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

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.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

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 Engineering Services Department;
Administrative Approval Action
Coastal Credit Union at Brier Creek Parkway:
SR-13-18, Transaction# 545528, AA# 3797

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) [Signature] Date: 5/10/2018

Staff Coordinator: Daniel L. Stegall
VICINITY MAP

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

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

FEBRUARY 20, 2018
APRIL 18, 2018
MAY 4, 2018

INDEX
C-1.0 EXISTING CONDITIONS
C-2.0 SITE PLAN
C-2.1 BUILD-TO
C-3.0 UTILITY PLAN
C-4.0 GRADING PLAN
C-6.0 DETAILS
LA-1 LANDSCAPE PLAN
LA-2 SITE ELEVATIONS

Zoning Conditions and Compliance Explanations

1. The remaining development intentions for the property shall be in accordance with the property uses and densities.
2. The plan shall be a good faith effort to use the building setbacks as shown in the drawing project. Any changes to the setbacks shall be submitted for City review.
3. The proposed building height shall be the same as the maximum height allowed by the local government. The building height shall not exceed the setback requirements as shown on the site plan.
4. The proposed parking area shall be in accordance with the parking requirements as shown on the site plan.
5. The proposed landscaping plan shall be in accordance with the local government landscaping requirements.

Understanding development intentions for the property shall be in accordance with the following assumptions:

- Existing conditions shall be used as the basis for the calculations provided for the overall development.
- Maximum impervious area allowed by the local government.
- Building setbacks and parking setbacks shall be in accordance with the local government requirements.
- Proposed parking area shall be in accordance with the parking requirements as shown on the site plan.
- Proposed landscaping plan shall be in accordance with the local government landscaping requirements.

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

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@JAECO.COM

www.jaeco.com