LOCATION: This site is located on the south side of Poole Road, east of S. New Hope Rd at 811 S. New Hope Road.

REQUEST: Development of a 1.77 acre tract zoned CX-3-PK. This development plan is a revision to the originally approved site plan SR-56-2016, dated 3/21/18, revising the original building gross floor area size from 14,930 sf to a proposed 7,453 sf. The number of required parking spaces and those provided are also being reduced from 50 spaces to 35. The sunset date for this plan is unchanged.

A design adjustment waiving block perimeter requirements was previously approved for this project.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: FILL-SR-56-2016-D-1: DSENG - Fee-In-Lieu Estimator/Fee-In-Lieu Estimator

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 May 29, 2020 by TIM GUILLOT.

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. Applicant revises sheet LS1-Elevations of the revised ASR preliminary plans set, listing the "Most Restrictive Grades" for the 'Existing' & 'Proposed' grade averages shown and identify with a note, which grade calculation set is most restrictive on SPR plans set.

2. A detail illustration & drawings for the proposed retaining walls are provided with the Site Permit Plans set review.

3. The building height information is provided and revised according to the label error listed on the coversheet, of the preliminary ASR plans set (ASR-SR-56-2016), under the Zoning Code (building height) data.

4. The transparency calculation table, on sheet LS1, is revised for the data listed beside "50% amount of glass amount required between 3'-8'". The calculation # needs to be revised by taking 50% of the glass requirement listed according that listed on sheet LS1 (352.4'ft).
5. Applicant revises the "Average Grade Table," sheet LS1 by spot grading the 'Most Restrictive' grade along each elevation from which the building height should be dimensioned & listed on each elevation.

6. Transparency & building dimension heights are listed along the 'West Elevation' building illustration, according to Sec.1.5.9, across the building facade.

7. The "building height calculation" tables shown for each elevation building plane, per sheet LS1, is revised & amended according to the "Most Restrictive Grade" with respect to building height and the applicant removes the table information data for the grade set calculations which aren't overall most restrictive.

8. Applicant dimensions on each building facade elevations, the floor-to-floor heights from finished floor grade, on each elevation illustration in addition to the overall building height from most restrictive grade.

9. Applicant adds the transparency note text in Sec.1.5.9.B.4 to the elevations sheet LS1 on SPR plans set.

**Stormwater**

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

** 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. 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).

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

3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

**Stormwater**
4. 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).

5. 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).

6. 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).

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

General

1. All street lights and street signs required as part of the development approval are installed. And vehicular landscaping planting requirements are met per Sec.7.1.7 & UDO Sec.7.1.7.G.

Stormwater

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: March 21, 2021
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: [Signature]
Développement Services Dir/Desigee

Date: 07/08/2020

Staff Coordinator: Ryan Boivin