet of gross floor area designated for personal services.

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 13, 2022

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: _____
Development Services Dir/Designee

Date: 11/14/2019

Staff Coordinator: Daniel Stegall

Administrative Site Review Application
(for UDO Districts only)



DEVELOPMENT
SERVICES
DEPARTMENT

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number Assigned Project Coordinator Assigned Team Leader

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #

GENERAL INFORMATION

Development Name **Spring Forest Road Shoes**

Zoning District **IX-3-PL** Overlay District (if applicable) **N/A** Inside City Limits? ☒ Yes ☐ No

Proposed Use **Laundromat, retail**

Property Address(es) **3612 Spring Forest Road, Raleigh** Major Street Locator: **Capital Blvd**

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. **1726465277** P.I.N. P.I.N. P.I.N.

What is your project type? ☐ Apartment ☐ Elderly Facilities ☐ Hospitals ☐ Hotels/Motels ☐ Office
☐ Mixed Residential ☐ Non-Residential Condo ☐ School ☐ Shopping Center ☐ Banks ☐ Industrial Building
☐ Duplex ☐ Telecommunication Tower ☐ Religious Institutions ☐ Residential Condo ☐ Retail ☐ Cottage Court
☒ Other: if other, please describe: **Change of Use**

WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Change of Use to allow retail

DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/OWNER
Company **BFRW, Inc** Name (s) **Ralph**
Address **127 Patternote Cove Lane, Mooresville, NC 28117**
Phone **704-904-9142** Email **Ralph@abtdrains.com** Fax **N/A**

CONSULTANT (Contact Person for Plans)
Company **William C. Piver, PE** Name (s) **Bill Piver**
Address **2709 Scottsdale Lane, Raleigh, NC 27613**
Phone **(919) 880-4217** Email **bill_piver@yahoo.com** Fax **N/A**

PAGE 1 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) IX-3-PL	Proposed building use(s) Personal Service & Retail
If more than one district, provide the acreage of each: N/A	Existing Building(s) sq. ft. gross 11,615
Overlay District N/A	Proposed Building(s) sq. ft. gross 11,615
Total Site Acres <input checked="" type="checkbox"/> Inside City Limits <input type="checkbox"/> No	Total sq. ft. gross (existing & proposed) 11,615
Off street parking: Required 37 Provided 37	Proposed height of building(s)
COA (Certificate of Appropriateness) case # N/A	# of stories One
BOA (Board of Adjustment) case # A- N/A	Ceiling height of 1 st Floor
CUD (Conditional Use District) case # 2- N/A	

Stormwater Information	
Existing Impervious Surface .78/33,741 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface .74/32,154 acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils FEMA Map Panel #
	Flood Study

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate William C. Piver, PE to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed [Signature] Date 9/10/19

Printed Name RALPH BRAFFORD JR

Signed _____ Date _____

Printed Name _____

PAGE 2 OF 3 WWW.RALEIGHNC.GOV REVISION 05.13.16

3612 SPRING FOREST ROAD RALEIGH, NC

CASE#: SR-13-19



VICINITY MAP
SCALE: NOT TO SCALE

PRELIMINARY SITE PLAN

A-86-19 - 7/8/19
Decision: Approved as requested.
WHEREAS Jenrette Real Estate, LLC, property owner, requests a 2,850 foot design adjustment from the 4,000 foot maximum block perimeter requirements set forth in Section 8.3.2.A. of the Unified Development Ordinance that results in a block perimeter of 6,850 feet; a design adjustment for complete relief from the 5 foot utility easement placement requirements set forth in Section 8.5.2. to permit a change of use for an existing 11,615 square foot general building to be used for commercial purposes on .86-acre property zoned Industrial Mixed-Use-3 Parking Limited located at 3612 Spring Forest Road.

A-85-19 - 8/12/19
Decision: Approved as requested.
WHEREAS Jenrette Real Estate, LLC, property owner, requests a 200 square foot variance from outdoor amenity requirements set forth in Section 1.5.3. and 3.2. of the Unified Development Ordinance that results in a 3,547 square foot outdoor amenity area to permit a change of use to retail on .86-acre property zoned Industrial Mixed-Use-3 Parking Limited located at 3612 Spring Forest Road.

ALL CONSTRUCTION SHALL BE DONE IN
ACCORDANCE WITH ALL CITY OF
RALEIGH AND NCDOT STANDARDS
AND SPECIFICATIONS.

THIS SITE PLAN CALLS FOR A
CHANGE OF USE FOR THE SITE
THERE IS A NET REDUCTION OF
IMPERVIOUS AREA.

SOLID WASTE SERVICES STATEMENT

THIS SITE IS NOT PROPOSING A DUMPSTER.
THE OWNER AND DESIGNER HAVE REVIEWED THE CITY OF RALEIGH
"SOLID WASTE DESIGN MANUAL" AND WE ARE PROVIDING ROLL OUT
CARTS FOR PRIVATE WASTE PICK UP. THE ROLL OUT CARTS WILL
BE STORED BEHIND THE REAR OF THE BUILDING.

Public Improvement Quantity Table

Phase Number (s)	1
Number of Lot (s)	1
Lot Number (s) by Phase	1
Number of Units	0
Livable Buildings	0
Open Space?	0
Number of Open Space Lots	0
Public Water (LF)	0
Public Sewer (LF)	0
Public Street (LF)	0
Public Sidewalk (LF)	0
Street Signs (LF)	0
Water Service Stubs	0
Sewer Service Stubs	0

OWNER/DEVELOPER:

BFRW INC
127 PATTERNOTE COVE LANE
MOORESVILLE NC 28117
PHONE: 704-904-9142
EMAIL: RALPH@ABTDRAINS.COM

ENGINEER:

WILLIAM C. PIVER, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
PHONE: (919) 880-4217
bill_piver@yahoo.com

SURVEYOR:

RWK, PA
101 W. MAIN STREET, SUITE 202
GARNER, NC 27529
PHONE: (919) 779-4854
cpiratzky@nc.rr.com

LANDSCAPE ARCHITECT:

BLAKELY DESIGN
700 EXPOSITION PLACE
RALEIGH, NC 27615
PHONE: (919) 870-1868
taylor@blakelydesign.net

SHEETS:

- C-1 COVER
- C-2 EXISTING CONDITIONS
- C-3 SITE PLAN
- C-4 LANDSCAPE PLAN
- A-3 ELEVATIONS
- BOUNDARY SURVEY

DATE	REVISION	NO.
7/8/19	Revised Per City Comments	1
7/24/19	Added Design Adjustment Approval	2
10/16/19	Revised Per City Comments	3

3612 SPRING FOREST ROAD
RALEIGH, NC

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217

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DATE: 2/9/19

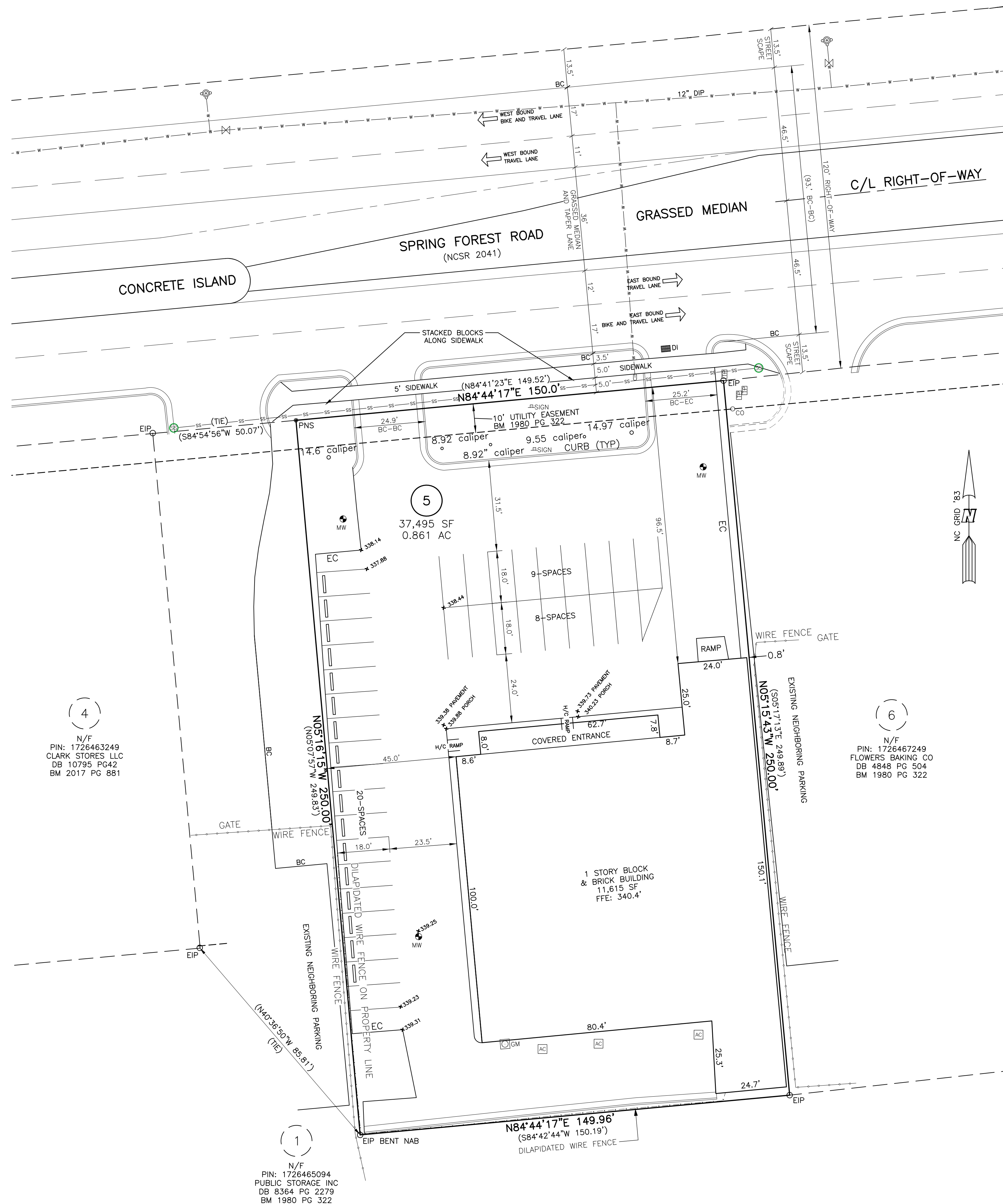
DRAWN: TC

SHEET:

COVER SHEET

C-1

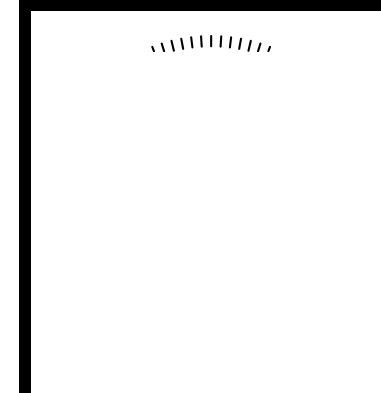
PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



LEGEND	
AC	AIR CONDITIONING PAD
BC	BACK OF CURB
BM	BOOK OF MAPS
CI	CURB INLET
CO	CLEAN OUT
DB	DEED BOOK
DI	DROP INLET
EC	EDGE OF CONCRETE
EIP	EXISTING IRON PIPE
EH	FIRE HYDRANT
GM	GAS METER
MW	MONITORING WELL
PNS	POINT NOT SET
SS	SANITARY SEWER MANHOLE
TP	TELEPHONE PEDESTAL
W	WATER METER
X	WATER VALVE
X 201.5	SPOT ELEVATION

DATE	REVISION
7/8/19	1
7/24/19	2
10/16/19	3

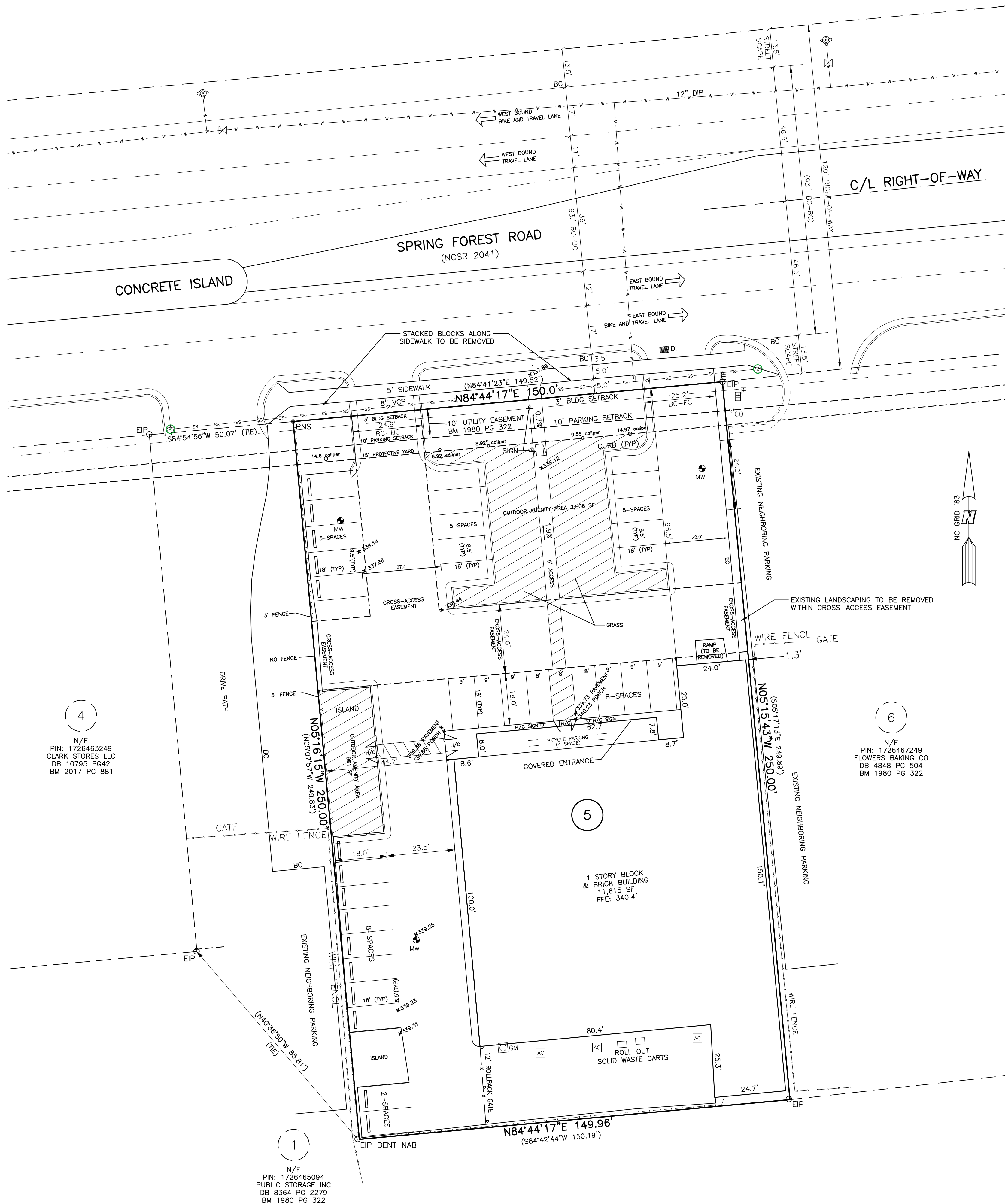
3612 SPRING FOREST ROAD
RALEIGH, NC



William C. Piver, PE
2709 SCOTTS DALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217

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DATE: 2/9/19
DRAWN: TC
SHEET: EXISTING CONDITIONS C-2

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION



ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.

- LEGEND
- AC AIR CONDITIONING PAD
 - BC BACK OF CURB
 - BM BOOK OF MAPS
 - CI CURB INLET
 - CO CLEAN OUT
 - DB DEED BOOK
 - DI DROP INLET
 - EC EDGE OF CONCRETE
 - EIP EXISTING IRON PIPE
 - GM GAS METER
 - GW MONITORING WELL
 - PNS POINT NOT SET
 - TP TELEPHONE PEDESTAL
 - WATER METER
 - WATER VALVE
 - X 201.5 SPOT ELEVATION

SITE DATA

OWNER:
JENNETTE REAL ESTATE, LLC
3612 SPRING FOREST ROAD
PHONE: 704-904-5142
EMAIL: RALPH@ABTDRAINS.COM

SITE ADDRESS:
3612 SPRING FOREST ROAD
RALEIGH, NC 27616

PIN: 1726-46-5277
PLAT REF: BM 1980, PG 322
ZONING: IX-3

EXISTING LAND USE: COMMERCIAL
PROPOSED BLDG USE: COMMERCIAL

TOTAL ACREAGE: 0.861 AC
TOTAL NUMBER OF LOTS: 1

PARKING REQUIREMENT CALCULATIONS
EXISTING USE REQUIRED PARKING:
11,615 PERSONAL SERVICE/400 SF = 29 SPACES

CHANGE OF USE REQUIRED PARKING:
7,519 SF RETAIL/300 SF + 4,096 SF PERSONAL SERVICE/400 SF
(25 + 10 = 35 SPACES)

PERCENT PARKING REQUIREMENT INCREASE
(35 / 29 = 121% < 125%)

PARKING REQUIRED: 29 SPACES
PARKING PROVIDED: 33 SPACES
HC PARKING REQUIRED: 2 SPACES
PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 4 SPACES
PROVIDED: 4 SPACES

10% OUTDOOR AMENITIES REQUIRED: 3,750 SF
LESS 200 SF / APPROVED VARIANCE (SEE COVER) 3,550 SF
OUTDOOR AMENITIES AREA PROVIDED: 3,567 SF

BUILDING SETBACKS:
FRONT: 3'
SIDE: 0'
REAR: 0'

PARKING SETBACK:
FRONT: 10'
SIDE: 0'
REAR: 0'

EXISTING IMPERVIOUS AREA: 33,741 SF (90%)
NEW IMPERVIOUS AREA: 31,542 SF (84.1%)

NO.	REVISION	DATE
1	Revised Per City Comments	7/8/19
2	Revised Per City Comments	7/24/19
3	Revised Per City Comments	10/16/19

3612 SPRING FOREST ROAD
RALEIGH, NC

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2709 SCOTTS DALE LANE
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DATE: 2/9/19

DRAWN: TC

SHEET:

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

SITE PLAN
C-3

ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

LEGEND	
AC	AIR CONDITIONING PAD
BC	BACK OF CURB
BM	BOOK OF MAPS
CI	CURB INLET
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DB	DEED BOOK
DI	DROP INLET
EC	EDGE OF CONCRETE
EIP	EXISTING IRON PIPE
GM	GAS METER
MW	MONITORING WELL
PNS	POINT NOT SET
TP	SANITARY SEWER MANHOLE
W	TELEPHONE PEDESTAL
0	WATER METER
X	WATER VALVE
201.5	SPOT ELEVATION

SITE DATA

OWNER:
JENNETTE REAL ESTATE, LLC
3612 SPRING FOREST ROAD
PHONE: 704-904-9142
EMAIL: RALPH@ABTDRAINS.COM

SITE ADDRESS:
3612 SPRING FOREST ROAD
RALEIGH, NC 27616

PIN: 1726-46-5277
PLAT REF: BM 1980, PG 322
ZONING: IX-3

EXISTING LAND USE: COMMERCIAL
PROPOSED BLDG USE: COMMERCIAL

TOTAL ACREAGE: 0.861 AC

TOTAL NUMBER OF LOTS: 1

PARKING REQUIREMENT CALCULATIONS
8,948 SF RETAIL/300 SF + 2,667 SF PERSONAL SERVICE/400 SF
(30 + 7 = 37 SPACES)

PARKING REQUIRED: 37 SPACES
PARKING PROVIDED: 37 SPACES
HC PARKING REQUIRED: 2 SPACES
PROVIDED: 2 SPACES

BICYCLE PARKING REQUIRED: 4 SPACES
PROVIDED: 4 SPACES

10% OUTDOOR AMENITIES REQUIRED: 3,750 SF
OUTDOOR AMENITIES AREA PROVIDED: 3,765 SF

BUILDING SETBACKS:
FRONT: 3'
SIDE: 0'
REAR: 0'

PARKING SETBACK:
FRONT: 10'
SIDE: 0'
REAR: 0'

EXISTING IMPERVIOUS AREA: 33,741 SF (90%)
NEW IMPERVIOUS AREA: 32,154 SF (86%)

BLAKELY DESIGN GROUP

Landscape Architecture Site Planning

700 Exposition Place, Suite 105 Raleigh, North Carolina 27615
Telephone (919) 412-5415
E-MAIL: taylor@blakelydesign.net

LANDSCAPE CALCULATIONS

STREET YARD C-2 150.0 L.F.
TREES REQUIRED (1/40 L.F.) = 4 - 3" CAL. TREES
TREES EXISTING 5 - 8" + TREES
TREES PROPOSED 0 TREES

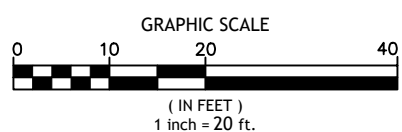
PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
CE	ULMUS PARVIFOLIA	CHINESE ELM	3" CAL.	3	12' MIN. HT. B. & B.
NPH	ILEX CORNUTA "NEEDLEPOINT"	NEEDLEPOINT CHINESE HOLLY	18" HT.	31	18" MIN. HT. CONT.

PLANTING NOTES & SPECIFICATIONS

- ALL TREES AND SHRUBS HAVE BEEN LOCATED WITH RESPECT TO PROPOSED OR EXISTING FACILITIES.
- VERIFICATION OF TOTAL QUANTITIES AS SHOWN IN THE PLANT LIST SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL TREES, SHRUBS AND OTHER PLANTS SHALL CONFORM TO ACCEPTED STANDARDS ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- ALL SAUCERS SHALL BE SOAKED WITH WATER AND MULCHED IMMEDIATELY FOLLOWING PLANTING.
- PRUNING - THIN BRANCHES AND FOLIAGE OF DECIDUOUS TREES (NOT ALL END TIPS) BY 1/3, RETAINING NATURAL PLANT SHAPE. NEVER CUT A LEADER.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS IT BORE TO PREVIOUS EXISTING GRADE. PLANT ALL AZALEAS AND RHODODENDRON WITH 1/3 OF ROOT BALL ABOVE GRADE.
- ALL ROOT BALLS REMOVED FROM CONTAINERS SHALL BE SCARIFIED PRIOR TO BACKFILLING.
- MULCH ALL DISTURBED AREAS AND PLANT BEDS WITH 3" OF CLEAN PINE NEEDLES.
- ALL ABOVE GROUND UTILITY DEVICES TO BE SCREENED WITH NEEDLEPOINT HOLLIES OR EQUAL EVERGREEN. BY THE LANDSCAPE CONTRACTOR.

N/F
PIN: 1726465094
PUBLIC STORAGE INC
DB 8364 PG 2279
BM 1980 PG 322



PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

NO.	REVISION	DATE
1	Revised Per City Comments	7/8/19
2	Revised Per City Comments	8/28/19
3	Revised Per City Comments	10/16/19

3612 SPRING FOREST ROAD
RALEIGH, NC

William C. Piver, PE
2709 SCOTTSDALE LANE
RALEIGH, NORTH CAROLINA 27613
TELEPHONE: (919) 880-4217

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DATE: 2/9/19

DRAWN: TC

SHEET:

LANDSCAPE
PLAN

C-4

Spring Forest
Shoes

3612 Spring Forest Road
Raleigh, NC

OWNER: Jenrette Real Estate, LLC
127 Pattenote Cove Lane
Morresville, NC
PROJECT NUMBER: 180009
DRAWN BY: DTA
ISSUED / REVIEW:

ISSUED / CONSTRUCTION:-

REVISIONS

THIS DOCUMENT IS THE PROPERTY OF DEVON TOLSON ARCHITECTURE, INC.
USE ONLY FOR THE TITLED PROJECT - ALL RIGHTS RESERVED

ELEVATION

A3

