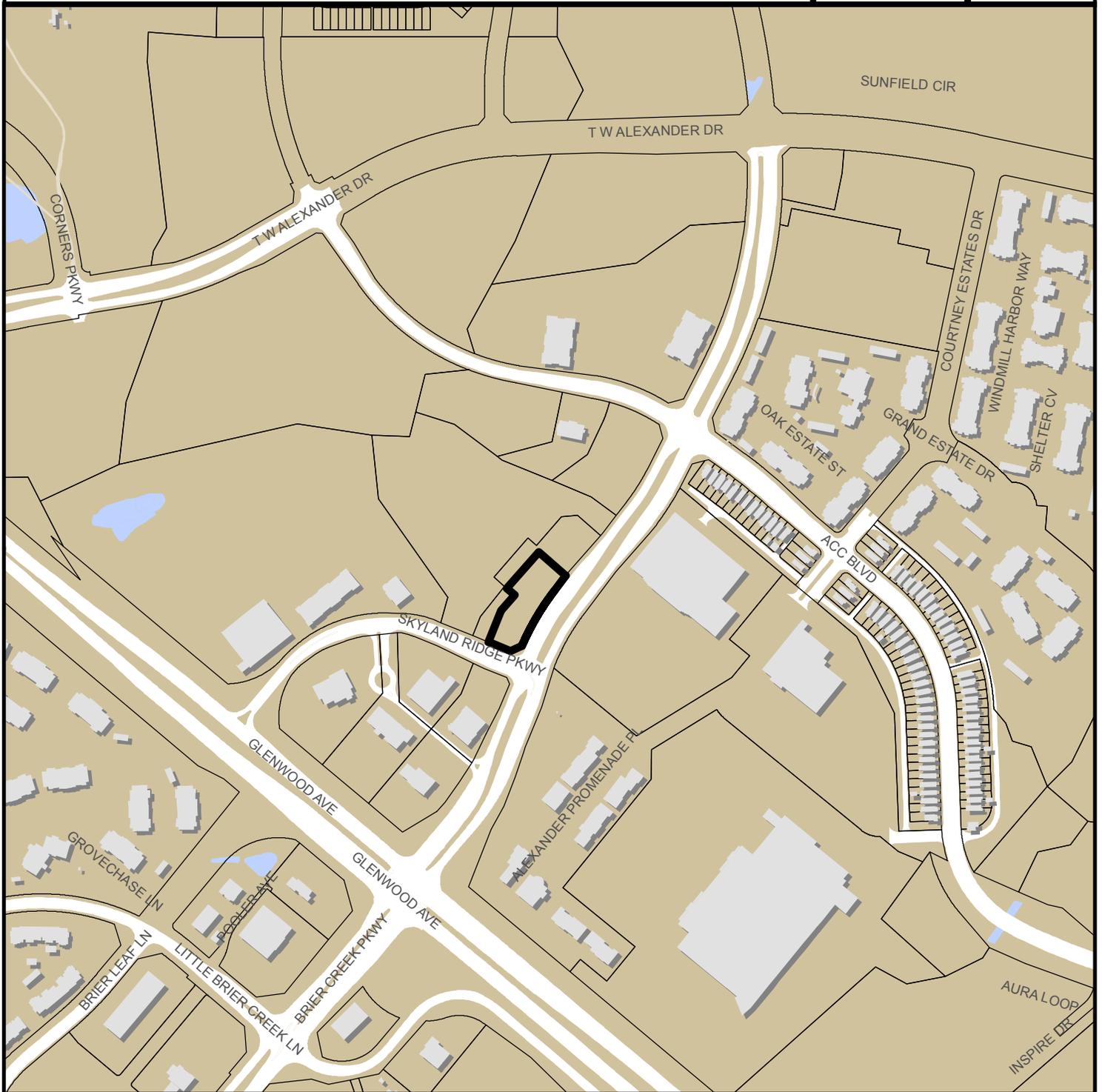


COASTAL CREDIT UNION SR-13-2018



0 300 600 1,200 Feet

Zoning: **CX-7-CU**
CAC: **Northwest**
Drainage Basin: **Little Briar**
Acreage: **0.95**
Sq. Ft.: **2,855**

Planner: **Danaiel Stegall**
Phone: **(919) 996-2712**
Applicant: **Jon Callahan**
Phone: **(919) 828-4428**





Administrative Approval Action

Coastal Credit Union at Brier Creek Parkway:
SR-13-18, Transaction# 545528, AA# 3797

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the northwest side of the intersection of Brier Creek Parkway and Skyland Ridge Parkway. The address is 7870 Brier Creek Parkway and the PIN is 0768489192.

REQUEST: Development of a 0.95 acre tract for a banking facility in a Commercial Mixed-Use zoning district (CX-7-CU – see zoning conditions of Z-37-14). The applicant is proposing a 2,855 square foot facility with drive-thru and 13 parking spaces.

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 submitted by Jon R. Callahan at John A. Edwards & Company.

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 THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER

2. Stormwater control plan demonstrating conformance with approved Stormwater plan for S-69-15 shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
3. In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

GENERAL

4. Provide a minimum of 4 long term bicycle parking spaces and detail in accordance with UDO Section 7.1.8.
5. Provide the City of Raleigh Development Services Department a copy of a shared refuse collection facility agreement between the owner of property at 7870 Brier Creek Parkway/0768489192 and an adjoining site.



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PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

6. Comply with all conditions of Z-37-14.
7. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombinations, Right Of Way and/or Easement Dedications.
8. Provide fire flow analysis.

ENGINEERING

9. A fee in the amount of \$4500 is to be paid to the City of Raleigh as contribution to a future bus shelter. See Z-37-14 condition 4.
10. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

PUBLIC UTILITIES

11. A final plat must be recorded with the Wake County Register of Deeds office for City of Raleigh Water Line Easement dedication

PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:

12. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.
13. Next Step: All street lights and street signs required as part of the development approval are installed.
14. Next Step: Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.
15. An impervious surface as-built survey shall be reviewed and accepted by the by the Engineering Services Department;



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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: 5-10-2021

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

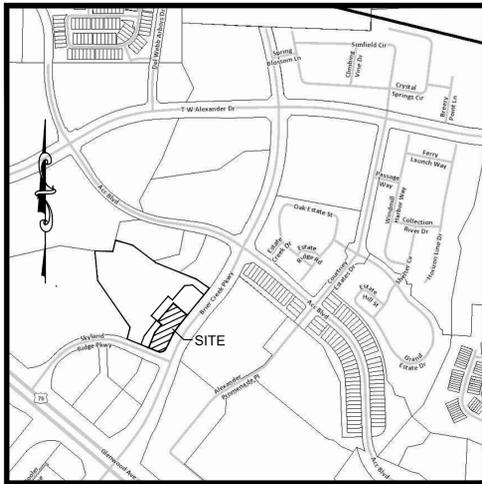
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Date: 5/10/2018

Staff Coordinator: Daniel L. Stegall



VICINITY MAP (NOT TO SCALE)

COASTAL CREDIT UNION ADMINISTRATIVE SITE REVIEW SR-13-18; TRANS. #545528 7870 BRIER CREEK PARKWAY RALEIGH, NORTH CAROLINA

Administrative Site Review Application (for UDO Districts only)



Development Services Customer Service Center | Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | fax 919-996-1831
Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Transaction Number
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed Use	Assigned Project Coordinator
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open Lot	Assigned Team Leader
<input type="checkbox"/> Townhouse		

Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction # 540838

GENERAL INFORMATION

Development Name Coastal Credit Union

Zoning District CX-7-CU Overlay District (if applicable) Inside City Limits? Yes No

Proposed Use Bank (office)

Property Address(es) 7870 Brier Creek Parkway Major Street Locator:

Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:

P.I.N. 0768489192 P.I.N. P.I.N. P.I.N.

What is your project type? Apartment Elderly Facilities Hospitals Hotels/Motels Office
 Mixed Residential Non-Residential Condo School Shopping Center Banks Industrial Building
 Duplex Telecommunication Tower Religious Institutions Residential Condo Retail Cottage Court
 Other: If other, please describe:

WORK SCOPE Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements.
Proposed 2,855 SF bank building with drive-thru, supporting parking, and other associated site improvements

DESIGN ADJUSTMENT OR ADMIN ALTERNATE Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE

CLIENT/DEVELOPER/OWNER Company TOA-DMC 1, LLC Name (s)
Address 2501 Blue Ridge Rd; Suite 330; Raleigh, NC 27607
Phone (919) 417-8800 Email Fax

CONSULTANT (Contact Person for Plans) Company John A. Edwards & Company Name (s) Jon R. Callahan, P.E.
Address 333 Wade Avenue; Raleigh, NC 27605
Phone (919) 828-4428 Email info@jaeco.com Fax (919) 828-4711

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SITE DATA

SITE ADDRESS:	7870 BRIER CREEK PARKWAY
WAKE COUNTY PIN#:	0768489192
ZONING:	CX-7-CU
SITE AREA:	0.9538 AC (41,548 SF) - BM2016 PG00199
EXISTING USE:	VACANT
PROPOSED USE:	BANK (OFFICE)
BUILDING AREA:	2,855 SF
BUILDING HEIGHT:	21'-11" (SEE SHEET A2.00)
EXISTING IMPERVIOUS:	3,083 SF (0.07 AC)
ALLOWED IMPERVIOUS:	19,166 SF (0.44 AC)
PROPOSED IMPERVIOUS:	16,873 SF (0.39 AC)

PARKING:	REQUIRED	PROVIDED
		2,855 SF (BANK) @ 1 SPACE/400 = 8 SPACES
SHORT-TERM BICYCLE PARKING	1/10,000 SF; MIN. 4	4 SPACES
LONG-TERM BICYCLE PARKING	1/5,000 SF; MIN. 4	4 SPACES
BUILD-TO:		
BRIER CREEK PARKWAY (0' - 100')**	**	**
BUILDING SETBACKS:	STREET: 5' SIDE/REAR: 0' OR 6' ALLEY: 5'	STREET: 21.08' SIDE/REAR: 45.18' ALLEY: -
PARKING SETBACKS:	STREET: 10' SIDE/REAR: 0' OR 3' ALLEY: 5'	STREET: 15' SIDE/REAR: 9.55' ALLEY: -

*THE STORMWATER MANAGEMENT POND PROVIDING TREATMENT FOR THE OVERALL DEVELOPMENT DETAINS STORMWATER TO BETTER THAN PRE-DEVELOPMENT LEVELS FOR THE 2-, 10-, AND 30-YR STORM FOR THE PROVIDED PARKING GREATER THAN 150% OF THE REQUIRED AS REQUIRED BY THE CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 7.1.2.D.1. THE SUBJECT SITE IS IN COMPLIANCE WITH THE MAXIMUM IMPERVIOUS AREA ALLOWED BY BM2016 PG 198, AND THUS IS IN COMPLIANCE WITH THE CALCULATIONS PROVIDED FOR THE OVERALL DEVELOPMENT.

**25% BUILD-TO AS REQUIRED BY ZONING CONDITION #2 IS MET VIA PROPOSED BUILDING ON SUBJECT LOT (LOT 3 AS SHOWN ON BM 2016 PG199) AND ADJACENT LOT (LOT 2). SEE SHEET C-2.1 FOR DETAIL.

NOTE: SITE LIGHTING WILL BE VERIFIED FOR COMPLIANCE AT CONCURRENT REVIEW

INDEX

-	COVER SHEET
C-1.0	EXISTING CONDITIONS
C-2.0	SITE PLAN
C-2.1	BUILD-TO EXHIBIT
C-3.0	UTILITY PLAN
C-4.0	GRADING PLAN
C-5.0	DETAILS
LA-1	LANDSCAPE PLAN
A2.00	EXTERIOR ELEVATIONS

SOLID WASTE INSPECTIONS STATEMENT
SOLID WASTE COLLECTION SERVICE IS PROVIDED VIA AN EXISTING DUMPSTER PROVIDED ON SITE BY THE OVERALL DEVELOPMENT. CONTAINERS FOR THE SUBJECT APPLICATION WILL BE STORED IN A DEDICATED ROOM AND WASTE TRANSPORTED TO THE EXISTING DUMPSTER BY THE APPLICANT.

HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NAVD88

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

Z-37-14 - Brier Creek (May 5, 2015)

Zoning Conditions and Compliance Explanations

- The following principal uses shall be prohibited on the property: adult establishment.
Proposed use for subject site is Office (Bank).
- There shall be a build-to area along Brier Creek Parkway, between a minimum of zero (0) feet to a maximum of one-hundred (100) feet, as measured perpendicular to the Brier Creek Parkway public right-of-way. The minimum percentage of building width in this build-to area shall be twenty-five percent (25%). This minimum percentage of building width in the build-to area shall be counted against the entirety of the property's frontage and not on a lot-by-lot basis in the event of a subdivision of the property. Each building located within the build-to area along Brier Creek Parkway shall have a minimum of one building entrance facing Brier Creek Parkway, and direct pedestrian access shall be provided between this street-facing entrance and the public sidewalk located along Brier Creek Parkway.

BUILD-TO CALCULATIONS			
	FRONTAGE LENGTH (PER BM2016 PG199)	BUILD-TO LENGTH	BUILD-TO PERCENT
LOT 2 (SR-99-17)	186.02'	136.8'	
LOT 3 (SR-13-18)	290.72'	64.7'	
TOTAL	476.74'	201.5'	42.3%

NOTE: PER Z-037-14 CONDITION #2, THE "MINIMUM PERCENTAGE OF BUILDING WIDTH IN THE BUILD-TO AREA SHALL BE COUNTED AGAINST THE ENTIRETY OF THE PROPERTY'S FRONTAGE, AND NOT ON A LOT-BY-LOT BASIS".

- The maximum development intensities for the property shall be one of the following scenarios, at the election of the property owner:
 - 54,000 square feet of Commercial land uses, of which no more than 20,000 square feet may be used for Commercial land uses other than Medical and Office land uses; or
 $30,600 \text{ SF Medical (SR-11-15)} + 6,129 \text{ SF Medical (SR-99-17)} = 36,729 \text{ SF}$
 $1,313 \text{ SF Retail (SR-99-17)} + 2,855 \text{ SF Retail (SR-13-18)} = 4,368 \text{ SF}$
 $1,364 \text{ SF Restaurant (SR-99-17)} = 1,364 \text{ SF}$
 $\text{Total (commercial non-medical, non-office)} = 5,932 \text{ SF} \leq 20,000 \text{ SF}$
 $\text{Total (overall)} = 42,661 \text{ SF} \leq 54,000 \text{ SF}$
 - 34,000 square feet of Medical and Office land uses and a hotel with up to 150 rooms; or
Development proceeding under option #1.

References to land uses in this condition shall have the meaning as ascribed in the Allowed Principal Use Table (UDO Section 6.1.4). Election of the specific scenario will occur prior to the issuance of the first building permit, or the recording of a subdivision plat, whichever occurs first. However, this shall not preclude the subsequent election of another scenario so long as it complies with this condition. The election and any amendment thereto will be in writing and recorded with the Wake County Register of Deeds. Any amendment to the initial election requires the consent of the City Planning Director, as evidenced by the signature of the City Planning Director on the recorded instrument, and which consent shall be given if the subsequent election complies with this condition.

Acknowledged.

- Prior to the issuance of a building permit for new development or recording of a subdivision plat, whichever occurs first, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recording of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement along Brier Creek Parkway shall be approved by the Public Works Department and the easement deed approved by the City Attorney's Office. Prior to the issuance of a certificate of occupancy for new development, the property owner shall pay to the City an amount of \$4,500 as contribution toward the future installation of a bus shelter

Existing 15'x20' Transit Easement provided along Brier Creek Parkway frontage, and recorded at BM2006 PG1668.

FEBRUARY 20, 2018

APRIL 18, 2018

MAY 4, 2018

OWNER/DEVELOPER:

TOA-DMC 1, LLC
2501 Blue Ridge Road, Suite 330
Raleigh, N.C. 27607
Phone: (919) 417-8800

CIVIL ENGINEER:

JOHN A. EDWARDS & COMPANY
CONSULTING ENGINEERS
NC LICENSE F-0289
333 WADE AVENUE, RALEIGH NC 27605
PHONE: (919) 828-4428
FAX: (919) 828-4711
EMAIL: INFO@JAE.CO.COM

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) CX-7-CU	Proposed building use(s) Bank
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross -
Overlay District -	Proposed Building(s) sq. ft. gross 2,855 SF
Total Site Acres Inside City Limits: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No 0.95	Total sq. ft. gross (existing & proposed) 2,855 SF
Off street parking: Required 8 Provided 13	Proposed height of building(s) 21'-11"
COA (Certificate of Appropriateness) case #	# of stories 1
BDA (Board of Adjustment) case # A-	Ceiling height of 3 rd Floor 14'
CLUD (Conditional Use District) case # Z- 37-14	
Stormwater Information	
Existing Impervious Surface 0.07/3,083 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.39/16,873 acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils FEMA Map Panel # Flood Study
Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

SIGNATURE BLOCK (Applicable to all developments)

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City.

I hereby designate **Jon R. Callahan, P.E.** to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to represent me in any public meeting regarding this application.

I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.

Signed Mike Daniels Date 2-20-2018

Printed Name Mike Daniels, VP Coastal Federal Credit Union

Signed _____ Date _____

Printed Name _____

