Zoning: IX-3  
CAC: North  
Drainage Basin: Perry Creek  
Acreage: 38.61  
Sq. Ft.: 56,522  

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

Applicant: Bill Daniel  
Phone: (919) 467-9708
LOCATION: This site is located at the intersection Capital Hills Drive and Capital Summit Court. The address is 4001 Capital Hills Drive and 2350 Capital Summit Court. The PIN numbers are 1727786528 and 1727893012.

REQUEST: Development of a 33.01 acre tract zoned Industrial Mixed Use (IX-3) for Auto Sales and Service. There are two existing auto sales and service facilities at the site, the applicant is proposing 56,522 square feet of additional vehicle sales and service.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: An Administrative Alternate has been approved by the Planning and Development Director for this project, noted below:

1. The applicant requested an Administrative Alternate for Unified Development Ordinance Section 1.5.9 – Transparency. Please reference AAD-13-18. The Planning Director finds that the requested alternate meets the intent of the transparency requirements in the UDO. Furthermore, the approved alternate conforms with the Comprehensive Plan and adopted City Plans. The approval is subject to the following condition: the street facing façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency. The approval is dated June 20, 2018.

One Design Adjustment has been approved by the Development Services Director Designee for this project, noted below:

2. A Design Adjustment granting relief from the block perimeter requirements due to the location existing conditions surrounding the site make the connections extremely difficult. There are significant grade changes and a blue line stream surrounding the entire property. No proposed streets are shown on the Raleigh Street Plan for this area. Reference DA-28-2017.

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 Bill Daniel of William G. Daniel & Associates, P.A.

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.

- Stormwater impervious surface parameters from the original approved subdivision, S-94-07 are being met utilizing the previously approved Stormwater Management Facilities (SWMF). Therefore, no new TN buydown or 24% BMP construction cost payments or BMP sureties are required.
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. **Next Step:** A stormwater control plan shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.

   **Next Step:** 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.

URBAN FORESTRY

3. **Next Step:** Tree protection fence must be located in the field and inspected by Urban Forestry staff prior to the issuance of a mass grading permit or other site permit, whichever comes first.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

4. 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, and Tree Save Areas.

5. Provide fire flow analysis.

ENGINEERING

6. 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.

7. 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 (1) day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

8. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk along the frontage of Capital Summit Ct shall be paid to the City of Raleigh.

9. A sidewalk deed of easement for any public sidewalk on Private Property 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 (1) day of
recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department.

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 at the Wake County Register of Deeds office for all necessary Subdivisions / Recombinations, Right-of-Way, Utility / Stormwater Easement Dedications and/or Tree Save Areas

**STORMWATER**

12. **Next Step:** 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.

**URBAN FORESTRY**

13. A final inspection of required tree conservation areas by Urban Forestry staff must be completed.

14. A fee-in-lieu for street trees on Capital Hills Dr. and Capital Summit Ct. must be paid to the City of Raleigh.

**PRIOR TO ISSUANCE OF BUILDING OCCUPANCY PERMIT:**

15. 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.

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

17. **Next Step:** All street lights and street signs required as part of the development approval are installed.

18. **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.

19. **Next Step:** Final inspection of all required Tree Conservation Areas by Urban Forestry Staff.
Administrative Approval Action
Leith Lincoln & Leith Acura: SR-27-18
Transaction# 548936, AA # 3840

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: 7-26-2021
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: 7/25/2018

Staff Coordinator: Daniel L. Stegall

Book of Maps 2010 Page 84-93 defines the properties comprising 'Cheviot Assemblage'.

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

NOTES:
1. ALL CONSTRUCTION TO BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.
2. OWNER RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
3. OWNER RESPONSIBLE FOR CERTIFICATION OF ALL EXISTING UTILITY LOCATIONS.
4. NO WETLANDS EXIST IN SITE PLAN AREA.
5. THIS SITE IS NOT FEMA MAPPED. (MAP # 3720172700J & 3720172800J)
6. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
7. ALL DISTANCES ARE TO BACK OF CURB OR RIGHT-OF-WAY UNLESS OTHERWISE SPECIFIED.
8. MINIMUM CORNER CLEARANCE FROM THE CURB LINE OF INTERSECTING STREETS SHALL BE AT LEAST 20 FEET FROM CENTER OF SIDESWALK AND/OR MEDIAN.
9. NO SIGHT OBSTRUCTING OR PARTIALLY OBSTRUCTING WALL, FENCE, FOLIAGE, BERM, PARKED VEHICLES, SIGN OR OTHER OBJECTS BETWEEN THE HEIGHTS OF TWO (2) FEET AND EIGHT (8) FEET ABOVE THE CURB LINE ELEVATION, OR THE NEAREST TRAVELED WAY IF NO CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE.
10. WC ACCESS RAMPS WILL BE PROVIDED IN ACCORDANCE WITH RALEIGH ENGINEERING STANDARD DRAWING STD #20.11. WHERE SIDEWALK IS NOT REQUIRED ALONG THE PUBLIC ROW, CURB IS TO BE DEPRESSED AT ALL RAMP LOCATIONS SHOWN ON STD #20.11.

Project:
Leith Lincoln &
Leith Acura

Existing Conditions

Date:
March 21, 2018

Scale:
1" = 100'

Sheet:
CS - 3
OWNER:
(919) 876-5432
Raleigh, NC 27616
5601 Capital Blvd.
MLC Automotive, LLC

Site Plan

ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH CURRENT CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.

NOTES:
1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH CURRENT CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.
2. BOUNDARY IS TAKEN FROM NEW LOT 2 & 20 BM2018 PG 475.
3. CONTOURS ARE A COMBINATION OF FIELD SURVEYED, PROPOSED ROADWAY GRADES, AND WAKE COUNTY CADASTRAL INFORMATION.
4. NO PORTIONS OF PROPOSED IMPROVEMENTS LOCATED WITHIN 100 YEAR FLOOD PLAIN.
5. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING UTILITIES.
6. ALL DISTANCES ARE TO BACK OF CURB AND FACE OF BUILDING UNLESS OTHERWISE SPECIFIED.
7. BUILDING CONFIGURATION SHOWN IS FOR SITE PURPOSES ONLY. FOR DETAILED INFORMATION ON BUILDING CONFIGURATION SEE ARCHITECTURAL PLANS.
8. WITHIN THE SIGHT TRIANGLES SHOWN ON THIS PLAN, NO OBSTRUCTION BETWEEN TWO (2) FEET AND EIGHT (8) FEET IN HEIGHT ABOVE THE CURB LINE ELEVATION OR THE NEAREST TRAVELED WAY, IF NO CURBING EXISTS.

Outdoor Amenity Calculations

10% of Proposed Site
Site Area = 1,441,381 sf (33.09 ac)
Required Space = 144,138 sf (10%)
Provided Space = 144,941 sf (10.06%)

PAVEMENT DESIGN NOTE:
ALL PAVEMENT PROPOSED ON THIS PLAN IS TO BE 8" ABC AND 3" S9.5B UNLESS OTHERWISE SPECIFIED.

STRIPING & SIGNAGE NOTES:
1. ALL ONSITE PAVEMENT MARKINGS TO BE 4" WHITE PAINT, UNLESS OTHERWISE NOTED.
2. STOP BARS TO BE 2' WIDE THERMOPLASTIC.
3. STOP SIGNS ARE TO BE MUTCD R1-1.

SECTION 3.2.5 COMPLIANCE NOTE:
PROPOSED PLAN FULLY MEETS THE STANDARDS OF SEC. 3.2.5 A-E, & G. AN ADMINISTRATIVE ALTERNATIVE IS IN PROCESS FOR SEC. 3.2.5 F (TRANSPARENCY).

HC RAMP NOTE:
All HC ramps at drives to be directional and all private walks to tie in to public walks at landings.

BUILDING SF (Jaguar/Land Rover):
FIRST FLOOR: 30,071 SF
SECOND FLOOR: 2,620 SF

BUILDING SF (Acura):
FIRST FLOOR: 29,597 SF
SECOND FLOOR: 2,412 SF

BUILDING SF (Lincoln):
FIRST FLOOR: 22,952 SF
SECOND FLOOR: 1,561 SF
spec'd as C-PVC.

CS - 5
tap and meter. Domestic service line within property

1" = 60'

March 21, 2018

Utility Plan

Leith Acura

Leith Lincoln &

(919) 876-5432

Raleigh, NC 27616

OWNER:

joanie.hartley@raleighnc.gov for more information.

program, whichever is more stringent. Contact Joanie Hartley at (919) 996-5923 or

accordance with the manufacturer's recommendations or the local cross-connection control

Sanitary Engineering (ASSE) standards or be on the University of Southern California approval

These guidelines are the minimum requirements. The devices shall meet American Society of


13. Cross-connection control protection devices are required based on degree of health hazard

6. It is the developer's responsibility to abandon or remove existing water & sewer services not

required on all reuse mains

4. Contractor shall maintain continuous water & sewer service to existing residences & businesses

by the City of Raleigh Public Utilities Department prior to construction

3. Any necessary field revisions are subject to review & approval of an amended plan &/or profile

2. Utility separation requirements:

1. All environmental permits applicable to the project must be obtained from NCDWQ, USACE

upstream manhole

9. Pressure reducing valves are required on all water services exceeding 80 psi; backwater valves are

8. Water service for each connection to provide adequate flow & pressure

7. It is the applicant's responsibility to properly size the

5. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall

10. All environmental permits applicable to the project must be obtained from NCDWQ, USACE

12. Grease Interceptor / Oil Water Separator sizing calculations & installation specifications shall

11. NCDOT / Railroad Encroachment Agreements are required for any utility work (including main

&/or FEMA for any riparian buffer, wetland &/or floodplain impacts (respectively) prior to

construction. Any necessary service interruptions shall be preceded by a 24

Easement immediately adjacent.

it is the applicant's responsibility to properly size the

7. Where adequate separations cannot be achieved, specify DIP materials & a concrete

8. All other underground utilities shall cross water & sewer facilities with

min. vertical separation at all watermain & RCP storm drain crossings; maintain

min. vertical separation at all watermain & RCP storm drain crossings;

c) Where it is impossible to obtain proper separation, or anytime a sanitary sewer passes

Dedicated Riser Rooms with Access

FIRE PROTECTION WATER

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MATERIAL COUNTS SHOWN ON THESE PLANS.

NAME LAND ROVER TO BE PER APPROVED HILLS DRIVE AND CAPITAL SUMMIT STREET FRONTAGE ALONG CAPITAL 1. A FEE-IN-LIEU WILL BE PROVIDED FOR STREET TREE NOTE:

2. TREE PROTECTION FENCE TO REMAIN IN PLACE EVEN DURING LANDSCAPE INSTALLATION.

3. TREE PROTECTION FENCE NOTE:

ALL CONSTRUCTION SHALL BE IN STRICT