Zoning: **CX-3-CU**  
CAC: **Forestville**  
Drainage Basin: **Neuse**  
Acreage: **6.96**  
Sq. Ft.: **40,085**

Planner: **Daniel Stegall**  
Phone: (919) 996-2712

Applicant: **Matt Lowder**  
Phone: (919) 553-6570
GENERAL LOCATION: This site is located on the south side of Louisburg Road, east of Ramble Way. The address is 7500 Ramble Way and the PIN is 1737740119.

REQUEST: Development of additional retail and restaurant space in an existing shopping center. The applicant is proposing Building C, a 1,744 square foot of restaurant space and Building F with 2,397 square foot restaurant space. Also within Building F there will be 2,660 square foot retail space. The property is zoned Commercial Mixed Use-3 Conditional Use (Z-58-04). 175 vehicle parking spaces are required and 178 spaces are provided to accommodate existing uses and proposed uses.

DESIGN
ADJUSTMENT(S): 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 8/15/17 submitted by Matt Lowder of Triangle Site Design, PLLC.

CONDITIONS OF APPROVAL and Next Steps:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.

Prior to issuance of a mass land disturbing permit for the site:

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

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:

2. That prior to site permitting, a stormwater control plan with a stormwater operations & maintenance manual & budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance

3. That all conditions of Z-58-04 are complied with;

Prior to issuance of building permits:

4. That the required right-of-way for Ramble Way is dedicated to the City of Raleigh as shown on the preliminary plan and recorded with the Wake County Register of Deeds and a copy of the recorded map be provided to the City;

5. That a fee-in-lieu will be required for 1’ sidewalk along the entire frontage on Ramble Way and Louisburg Road to meet the 6’ sidewalk requirement per the UDO;

6. That prior to issuance of a building permit, in accordance with UDO 9.2.2, the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities;
7. That prior to issuance of a building permit, in accordance with UDO 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;

8. That the proposed public waterline easements be dedicated to the City of Raleigh as shown on the preliminary plan and recorded with the Wake County Register of Deeds and a copy of the recorded map be provided to the City;

9. That all conditions of Z-58-04 are complied with;

Prior to issuance of building occupancy permit

10. That acceptance of the private water main conversion to public in Averette Field Drive is 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: 9-5-2020
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: (Planning Dir.) ______________ Date: 9/5/2017

Staff Coordinator: Daniel L. Stegall
Total Site Acres: 6.87 Acres or 299,286 SF
\( \times 10\% = 29,920 \text{ SF} \) of required Tree Conservation Area

TOTAL Tree Conservation Area provided: 30,144 SF or .6320 Acres
COPING AND TEM TEM AUDIO BUILDING
EPS TEM AUDIO BUILDING
BLOCK 1 AMERICAN BUILDING
METAL GUTTER TEM AMERICAN BUILDING
STAINLESS TEM AMERICAN BUILDING
EXTERIOR SCIENCE TEM AMERICAN BUILDING
WEST SIDE

20"-6" AFF
T.O. PARAPET

15"-2" AFF
T.O. ROOF

EAST SIDE

20"-6" AFF
T.O. PARAPET

15"-2" AFF
T.O. ROOF

NORTH SIDE - WILL FACE US HIGHWAY 491

20"-6" AFF
T.O. PARAPET

15"-2" AFF
T.O. ROOF

SOUTH SIDE

20"-6" AFF
T.O. PARAPET

15"-2" AFF
T.O. ROOF

11"-6" AFF
T.O. CANTILEVER

CENTRAL NOTE:
**TWO UNITS WILL BE ROOF MOUNTED AND SCREENED FROM MNT. TOP**

GLAZING CALCULATIONS:

WEST ELEVATION:
TOTAL FACADE = 2,040 SQ. FT.
OTT GLAZING SHOWN = 615 SQ. FT.
PERCENT GLAZING SHOWN 30.0%

EAST ELEVATION:
TOTAL FACADE = 2,040 SQ. FT.
OTT GLAZING SHOWN = 0 SQ. FT.
PERCENT GLAZING SHOWN 0.0%

NORTH ELEVATION:
TOTAL FACADE = 1,072.5 SQ. FT.
OTT GLAZING SHOWN = 395.1 SQ. FT.
PERCENT GLAZING SHOWN 36.8%

SOUTH ELEVATION:
TOTAL FACADE = 1,360 SQ. FT.
OTT GLAZING SHOWN = 192.0 SQ. FT.
PERCENT GLAZING SHOWN 14.2%
GLAZING CALCULATIONS

SOUTH ELEVATION:
TOTAL GROUND STORY FACADE AREA = 572 SQ. FT.
QTY GLAZING SHOWN = 300 SQ. FT.
PERCENT GLAZING SHOWN: 61%
PERCENT GLAZING REQ'D: 61%

NORTH ELEVATION:
TOTAL GROUND STORY FACADE AREA = 424 SQ. FT.
QTY GLAZING SHOWN = 147 SQ. FT.
PERCENT GLAZING SHOWN: 35%
PERCENT GLAZING REQ'D: 33%

WEST ELEVATION:
TOTAL GROUND STORY FACADE AREA = 424 SQ. FT.
QTY GLAZING SHOWN = 147 SQ. FT.
PERCENT GLAZING SHOWN: 35%
PERCENT GLAZING REQ'D: 33%