Zoning: IX-3-PL
CAC: Southeast
Drainage Basin: Crabtree Creek
Acreage: 5.54
Sq. Ft.: 24,000

Planner: Martha Lobo
Phone: (919) 996-2664

Applicant: New Hope Storage
Phone: (919) 605-4812
GENERAL LOCATION: This site is located on the south side of New Bern Avenue-U.S. 64 Business, east of Corporation Parkway.

REQUEST: Development of a 5.539 acre tract zoned Industrial-Mixed Use-3 (IX-3) into an outdoor self-storage facility, with 24,000 square feet of covered storage. The outdoor self-storage facility will consist of eighty-five (85) outdoor storage parking spaces and two (2) covered storage areas. There will be no fully enclosed buildings/structures for the purpose of storage.

DESIGN ADJUSTMENT(S): Staff supports the Design Adjustment for Blocks, Lots, and Access. This project is on New Bern Avenue and has an existing right-in/right-out driveway for access to this lot. This property is adjacent to the Wilder’s Grove Landfill and adjacent commercial properties. This lot will not provide a connection to a future east-west street connection; therefore is requesting relief from the block perimeter requirements.

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 David Lasley with Piedmont Land Design, LLP.

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 issuance of a mass 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;

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

2. That the developer shall show how the proposed stormwater control measure meets all design criteria of the NCDENR BMP Manual

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;

5. 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;
Prior to issuance of building permits:

6. That 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 and the plats shall contain the following note: “All private storm drainage easements & stormwater measures will be maintained by the property owners association.

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 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;

Prior to issuance of building occupancy permit:

9. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification of any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

10. That a fire flow analysis, sealed by an engineer, is required with a hydrant flow test using either 2012 NFIP Section 507.3 or other approved method.

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 reapproval 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: 9-26-2020
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.

I hereby certify this administrative decision.

Signed: (Planning Director) ____________________________ Date: ___________________

(Handwritten Signature)

Staff Coordinator: Martha Y. Lobo
STAKING NOTES

1. ALL STAKES AND MARKERS OF OWNERSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

2. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

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6. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

UTILITY NOTES

1. ALL UTILITY AND METER INSTALLATIONS TO BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

2. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH STANDARDS AND SPECIFICATIONS.

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LANDSCAPE REQUIREMENTS

EXISTING ARBORVITAE SCREEN ALONG NORTHERN PROPERTY LINE

PLANT LIST

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