



Administrative Action

Administrative Site Review

City of Raleigh
Development Services
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: SR-5-16 / CVS Store 10863 (Transaction # 460033)

General Location: This site is located on the west side of the intersection at Lake Boone Trail and Landmark Drive, located inside the city limits.

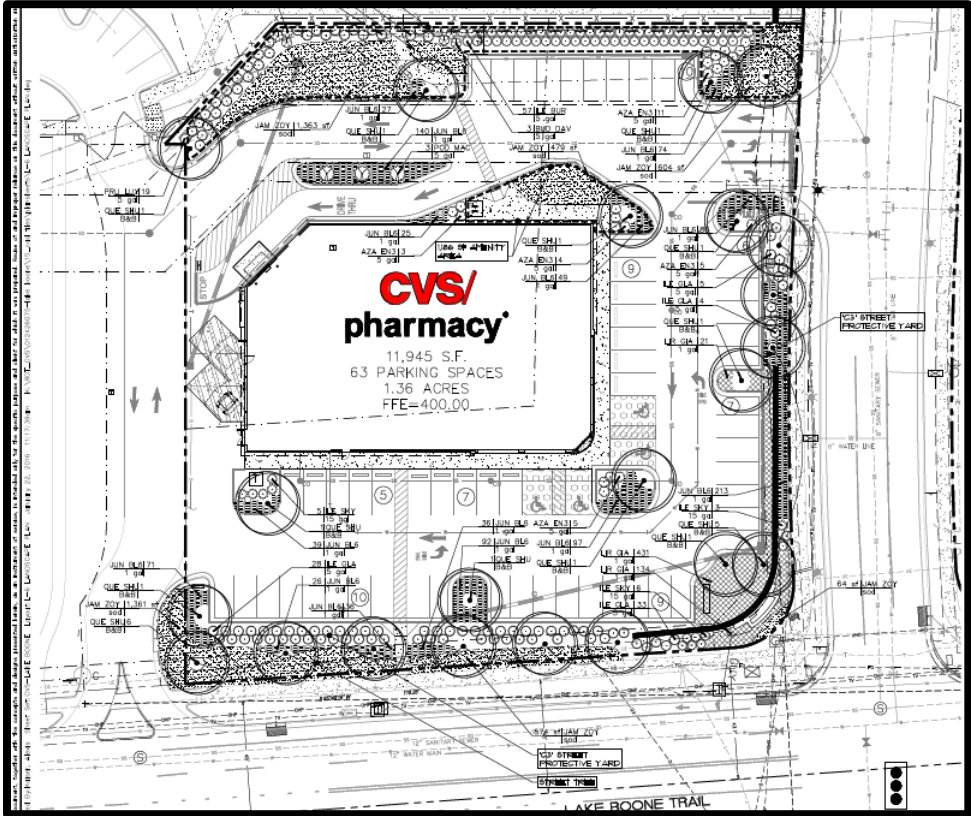
CAC: Northwest

Request: The construction of 11,945 square foot retail sales, general building type, with a drive thru. The site is located on a 1.36 acre parcel zoned CX-5-PL CUD. This parcel is Lot 2 of S-50-14, The Villages of Lake Boone Trail, which was approved June 17, 2015. All dedicated rights-of-way, tree conservation, and stormwater compliance were approved with the subdivision.

Cross-Reference: Z-20-13 & S-50-14



Location Map



Site Plan

Code Conformance:		Code Section(s)
Zoning District:	CX-5-PL CU	<u>2.1</u> , <u>3.1</u>
Overlay District:	N/A	<u>5.1</u>
Parking:	1/300 square feet of gross floor area 40 spaces required 63 spaces provided; 150% of the parking has been exceeded. Conformance with UDO Section 7.1.3.D is being met by detaining stormwater runoff to pre-development levels for the 30-year storm event. Bicycle Parking – 1/5,000 square feet of gross floor area. 4 required, 4 provided	<u>7.1.2</u>
Street Type(s):	Landmark Drive - Avenue 2-lane, undivided Lake Boone Trail - Avenue 4-lane, divided	<u>8.4</u>
Streetscape:	Streetscape improvements for both Landmark Drive & Lake Boone Trail were approved S-50-14. Commercial - 6' planting strip, 6' sidewalk, and 5' General Utility Placement Easement	<u>8.5</u>
Setbacks/Frontage:	Front – 75', Side – 80' & 77', Rear - 23'	<u>3.4</u> , <u>3.2</u> , <u>2.2</u>
Neighborhood Transitions:	N/A	<u>3.5</u>
Transitional Protective Yards:	N/A North – mixed use South – public right-of-way East – public right-of-way West – vacant, CX-5-PL CU	<u>7.2.4</u>
Stormwater:	This lot is Lot 2 of the approved subdivision S-50-14 Villages of Lake Boone Trail. Lots 1, 2, 3, & 4 utilize underground piped detention to a shared device on Lot 1.	<u>9.2</u>
Tree Conservation:	There are no eligible tree conservation areas on this site. Tree conservation did apply to the overall subdivision and was approved with the recordation of the subdivision, S-50-14.	<u>9.1</u>

Variances, Design Adjustments, Administrative Alternates:	N/A
Other:	Amenity Areas are met through two separate areas, one space is 5,386 sq. ft. and the second space 1,186 sq. ft. Each amenity area is a minimum 10'x10'. All public improvements were required with the approval of the subdivision, S-50-14.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a grading permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to issuance of building permits:

2. That a cross access agreement among Lot 2 (DB 015072 PG 01848, pin # 0785924006) and Lot 3 (DB 015072 PG 01848, pin # 0785922003) is approved by the Development Services Department for recording in the Wake County Registry, and that a copy of the recorded cross access easement be returned to the Development Services Department within 1 day of recordation;

Prior to issuance of a Certificate of Occupancy:

3. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval.

I hereby certify this administrative decision.

Signed:

(Planning Dir.) Kimth Bowen (S. Bowen) Date: 4-22-16

Staff Coordinator:

Meade Bradshaw

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS:

City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 3/23/16, submitted by Kimley-Horn and Associates.

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: 4-22-2019

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.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.