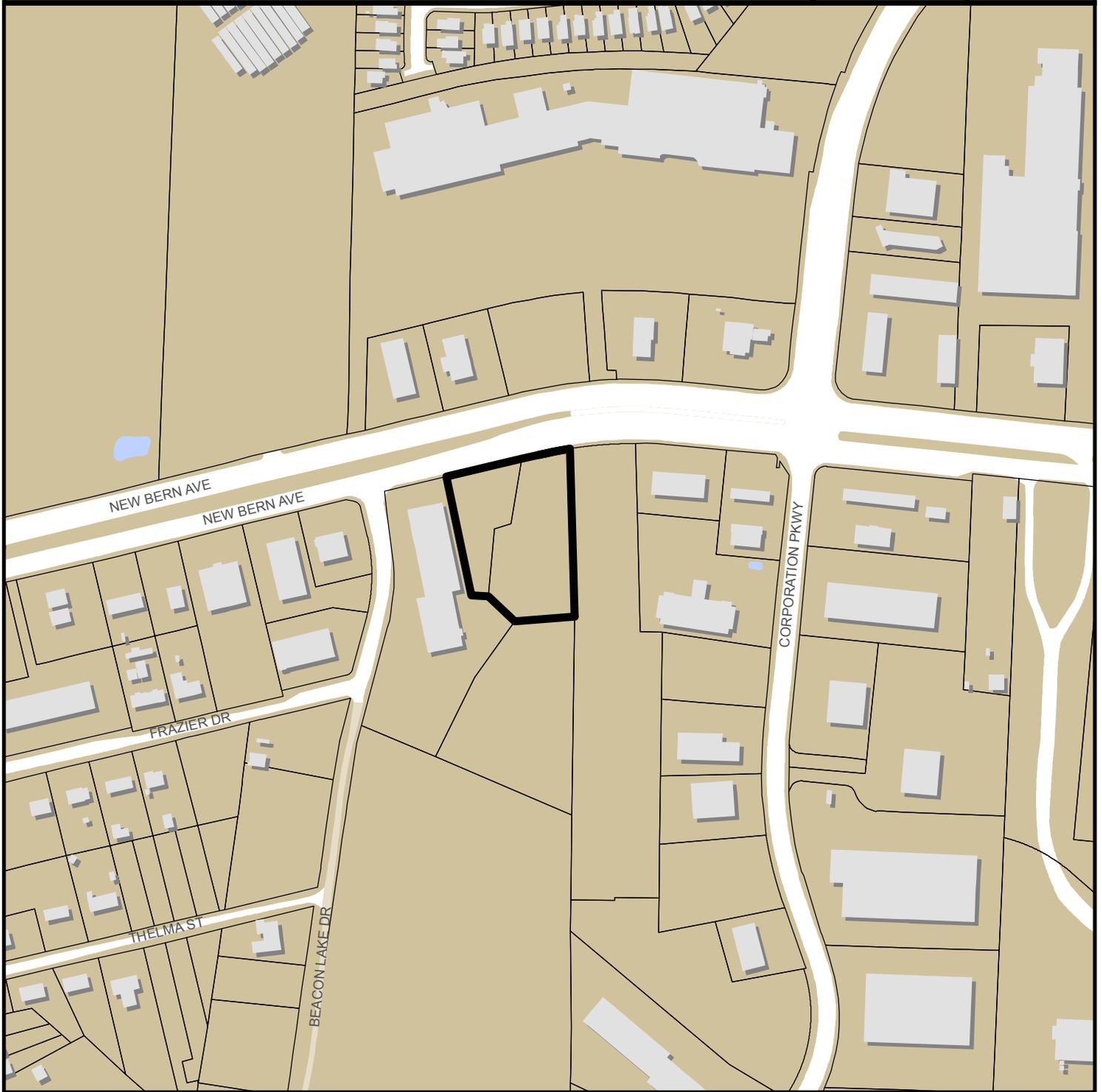


# NATIONAL PAWN SR-32-2016



0 300 600 Feet

Zoning: **IX-3-PL**  
CAC: **Southeast**  
Drainage Basin: **Crabtree Basin**  
Acreage: **2.03**  
Lots sq. ft.: **33,334**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **TTM Properties**  
Phone: **888-315-4347**





# Administrative Action

## Administrative Site Review

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

**Case File / Name:** SR-32-16 / National Pawn

**General Location:** This site is located on the south side of New Bern Avenue between Beacon Lake Drive and Corporation Parkway.

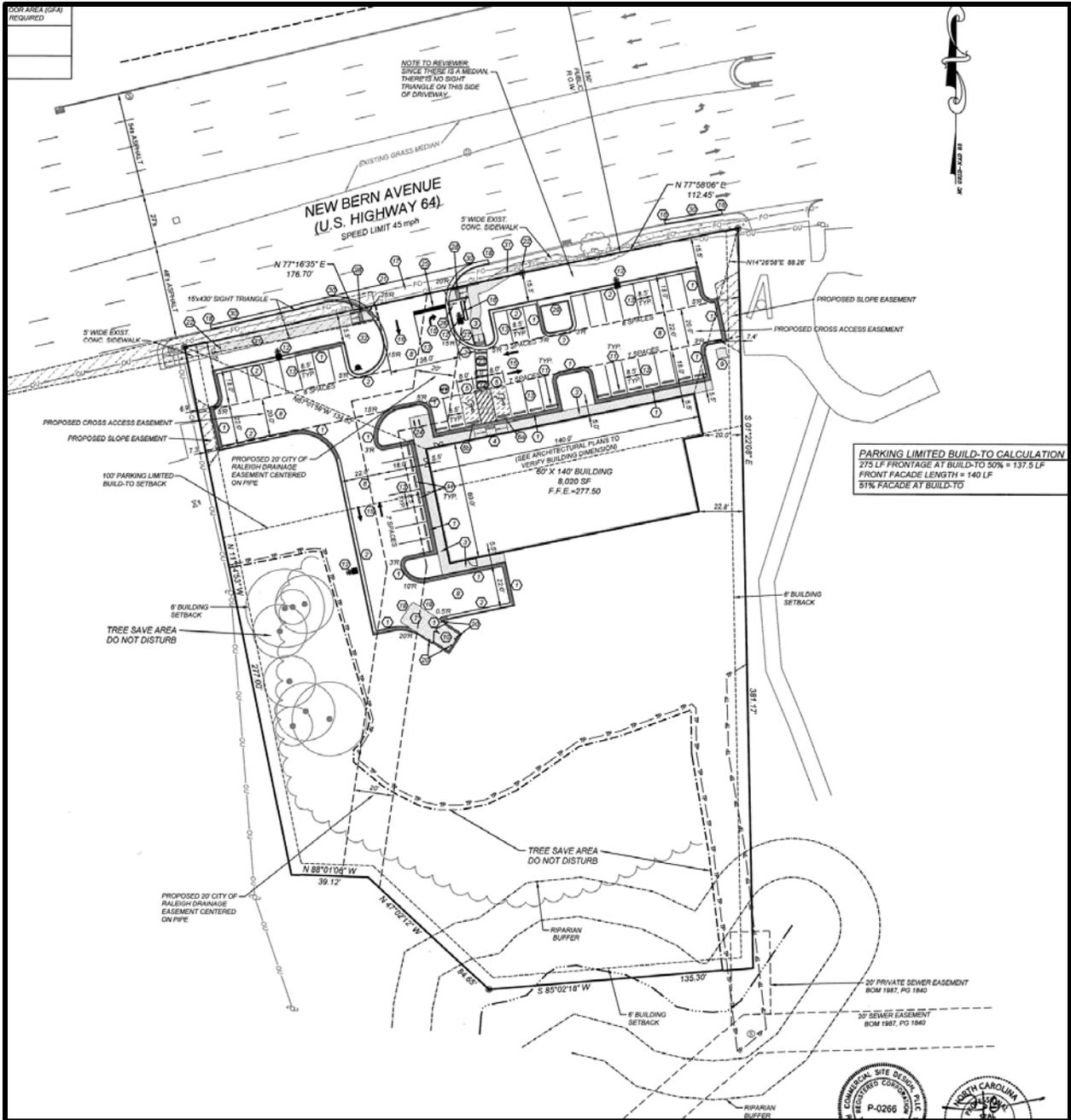
**CAC:** Southeast

**Request:** Development of two tracts totaling 2.02 acres zoned IX-3-PL into an 8,020 square foot, 25' tall general building type for retail sales/pawnshop use.

**Cross-Reference:** N/A



SR-32-16 Location Map



SR-32-16 Preliminary Site Plan

<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	IX-3-PL	<a href="#">2.1</a> , <a href="#">3.1</a>
<b>Overlay District:</b>	N/A	<a href="#">5.1</a>
<b>Parking:</b>	27 spaces required based on 1/300 square feet of gross floor area. 40 spaces provided. Minimum of four bicycle spaces required and proposed.	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	New Bern Avenue: Avenue 6-Lane, divided.	<a href="#">8.4</a>
<b>Streetscape:</b>	Commercial streetscape required. Fee-in-lieu of construction is required for 1' of sidewalk. Street trees to be planted in a Type C2 yard on private property as New Bern Avenue is an NCDOT maintained street.	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	Parking Limited frontage required a build-to of 0'/100' (50%). Side and rear setbacks are 0'/6'. This development complies with minimum build-to and setback requirements.	<a href="#">3.4</a> , <a href="#">3.2</a> , <a href="#">2.2</a>
<b>Neighborhood Transitions:</b>	N/A; This site is not adjacent to residentially zoned parcels.	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	N/A; None required for this use.	<a href="#">7.2.4</a>
<b>Stormwater:</b>	This project will use a dry pond to attenuate the post development 2 and 10 year peak runoff rate to predevelopment conditions.	<a href="#">9.2</a>
<b>Tree Conservation:</b>	This site is providing .15 acres or 7.4% of tree conservation area in accordance with Article 9.1.  Tree Conservation is provided as follows: Primary: .071 acres Secondary : .076 acres	<a href="#">9.1</a>
<b>Variances, Design Adjustments, Administrative Alternates:</b>	Design Adjustment approved for relief from Block Perimeter requirements of Section 8.3.2.	
<b>Other:</b>	10% outdoor amenity is required and proposed.	



## Development Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director may consult with the heads of other City departments regarding the review of the request. The Development Services 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.

<b>PROJECT</b>	Project Name National Pawn	Date Completed Application Received: 8/16/2015
	Case Number: SR-32-2016	Transaction Number: 472382

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input type="checkbox"/>	Dev. Services Eng:	Daniel G. King, PE <i>DGK</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:
Staff supports the request for a design adjustment for not meeting block perimeter based on existing environmental features and surrounding development.				

### Development Services Director or Designee Action:

Approve  Approval with Conditions  Deny

*[Signature]* \_\_\_\_\_ *5/30/16*  
Authorized Signature Date

\*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS FOR APPROVAL</b>	
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Appeal of the decision from the Development Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh  
Development Services

Phone: 919-996-2495  
www.raleighnc.gov



**Planning & Development**

**Public Works  
Transportation Field Services**  
One Exchange Plaza  
Suite 300  
Raleigh, NC 27602  
www.raleighnc.gov

**Public Works Design Adjustment Application**

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

Project	Project Name National Pawn	
	Case Number SR-32-2016	Transaction Number 472382

Owner	Name TTM Properties - Bob Moulton	
	Address 2334 Guess Road	City Durham
	State NC	Zip Code 27705 Phone 888-315-4347

Applicant	Name Stan Wingo/Stephen Ballentine	Firm Commercial Site Design
	Address 8312 Creedmoor Road	City Raleigh
	State NC	Zip Code 27613 Phone 919-848-6121

\*Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)

Design Adjustment Request	Code Section Referenced UDO 8.5 Existing Streets
	Justification  We request a design adjustment to alleviate the requirement for a public street to be constructed through the subject property. Extending a public street through the property is not feasible due to the parcel size and riparian buffer required along the rear of the site. At just over 2 acres the proposed development is relatively small in size and will already be constrained with tree conservation as well. We also request a design adjustment for the installation of street trees on private property. Trees will be installed within C2 streetyard buffers as required in UDO 7.2.4 if not installed within the ROW per UDO Section 8.5.

\*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

Owner/Owner's Representative Signature *[Signature]* Date 8/1/2016

In witness whereof, the parties signed have executed this document on this date.

Notary Signature *[Signature]* Date 8/1/2016



**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

**Prior to issuance of a mass land disturbing permit for the site:**

1. That as the developer proposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work;
2. 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;
3. 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 the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:**

4. 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;
5. That a nitrogen offset payment must be made to a qualifying mitigation bank;
6. That a recombination map be recorded prior to or in conjunction with the Site Permitting, recombining the existing lots into a single tract. The recombination map shall show the locations of the cross-access and slope easements as shown on the preliminary plan;

**Prior to issuance of building permits:**

7. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
8. 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;
9. That complete architectural elevations be submitted showing compliance with blank wall requirements;
10. That cross access agreements among lots to the east and west of this development, owned by BTU Properties LLC (PIN 1724751547) and CCDG CS CO LLC POTOMAC LANDMARK LLCs (PIN 1724755442) are approved by the City for recording in the Wake County Registry, and that a

copy of the recorded offer of cross access easement be returned to the Planning Department within 1 day of lot recording:

11. That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
12. That a fee-in-lieu of construction be submitted for 1' of sidewalk along the property's New Bern Avenue frontage;

**Prior to issuance of building occupancy permit:**

13. 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 prior to final stormwater inspection approval or certificate of occupancy.

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

*Kenneth Bowser (S. Bowser)*

Date: 9-6-16

**Staff Coordinator:**

Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

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**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 8/25/16, submitted by Commercial Site Design.

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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: 9-6-2019**

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.