Zoning: **NX-3-CU**  
CAC: **Northeast**  
Drainage Basin: **Marsh Creek**  
Acreage: **6.17**  
Sq. Ft.: **35,962**

**GROCERY STORE**  
**SR-22-2017**

**Planner:** Daniel Stegall  
**Phone:** (919) 996-2712  
**Applicant:** LIDL US Operations, LLC  
**Phone:** (703) 346-4654
LOCATION: This site is located at the northeast corner of Buffaloe Road and North New Hope Road. The address is 4115 Buffaloe Road and the PIN number is 1725789080. This site is inside the City limits.

REQUEST: Construction of a 29,100 square foot grocery store, located on one parcel of 6.17 acres. The building type is a general building type with the building height being 1-story, 28.3’ in height. The property is zoned NX-3-CU. Please reference Z-38-16 for zoning conditions.

This development was previously approved under Transaction 504798. The proposed revisions include an increased building size from the originally approved 25,400 square feet to 29,100 square feet, thus exceeding the allowable changes of UDO Section 10.2.8 D and necessitating new administrative site review approval and a 30-day appeal period. See cover sheet of plan set under Transaction 549904 for the complete list of revisions.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: N/A

FININGS: 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 9/19/2018 by Mike Roselli of Bohler Engineering NC PLL.

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:

☐ CONCURRENT SITE REVIEW NOT REQUIRED AT THIS TIME – However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require concurrent site review.

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. Show compliance with Transparency Standards in UDO Section 3.2.5.F and UDO Section 1.5.9
11. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

☒ BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site 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:

General

12. Comply with all conditions of Z-38-16.

13. Provide fire flow analysis.

Engineering

14. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

15. A 5’ general utility easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

16. A fee-in-lieu for 1’ of sidewalk along the frontage of Buffaloe Road and New Hope Road shall be paid to the City of Raleigh (UDO 8.1.10).

17. A public infrastructure surety for the pedestrian improvements at the intersection of Buffaloe and New Hope shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

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

19. A transit deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from
authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

20. 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

21. A plat must be recorded at the Wake County Register of Deeds office for any utility easement dedications.

Stormwater

19. 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).

20. 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).

21. 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).

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

1. 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.

2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. All street lights and street signs required as part of the development approval are installed.

5. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

6. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

7. Final inspection of all protected right of way street trees by Urban Forestry Staff.
2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

3. 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

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

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

6. Tree protection fence for trees in the right-of-way must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Concurrent Site Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Public Utilities

7. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

Stormwater

8. 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).

9. 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).

10. 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).
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: 9-27-2021
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: 9/27/2018

Staff Coordinator: Daniel L. Stegall
ADMINISTRATIVE SITE REVIEW
FOR
LIDL US OPERATIONS, LLC
PROPOSED GROCERY STORE #1157

LOCATION OF SITE
4115 BUFFALOE ROAD
RALEIGH, NC 27616
PIN #1725789080
WAKE COUNTY,
NORTH CAROLINA

CITY OF RALEIGH PLANNING
PREVIOUS ADMINISTRATIVE SITE REVIEW #: SR-22-17 / 515979
PREVIOUS CONCURRENT REVIEW TRANSACTION #: 504796
REvised ADMINISTRATIVE SITE REVIEW #: 549904

LIDL US OPERATIONS, LLC
1501 SELLERY STREET, SUITE 101
RALEIGH, NC 27601
PHONE: (919) 996-3940
EMAIL: TRAVIS.CRANE@RALEIGHNC.GOV
PHONE: (919) 996-2656
CONTACT - TRAVIS CRANE

GENERAL SITE PLAN NOTES:
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
2. THE SITE WAS REZONED TO NX-3-CU PER PUBLIC HEARING ON 2/21/17, SEE SHEET C-0.2 FOR ZONING CONDITIONS.
3. THE SITE WAS REZONED TO NX-3-CU PER PUBLIC HEARING ON 2/21/17. Z-038-16

REFERENCE:
[Copy of approved conditions per public hearing on 2/21/17. Z-038-16]

NOT APPROVED FOR PICK-UPS. AND WILL BE STORED WITHIN BUILDING IN BETWEEN

CONTACT INFORMATION
REFERENCES
UTILITY SERVICE CONTACTS

NOTES:

PREPARED BY
BOHLER ENGINEERING NC, PLLC
4011 WESTCHASE BLVD., SUITE 290
RALEIGH, NC 27607
Phone: (919) 576-9000
Fax: (919) 703-2665
EMAIL: FORREST.ETTER@LIDL.US

SURVEYOR
ALLIED ASSOCIATES, P.A.
500 OLD WESTOVER RD.
RALEIGH, NC 27616
PHONE: (919) 752-7504
Fax: (919) 752-7504
EMAIL: FORREST.ETTER@LIDL.US

CITY COMMENTS

REVISED BUILDING / SURVEY
CAD I.D.: SD1
SCALE: 1”=750’
DATE: MAR 2017
CHECKED BY: KEVIN DODGE - ENVIRONMENTAL ENGINEER PLAN REVIEW UNIT

NOT APPROVED FOR PICK-UPS. AND WILL BE STORED WITHIN BUILDING IN BETWEEN

OWNER
LIDL US OPERATIONS, LLC
601 NORTH CLARK, LLC
ARLINGTON, VA 22202-4045

CONTACT: MIKE ROSELLI - MROSELLI@BOHLERENG.COM

NOT APPROVED FOR PICK-UPS. AND WILL BE STORED WITHIN BUILDING IN BETWEEN

LOCATION MAP

SIGHT LINE PERSPECTIVES
SIGHT LINE PERSPECTIVES
BUILDING SITE PLAN
LANDSCAPE DETAIL
TREE COVER REPORT
LANDSCAPE PLAN
GENERAL NOTE:
C-0.0
GENERAL NOTESC-0.1
ZONING CONDITIONS SHEETC-0.2
CONDITIONAL USE DISTRICT ZONING CONDITIONS:
COPY OF APPROVED CONDITIONS PER PUBLIC HEARING ON 2/21/17. Z-038-16
GENERAL SITE PLAN NOTES:
1. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND NCDOT STANDARDS AND SPECIFICATIONS.
2. THE SITE WAS REZONED TO NX-3-CU PER PUBLIC HEARING ON 2/21/17, SEE SHEET C-0.2 FOR ZONING CONDITIONS.
3. THE SITE WAS REZONED TO NX-3-CU PER PUBLIC HEARING ON 2/21/17. Z-038-16

REFERENCE:
[Copy of approved conditions per public hearing on 2/21/17. Z-038-16]
EXISTING CONDITIONS NOTES:

1. REFER TO GENERAL NOTES SHEET C-0.1
2. THIS PLAN REFERENCES DOCUMENTS & INFORMATION BY:
   "ALTA/NSPS LAND TITLE SURVEY FOR: LIDL-US OPERATIONS, LLC."
4. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
6. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
7. THE CONTRACTOR PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION ONLY, REGARDING ITEMS TO BE DEMOLISHED AND/OR REMOVED. THE CONTRACTOR MUST ALSO REVIEW THE OTHER SITE PLAN DRAWINGS AND INCLUDE IN DEMOLITION ACTIVITIES ALL INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS.
8. REFER TO EXISTING CONDITIONS SHEET C-1.0
9. ABANDON ANY WELLS AND SEPTIC TANKS PER WAKE COUNTY PERMITTING SERVICES TRANSPORTATION SERVICES BASED ON FEMA FIRM MAP NUMBER 3720172500J PANEL 1725 DATED 2/1/16

GENERAL DEMOLITION NOTES:

1. REFER TO GENERAL NOTES SHEET C-0.1
2. THIS PLAN REFERENCES DOCUMENTS & INFORMATION BY:
   "ALTA/NSPS LAND TITLE SURVEY FOR: LIDL-US OPERATIONS, LLC."
4. CONTRACTOR MUST RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, OR MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME.
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8. REFER TO EXISTING CONDITIONS SHEET C-1.0
9. ABANDON ANY WELLS AND SEPTIC TANKS PER WAKE COUNTY PERMITTING SERVICES TRANSPORTATION SERVICES BASED ON FEMA FIRM MAP NUMBER 3720172500J PANEL 1725 DATED 2/1/16

EXISTING CONDITIONS & DEMOLITION PLAN

C-1.0
Administrative Action
Administrative Site Review

Case File / Name: SR-22-17 / LIDL US Operations, LLC Grocery Store #1157 (Transaction #504798)

General Location: This site is located at the northeast quadrant of Buffaloe Road and New Hope Road, located outside the city limits.

CAC: Northeast

Request: Construction of a 35,962 square foot grocery store, located on 1 parcel totaling 6.17 acres. The building type is a general building type with the building height being 1-story, 29.5' in height. The property is zoned NX-3-CU.

Cross-Reference: Z-08-16, SR-22-17, Transaction# 504798
### Code Conformance:

<table>
<thead>
<tr>
<th>Code Conformance:</th>
<th>Code Section(s)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Zoning District:</strong></td>
<td>NX-3-CU; Z-038-16</td>
</tr>
<tr>
<td><strong>Overlay District:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td><strong>Parking:</strong></td>
<td>Automobile Required 120; Provided 180 Bicycle (Short term) Required – 7 Provided 7 Bicycle (Long term) Required – None; 0</td>
</tr>
<tr>
<td><strong>Street Type(s):</strong></td>
<td>Buffaloe Road (NCDOT) – Avenue 4-Lane, Divided ¼-104’ right-of-way dedicated with ¼-76’ B-B constructed New Hope Road- Avenue 4-Lane, Divided ¼-76’ B-B constructed</td>
</tr>
<tr>
<td><strong>Streetscape:</strong></td>
<td>Buffaloe Road and New Hope Road are NC DOT maintained Roads C2 Street Protective Yards (7.2.4B) is placed along both frontages. A fee-in-lieu of construction for 1’ of sidewalk will be required along the entirety of the property’s street frontage.</td>
</tr>
<tr>
<td><strong>Setbacks/Frontage:</strong></td>
<td>Minimum Building Setbacks: Primary Street = 5’ Side = 0’ or 6’ Rear = 0’ or 6’</td>
</tr>
<tr>
<td><strong>Neighborhood Transitions:</strong></td>
<td>Along northern property line starting from New Hope Road- 7’ masonry wall and 50’wide Type 3 Zone A Transitional Protective Yard (zoning condition 6) Along the northern and eastern yard is planted at the rate of 7 shade trees, 6 understory trees and 65 shrubs per 100 lineal feet (zoning condition 7) Along the north side of the masonry wall there are 3 shade trees and 2 understory trees per 100 lineal feet (zoning condition 7) Along the masonry wall are 65 shrubs per 100 lineal feet.</td>
</tr>
<tr>
<td><strong>Transitional Protective Yards:</strong></td>
<td>See Neighborhood Transitions Section (above)</td>
</tr>
<tr>
<td><strong>Stormwater:</strong></td>
<td>This development will discharge stormwater into 1 wet pond in order to meet stormwater quality and quantity regulations. The proposed wet pond will be used for both peak runoff rate control and nitrogen reduction with a onetime nitrogen buydown payment.</td>
</tr>
<tr>
<td><strong>Tree Conservation:</strong></td>
<td>This site is 6.17 acres in size and subject to Article 9.1, Tree Conservation. This site is providing 0.016 acres or 0.26 % of tree conservation area in accordance with Article 9.1.</td>
</tr>
<tr>
<td><strong>Variances, Design Adjustments, Administrative Alternates:</strong></td>
<td>N/A</td>
</tr>
<tr>
<td>---------------------------------------------------------------</td>
<td>-----</td>
</tr>
<tr>
<td><strong>Other:</strong> 10% or 0.68 acres of the site has been designated as amenity area</td>
<td>3.2.5.; 1.5.3.</td>
</tr>
</tbody>
</table>
Ordinance (2017) 672 ZC’741
Effective: 2/21/17

Z-38-16 – BUFFALOE ROAD, north side, at its intersection with New Hope Road, being Wake County PIN #1725789080, approximately 6.17 acres rezoned to Neighborhood Mixed Use-3 Stories-Conditional Use (NX-3-CU).

Conditions dated: January 26, 2017

1. The following principal uses shall be prohibited: telecommunication towers – all types; outdoor sports or entertainment facilities – all types; vehicle sales/rental; detention center, jail, prison; vehicular repair (minor); any establishment engaged in the sale of fuel (gasoline or diesel fuel), game arcade; tattoo parlor; check cashing establishment; pawn shop; bar, nightclub, tavern or lounge. Restaurant as defined in N.C.G.S. § 18B-1000(6), is permitted. Drive-through windows shall be prohibited.

2. Prior to the issuance of a building permit for new development, if requested in writing by the City of Raleigh, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth and 20 feet in width) and location of the easement shall be agreed to by the Transportation Department and then Property Owner, and the easement deed approved as to form by the City Attorney’s Office. If requested by the City of Raleigh in writing, the above referenced transit easement shall be improved with the following prior to issuance of the first certificate of occupancy on the Property:
   (a) a 15’x 20’ cement pad; a 30-foot long cement landing zone between the back of curb and sidewalk;
   (b) an ADA-accessible transit waiting shelter with bench; and
   (c) a litter container.

3. The hours of public access to any establishment operating on the property shall be limited to the period from 6:00am until 11:00 pm. There shall be no deliveries to or shipments from establishments upon the Property between 11:00 pm and 6:00 am. Trash shall not be picked up, or dumpsters emptied, upon the Property between 11:00 pm and 6:00 a.m. Vehicles making deliveries to or shipments from establishments upon the Property, or picking up trash or emptying dumpster upon the Property, shall not arrive upon the Property prior to 6:00 am.

4. The height of any building constructed upon the Property shall not exceed one (1) story and 33 feet.

5. The Property shall not be subdivided.

6. Unless prohibited by the UDO or NC DOT, beginning at the right-of-way of New Hope Road as established at the time of site plan approval (or as close thereto as allowed by NCDOT and the City’s Department of Transportation) and extending along the northern and eastern boundary lines of the Property (along the common boundary lines of Lots 1-4, and 10-14 and 16-22 of Cobblestone Subdivision as recorded in Book of Maps 1985, Page 1435, Wake County Registry) to the right-of-way of Buffaloe Road as established at the time of site plan approval (or as close thereto as allowed by NCDOT and the
City's Department of Transportation), there shall be constructed and maintained a masonry wall at least seven (7) feet in height. Except where appropriate to save existing vegetation, said wall shall be located no closer than fifteen (15) feet from said northern and eastern boundary lines of the Property. In the event compliance with the tree conservation requirements of the UDO prohibit installation of the masonry wall within the 50-foot buffer the masonry wall may be located outside the buffer.

7. In addition to the masonry wall described in condition 6 above, a 50-foot wide Type 3 (Zone A) Protective Yard shall be installed and maintained along the northern and eastern boundaries of the Property (along the common boundary lines of Lots 1-4, and 10-14 and 16-22 of Cobblestone Subdivision as recorded in Book of Maps 1985, Page 1435, Wake County Registry), accept for areas required for tree conservation, the yard shall be planted to at the rate of 7 shade trees, 6 understory trees and 65 shrubs per 100 lineal feet. This development proposes that the following be planted (or preserved in a TCA where required): 3 shade trees and 2 understory trees per 100 lineal feet on the adjacent property side of the proposed masonry wall in the buffer. This development would also plant the other required 4 shade trees and 4 understory trees per 100 lineal feet on the development side of the proposed masonry wall in the buffer. It is also proposed that the applicant plant shrubs at a rate of 65 shrubs per 100 lineal feet, evenly distributed on each side of the masonry wall.

8. Buildings situated on the Property shall not exceed a total of 36,000 square feet of floor area gross.

9. No vehicular surface area shall be located directly between any buildings situated on the Property and the immediately adjacent northern boundary line of the Property (along the common boundary lines of lots 10-14 and 16-22 of Cobblestone Subdivision as recorded in Book of Maps 1985, Page 1435, Wake County Registry). Where the building is within 200' feet of the adjacent eastern property line, no vehicular surface area shall be located directly between any building situated on the Property and the immediately adjacent eastern boundary line of the Property (along the common boundary lines of Lots 1-4 of Cobblestone Subdivision as recorded in Book of Maps 1985, Page 1435, Wake County Registry).

10. If requested in writing to do so by Raleigh Department of Transportation or North Carolina Department of Transportation, signalized pedestrian crosswalks shall be installed across New Hope Road north of its intersection with Buffaloe Road and across Buffaloe Road west of its intersection with New Hope Road. Such crosswalk installation to occur prior to issuance of any certificate of occupancy for the Property.

11. Unless a more restrictive height is noted within the UDO for specific areas of the site, light fixtures within parking and vehicular display areas may be no higher than 20 feet, and all wall pack fixtures may be no higher than 15 feet. Light fixtures within parking and vehicular display areas and wall pack fixtures will employ LED light source technology; although newer technologies may be employed as they become available.
12. The internal pedestrian circulation shall connect the sidewalks in the adjacent public street rights-of-way to the primary building entrance. At least one such connection shall not require crossing an internal vehicular surface area, and at least one such connection shall have at least one pedestrian bench between the right of way and the primary building entrance.

13. Notwithstanding the provisions of UDO Section 7.1.2.D, parking shall not exceed 150% of the required parking ratio as established in Section 7.1.2.C.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

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;

2. That a final tree conservation plan with permit be approved by Urban Forestry. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forested Specialist;

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

3. That 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;

4. That 7 required bike parking spaces are to be shown and labeled on plan prior to concurrent approval;

5. That all conditions of Z-38-16 are complied with;

6. That a nitrogen offset payment must be made to a qualifying mitigation bank;

7. That encroachment agreements and driveway permits are approved by NCDOT with copies sent to the Department of Engineering prior to concurrent approval and any requirements from the TIA review are addressed during concurrent review;

8. That a final tree conservation plan with permit be approved by Urban Forestry. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forested Specialist;
Prior to issuance of building permits:

9. That a petition for annexation into the City Limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;

10. That 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;

11. That 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;

12. That a 15’x20’ transit easement located on New Hope Road be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed approved by the City is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department prior to building permit approval;

13. That infrastructure Construction Plans, street protective yard and a street lighting plan are approved by the City of Raleigh;

14. That in accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk along the property frontage of Buffalo Road and New Hope Road is paid to the City of Raleigh prior to building permit approval;

15. That any required right of way for Buffalo Road and New Hope Road is dedicated to the City of Raleigh and a copy of the recorded plat is provided to the City prior to the building permit issuance;

Prior to issuance of building occupancy permit:

16. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification for any stormwater control device shall be reviewed and accepted by the City

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowerman

Staff Coordinator: Daniel L. Stegall

Date: 6/9/2017

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 03/23/2017 submitted by Mike Roselli of Bohler Engineering.
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: 06/09/2020
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.

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.
CITY OF RALEIGH STANDARD UTILITY NOTES:

1. ALL WORK IS COMPLETED IN ACCORDANCE WITH CITY OF RALEIGH STANDARDS & PROCEDURES.
2. UTILITY SEPARATION REQUIREMENTS:
   - mantener 24" mínimo vertical separación entre las instalaciones de agua y alcantarillado; mantener 18" mínimo vertical separación en todas las intersecciones de agua y alcantarillado.
3. SIEMPRE se debe especificar y instalar las tuberías de alcantarillado según las especificaciones del nivel de agua.
4. SIEMPRE se deben instalar válvulas de retorno en todas las servicios de alcantarillado que tienen drenajes a edificios.
5. SIEMPRE se deben instalar dispositivos de protección contra conexiones en todas las instalaciones de alcantarillado que tienen drenajes a edificios.
6. SIEMPRE se deben instalar 6" de PVC para servicios de alcantarillado con un gradiente mínimo de 1.0% y limpias ubicadas a la orilla o dentro de un espacio de 2'x2' al nivel de agua.
7. SIEMPRE se deben instalar 2" de cobre para servicios de agua con un limpiador ubicado a la orilla o dentro de un espacio de 2'x2' del nivel de agua.
8. SIEMPRE se deben instalar servicios de agua con un gradiente mínimo de 1.0% y limpias ubicadas a la orilla o dentro de un espacio de 2'x2' del nivel de agua.
9. SIEMPRE se deben instalar 10' de drenaje de emergencia en todos los servicios de alcantarillado que tienen drenajes a edificios.
10. SIEMPRE se deben instalar 174 LF de 8" de alcantarillado público en los lados de la intersección.
11. SIEMPRE se deben instalar prevenores en todos los servicios de alcantarillado que tienen drenajes a edificios.
12. SIEMPRE se deben instalar 10' de drenaje de emergencia en todos los servicios de alcantarillado que tienen drenajes a edificios.
13. SIEMPRE se deben instalar 52' de separación mínima en las intersecciones.
14. SIEMPRE se deben instalar 4' de tubería de alcantarillado público en los lados de la intersección.
15. SIEMPRE se deben instalar 20.65' de separación mínima en las intersecciones.
16. SIEMPRE se deben instalar 253.58' de separación mínima en las intersecciones.
17. SIEMPRE se deben instalar 253.55' de separación mínima en las intersecciones.
18. SIEMPRE se deben instalar 20.65' de separación mínima en las intersecciones.
19. SIEMPRE se deben instalar 253.58' de separación mínima en las intersecciones.
20. SIEMPRE se deben instalar 253.55' de separación mínima en las intersecciones.
21. SIEMPRE se deben instalar 20.65' de separación mínima en las intersecciones.
22. SIEMPRE se deben instalar 253.58' de separación mínima en las intersecciones.
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27. SIEMPRE se deben instalar 20.65' de separación mínima en las intersecciones.
28. SIEMPRE se deben instalar 253.58' de separación mínima en las intersecciones.
29. SIEMPRE se deben instalar 253.55' de separación mínima en las intersecciones.
30. SIEMPRE se deben instalar 20.65' de separación mínima en las intersecciones.