LOCATION: The site is generally located on the east of Louisburg Road, south of the intersection of Louisburg Road and Perry Creek Road, with a common street address of 7400 Louisburg Road.

REQUEST: Development of an eating establishment on the former site of a vehicle fuel station. The existing gas canopy and pumps to be demolished and the existing building to be remodeled and re-purposed for the proposed eating establishment with a total building size of 4,363 square feet. The property is approximately 1.15 acres zoned CX-3.

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 March 10, 2020 by Herring-Sutton.

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 Condition**

  1. The final site plans (SPR submittal) shall demonstrate compliance with the City's site and parking lot lighting requirements.

  **Stormwater**

  2. 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:

  **Engineering**
1. 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.

2. 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.

3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

4. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

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

Stormwater

1. As the plans show a substitution of impervious to a slightly less than existing value, an As-built impervious survey will be required.

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 22, 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: 05/22/2020
Development Services Dir/Desigee

Staff Coordinator: Daniel Stegall
THIS SITE WILL ADHERE TO UDO SECTION 6.4.10.C.1 FOR EATING ESTABLISHMENTS AND CHANGES TO SITE SHALL ADHERE TO UDO SECTION 3.2.5 FOR GENERAL BUILDING TYPES.

SCOPE OF WORK

THE WORK OF THIS PROJECT INCLUDES THE CONSTRUCTION OF THE SITE IMPROVEMENTS NECESSARY FOR DEVELOPMENT OF ZAXBY'S, MARKET AT PERRY CREEK, NEUSE RIVER TOWNSHIP, WAKE COUNTY, NORTH CAROLINA.

SHEETS

BP-1 EROSION DRAWINGS
BP-2 EXISTING CONDITIONS SURVEY
SP-1 PROPOSED DEVELOPMENT PLAN
SP-2 PROPOSED SITE & UTILITY PLAN
DP-1 PROPOSED DRAINAGE & GRADING PLAN
LP-1 PROPOSED LANDSCAPE PLAN
LA-1 PARKING LOT LIGHTING PLAN
MD-1 MISC. CONSTRUCTION DETAILS
DS-1 DRAINAGE DETAILS
A-S01 BUILDINGS ELEVATIONS – FRONT & RIGHT
A-S02 BUILDINGS ELEVATIONS – SIDE & LEFT