Zoning: CX-3
CAC: North
Drainage Basin: Marsh Creek
Acreage: 1.78
Sq. Ft.: 5,463

Planner: Ryan Boivin
Phone: (919) 996-2681

Applicant: Illya Alexieff
Phone: (919) 869-6245
LOCATION: This site is located on the east side of Atlantic Springs Road. The site is addressed at 5500 Atlantic Springs Rd, which is inside City limits.

REQUEST: Development of a 1.78 acre tract zoned CX-3 for a change of use in an existing multi-tenant commercial building. A 5,463 SF tenant space is changing from Warehouse to Restaurant/Bar use.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A Design Adjustment has been submitted for the relief from the block perimeter and cross-access requirements of article 8.3 of the UDO.

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 Matt Anderson, PE of Kimley-Horn and Associates, Inc., dated 7/9/2018.

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 THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHERVER IS APPLICABLE:

URBAN FORESTRY

1. 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

2. 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.

3. Proof of an offsite parking lease agreement or easement within 660 feet of the entrance of this site plan building for customer/employee parking. The applicant shall provide a signed and recorded agreement indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels or their equivalent as required by Section 7.1.5 of the Unified Development Ordinance.
ENGINEERING

4. 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.

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 350 linear feet of 6’ wide sidewalk shall be paid to the City of Raleigh.

7. 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.

STORMWATER

8. Next Step: A final inspection to ensure no net change of impervious is required.

URBAN FORESTRY

9. A final inspection of required right of way tree protection areas by Urban Forestry staff must be completed.

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 underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

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

4. 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.

5. Next Step: As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department.

6. Next Step: Final inspection of all required right of way tree protection areas by Urban Forestry Staff.
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: 7/26/2018

Staff Coordinator: Ryan Bolvin