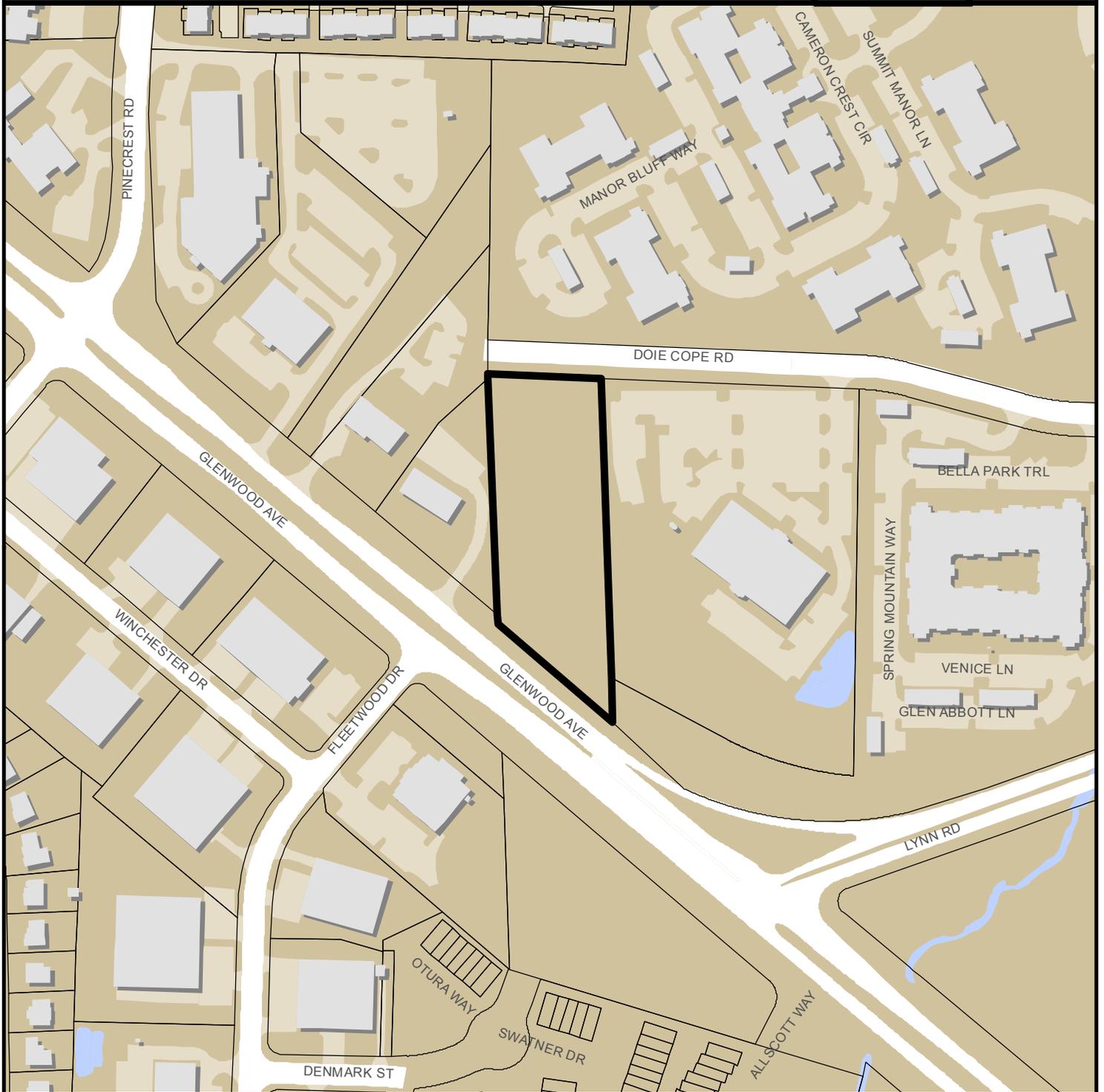


JSF GLENWOOD SR-24-2016



0 300 600 Feet

Zoning: **CX-3-PK**
CAC: **Northwest**
Drainage Basin: **Turkey Creek**
Acreage: **2.36**
Square Feet: **105,000**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Johnson Develop.
Associates, Inc**
Phone: **919-414-5361**





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-24-16 / JSF Glenwood (transaction #460731)

General Location: This site is located on the on the south side of Doie Cope Road west of the intersection of Grove Barton Road, outside the city limits.

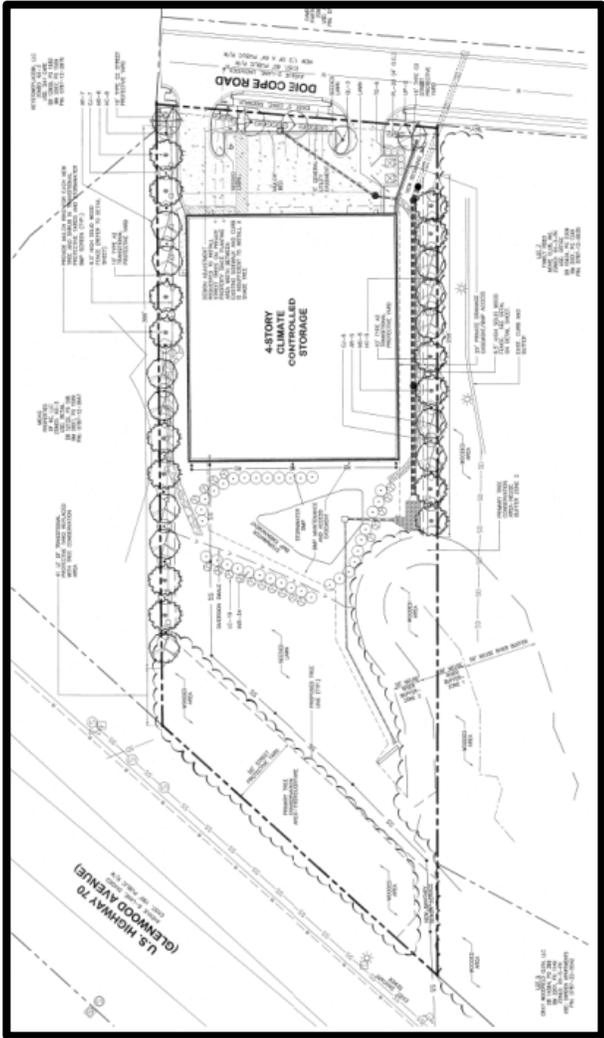
CAC: Northwest

Request: The construction of a 3-story, 105,000 square foot, self-storage facility located on 2.36 acres zoned CX-3-PK.

Cross-Reference: N/A



Location Map



Site Plan



Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	JSF Glenwood	Date Completed Application Received	4/27/2016
	Case Number	SR-24-2016	Transaction Number	466233

Staff Response/Recommendation	Staff supports the design adjustment request to not provide a public street through the property to Glenwood Avenue to meet the required block perimeter. There is no access permitted to/from Glenwood Avenue and the street fronting this site, Doie Cope Road, is not to be extended from the existing terminus to the west, due to topographical issues.		
	Staff Member	Kathryn Beard	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve
 Approval with Conditions
 Deny


5/24/16
Date

Richard L. Kelly, Interim Public Works Director

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov



Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	JSF Glenwood	Date Completed Application Received	4/27/2016
	Case Number	SR-24-2016	Transaction Number	466233

Staff Response/Recommendation	Staff supports the attached request for street tree installation outside the right-of-way on Doie Cope Road frontage. Right-of-way to meet the Avenue, 2-lane undivided street section (1/2-64' right-of-way) is being dedicated on Doie Cope Road. Due to the existing street width being a 41' b-b section instead of the required 36' b-b section for the UDO classification, the grass strip is not wide enough to plant the required street trees between the back of curb and sidewalk.		
	Staff Member	Kathryn Beard	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny

5/24/16
 Richard L. Kelly, Interim Public Works Director Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
-------------------------	--

Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
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Code Conformance:		Code Section(s)
Zoning District:	CX-3-PK	<u>2.1</u> , <u>3.1</u>
Overlay District:	N/A	<u>5.1</u>
Parking:	1 parking space/100 storage units 782 units / 100 = 8 parking spaces 8 parking spaces provided	<u>7.1.2</u>
Street Type(s):	Glenwood Avenue – Avenue, 6-Lane Divided Doie Cope Road – Avenue, 2-Lane Undivided	<u>8.4</u>
Streetscape:	Glenwood – 50' Tree Conservation area Doie Cope Road – Type C2 yard	<u>8.5</u>
Setbacks/Frontage:	Front – 62' Side – 20' & 30' Rear - 50' Parkway Frontage along Glenwood Avenue	<u>3.4</u> , <u>3.2</u> , <u>2.2</u>
Neighborhood Transitions:	Properties to the adjacent East and West are mixed use districts	<u>3.5</u>
Transitional Protective Yards:	UDO 6.5.5.B.d – Type A2 along east and west property lines	<u>7.2.4</u>
Stormwater:	Project is utilizing a dry detention pond to attenuate peak discharge rate for the 2yr and 10yr storm events. The nitrogen loading rate is below 10 lbs/ac/yr and therefore eligible to utilize offset nitrogen mitigation payment option.	<u>9.2</u>
Tree Conservation:	0.37 acres dedicated = 15.74% 50' wide average primary tree conservation required along Glenwood Avenue	<u>9.1</u>
Variances, Design Adjustments, Administrative Alternates:	A Design Adjustment was approved by the Interim Public Works Director from not meeting 8.3.2.A – Block Perimeters A Design Adjustment was approved by the Interim Public Works Director from not meeting 8.5.1. – Street Design	
Other:	The building has an additional story in conformance with UDO 1.5.7.A.3. This is a 3-story building with a basement.	

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 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 the Forestry Specialist. 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 Forestry Specialist;

Prior to approval of a concurrent review of Final Site and Infrastructure Construction Plans, or whichever is applicable:

3. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

5. That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
6. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;
7. That 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 shown on the development plans;
8. That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259);"
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 a fee-in-lieu for 1' of sidewalk along Doie Cope Road be paid prior to lot recordation;

11. That ½-64' right-of-way and a 5' General Utility Placement Easement along Doie Cope Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
12. That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas in compliance with Chapter 9 of the Unified Development Ordinance;
13. That an NCDOT encroachment is approved for utility connection in Glenwood Avenue prior to building permit issuance; and

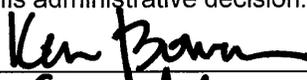
Prior to issuance of a Certificate of Occupancy:

14. 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:

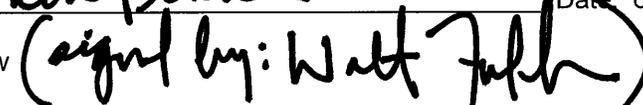
(Planning Dir.)



Date: 6/23/2016.

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 4/27/16, submitted by Piedmont Land Design.

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: 6/17/19

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

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.