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).
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
Staff Coordinator: Daniel Stegall

Date: 11/14/2019
3612 SPRING FOREST ROAD
RALEIGH, NC

CASE#: SR-13-19

SOLID WASTE SERVICES STATEMENT
THIS SITE IS NOT PROPOSING A DUMPSTER.
THE OWNER AND DESIGNER HAVE REVIEWED THE CITY OF RALEIGH Tansi Waste Design Manual AND WE ARE PROVIDING ROLL OUT CARTS FOR PRIVATE WASTE PICK UP. THE ROLL OUT CARTS WILL BE STORED BEHIND THE SEA OF THE BUILDING.

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.

Preliminary Site Plan

PRELIMINARY DESIGN NOT FOR CONSTRUCTION

Public Improvement Quantity Table

<table>
<thead>
<tr>
<th>Item Description</th>
<th>Number of Items</th>
</tr>
</thead>
<tbody>
<tr>
<td>Square Feet Building</td>
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<tr>
<td>Number of Edm (A)</td>
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</tr>
<tr>
<td>Phone</td>
<td>1</td>
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<tr>
<td>Number of Standard Blinds</td>
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<td>Open Windows</td>
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<td>Number of Open Doors</td>
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<td>Public Street (L)</td>
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<tr>
<td>Storm Drainage (L)</td>
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<tr>
<td>Stormains (L)</td>
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<tr>
<td>Parking Spaces (L)</td>
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</tr>
<tr>
<td>Entrance Service Roads</td>
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</tr>
</tbody>
</table>

William C. Piper, P.E.
EXISTING CHINESE HOLLY HEDGE
6'-8' HEIGHT
C-2 YARD

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

SITE DATA

OWNER: JENRETTE 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%)

REVISED PER CITY COMMENTS 7/8/19
REVISED PER CITY COMMENTS 8/28/19
REVISED PER CITY COMMENTS 10/16/19

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION