LOCATION: This site is located on the south side of New Bern Avenue, west of Corporation Pkwy at 1041 Corporation Pkwy.

REQUEST: Development of a 1.91 acre tract/83,085 sf zoned IX-3 into a proposed Light Industrial use with Limited Outdoor Storage yard. There will be .05 acres/1,951 sf of right-of-way dedication for a net area of 1.86 acres/81,134 sf. No proposed building structures are being built on-site. The plan shows a gravel storage yard with underground stormwater detention and a paved driveway and parking area.

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 June 3, 2020 by CE GROUP.

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. Proposed retaining walls & fencing details plan is provided with the SPR plans set, if SPR plans are required for submittal for compliance according to the use-standards noted Sec.7.5.3.A.2 (for Limited Outdoor Storage) & Sec.7.2.8.

2. Detail plans for the retaining walls and fencing along the entire site shall be provided including the grades for ‘top’ & ‘bottom’ of walls noted on the BLDNR plans (if only SPR plans sets are submitted, the retaining wall details must be provided with the SPR plans set instead). The wall and fencing requirements must demonstrate and show compliance with Sec.7.2.4.B

3. The final site plan shall include details for the proposed site lighting complying with Sec. 7.4.1 and 7.4.5 for height and design requirements. Required landscaping design use-standards shall be met for planting installation in accordance to Sec. 7.2.4.B.

Engineering

4. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation prior to any building permit or site permit issuance (if no building permits are required).
5. Prior to building permit issuance (or site permitting if no building permits are required) a fee-in-lieu for 1’ of sidewalk along Corporation Parkway shall be paid to the City of Raleigh (UDO 8.1.10).

6. Prior to building permit issuance (or site permitting if no building permits are required) a 5’ general utility 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.

General Condition

7. An illustration or details for the required long-term bicycle parking shelter requirements (Sec.7.1.2.C) is shown with exhibit and noted on the final plans set demonstrating compliance with the design requirements noted in Sec.7.1.8.B.3.

Stormwater

8. 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).

9. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

10. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).

11. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

12. 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

13. Surety for (10) street trees is required prior to completion of site permitting review.

14. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 10 street trees along Corporation Parkway.

- [RECORDED MAP(S)] - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General
1. A Type C1 Street Protective Yard is required for this project and a note shall be placed on all final plats stating this requirement.

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: July 2, 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: 07/02/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
ADMINISTRATIVE SITE REVIEW
FOR
VERTICAL WALLS STORAGE YARD

1041 CORPORATION PARKWAY
RALEIGH, NORTH CAROLINA

APRIL 10, 2019
REVISED JUNE 3, 2020

OWNER
Raleigh Motors, LLC
1041 Corporation Parkway
Raleigh, NC 27603

DIGITAL STAMP:
JERMONT PURIFOY
2020.06.30
11:24:33-04'00'

Right-of-Way Information Notes:
- Be advised that the right-of-way agreements for every street, line, or sidewalk, the Contractor must apply for a permit with the Right-of-Way Services.
- Agency issues a right-of-way and protection plan shall be submitted to the city of Raleigh through the City of Raleigh’s Right-of-Way Services.

SOLID-WASTE NOTE:
This development will not require solid waste facilities.