Zoning: OX-3
CAC: Hillsborough
Drainage Basin: Pigeon House
Acreage: 1.5
Sq. Ft.: 50,000

Planner: Michael Walters
Phone: (919) 996-2636

Applicant: Graham Smith
Phone: (919) 719-1045
LOCATION: This site is located on the northeast quadrant of the intersection of Wade Avenue and Oberlin Road.

REQUEST: Development of a 1.53 acre tract zoned OX-3 into a two story 50,000 square foot animal hospital/clinic with two levels of parking.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. Due to topographic and environmental conditions as well as the presence of a controlled access highway adjacent to the project, a Design Adjustment has been approved allowing an alternative street cross section.

One Administrative Alternate has been approved by the Planning Director for this project, noted below. (AAD-20-17)

1. In consideration of the proposed design, an administrative alternative is approved for the proposed location and screening of the service area.

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 (dated 1/12/18) submitted by Site Collaborative.

CONDITIONS OF APPROVAL and NEXT STEPS:

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

ENGINEERING
1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. 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

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. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.
PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. 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.

2. A recombination map shall be recorded prior to or in conjunction with the recording of lots, recombining the existing lots into a single tract.

3. A demolition permit shall be obtained for existing structures on site.

4. Provide fire flow analysis.

ENGINEERING

5. 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.

6. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for additional width of sidewalk shall be paid to the City of Raleigh.

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

8. That a Surety in the amount of 125% of the cost of any public improvements that are not installed and inspected is paid to the Development Services Department in accordance with code section 8.1.3 of the UDO

9. 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.

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. 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.

3. Next Step: All street lights and street signs required as part of the development approval are installed.
Administrative Approval Action
AA# 3717 / SR-33-17, Care First Animal Hospital
Transaction# 508372

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: 2-13-2021
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)  

Staff Coordinator: Michael Walters  

Date: 2/13/2018
SITE DATA SUMMARY

PROJECT NAME: CARE FIRST ANIMAL HOSPITAL

EXISTING STREET ADDRESS: 1216 OBERLIN ROAD / 1303 ANNAPOLIS DRIVE

PARCEL NUMBER: 1704160267

EXISTING TOTAL LOT AREA: 1.52 AC

TOTAL LOT AREA (PROJECT): 1.52 AC

EXISTING IMPERVIOUS AREA: 51,572 SF

PROPOSED IMPERVIOUS AREA: 50,807 SF

NET LOSS OF IMPERVIOUS AREA: 765 SF

AREA OF PUBLIC RIGHT-OF-WAY DEDICATION: N/A

ADJUSTED LOT AREA: N/A

CURRENT ZONING: OX-3

FRONTAGE: N/A

OVERLAY DISTRICT(S): N/A

EXISTING GROSS BUILDING AREA: 24,021 SF (3 BUILDINGS)

EXISTING BUILDING USE: ANIMAL HOSPITAL (INDOOR) + OFFICE + OFFICE

PROPOSED GROSS BUILDING AREA: 50,000 SF

PROPOSED BUILDING USE: ANIMAL HOSPITAL (INDOOR) / OFFICE

CONTACT INFORMATION

PROPERTY OWNER / DEVELOPER

SWANLAKE HOLDINGS LLC.

8201 DAVISHIRE DRIVE

RALEIGH, NC 27615

CONTACT: JOE GORDON

EMAIL: JGORDON@CAREFIRSTANIMALHOSPITAL.COM

LANDSCAPE ARCHITECT

SITE COLLABORATIVE

727 W. HARGETT STREET, SUITE 101

RALEIGH, NC 27603

CONTACT: GRAHAM H. SMITH

PHONE: 919.805.3586

EMAIL: GRAHAM@SITECOLLABORATIVE.COM

ARCHITECT

QUANTUM ARCHITECTS

CONTACT: JEFF PULLMAN

PHONE: 201.784.1660

EMAIL: JPULLMAN@QUANTUM-ARCHITECTS.COM

CIVIL ENGINEER

JOHN A. EDWARDS & COMPANY

333 WADE AVENUE

RALEIGH, NC 27605

CONTACT: JON CALLAHAN

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EMAIL: JON_CALLAHAN@JAECO.COM

SHEET INDEX

COVER

L1.0 EXISTING CONDITIONS PLAN

L1.1 DEMOLITION PLAN

L2.0 LAYOUT PLAN

L2.1 MATERIALS PLAN

L3.0 LAYOUT AND MATERIALS DETAILS

L3.1 CITY OF RALEIGH STANDARD NOTES & DETAILS

L4.0 GRADING PLAN

L5.0 PLANTING PLAN

L5.1 PLANTING NOTES & DETAILS

C-1 STORMWATER PLAN

C-2 UTILITY PLAN

EE-1 Schematic Exterior Elevations

EE-2 Schematic Exterior Elevations

ADMINISTRATIVE ALTERNATE (AAD-20-17) APPROVAL FOR DUMPSTER LOCATION - SEE SHEET L-2.0

COVER SHEET