Zoning: CX-3-PL-CU WPOD
CAC: North
Drainage Basin: Mine
Acreage: 2
Units/Lots sq. ft.: 126,396

Planner: Justin Rametta
Phone: (919) 996-2665
Applicant: Pinnacle Partners, LLC
REQUEST: Development of a two-acre tract zoned CX-3-PL and R-1 with a portion of the property in the Falls Watershed Protection Overlay district into a 120,276 square foot, 49’ tall self-service storage building (General Building Type), containing 956 storage units. All improvements will be in the CX-3-PL portion of the site.

LOCATION: 8904 Harvest Oaks Drive. This site is located on the west side of Harvest Oaks Drive and the south side of Baileywick Road.

DESIGN ADJUSTMENTS/ALTERNATES, ETC: Two Design Adjustments approved to allow street trees in the existing 3.5’ planting area along Harvest Oaks Drive, and to not require additional right-of-way dedication along Baileywick Road.

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 Piedmont Land Design.

CONDITIONS OF APPROVAL AND NEXT STEPS:

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

1. In accordance with Section 9.4.4, pay a surety equal to of the cost of clearing, grubbing and reseeding a site;

2. 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. The existing slope easement will need to be abandoned prior to tree conservation permitting;

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

3. A stormwater control plan with a stormwater operations and maintenance manual and budget must be approved by the Stormwater Engineer in compliance with 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. A nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

5. Plans for any required site permits must be approved through the concurrent review process;

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats.
6. Demolition permit(s) must be issued for the existing structure(s) and the permit number(s) shown on all maps for recording;

7. In accordance with Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees, must be paid to the Development Services Department;

8. A fee-in-lieu of construction shall be paid for five feet of sidewalk along the property's Baileywick Road frontage;

9. A tree impact permit must be obtained;

10. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

11. In accordance with Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device must be paid to the City;

12. The developer must pay the City a stormwater facility replacement fund payment equal to 24% of the estimated cost of constructing all stormwater control facilities;

Prior to issuance of building occupancy permit:

13. In accordance with Section 9.2.2, an as-built plan and certification for any stormwater control device shall be reviewed and accepted by the City.

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. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Expiration Date: 9/7/2020
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 Dir.) [Signature] Date: 9/7/17

Staff Coordinator: Justin Rametta
LANDSCAPE REQUIREMENTS

1. BALFEY ROAD:
   - 12'-6" of grass strip
   - 15'-6" of grass strip - 6'-0" of Pavers
   - 8'-0" of Pavers

2. HARVEST OAKS DRIVE:
   - 15'-6" of grass strip
   - 10'-6" of grass strip - 6'-0" of Pavers
   - 8'-0" of Pavers

3.pha ANCHOR POINT: A 30'-0" PAVED ROAD IN FRONT OF HARVEST OAKS DRIVE PASECO. DEDICATE PERMING ROAD.

4. HARVEST OAKS DRIVE:
   - 15'-6" OF GRASS STRIP
   - 10'-6" OF GRASS STRIP - 6'-0" OF PAVEMENT
   - 8'-0" OF PAVEMENT

5. STREET TREES OF 0'-0" DIA. PROPOSED IN HARVEST OAKS DRIVE PASECO. DEDICATE PERMING ROAD.

6. NORTHERN PROPERTY LINE:
   - 30'-0" OF GRASS STRIP
   - 15'-0" OF GRASS STRIP - 6'-0" OF PAVEMENT
   - 8'-0" OF PAVEMENT

7. MINIMUM DRAW IN ALL AREAS WHERE A PAVEMENT

8. STREET TREES OF 0'-0" DIA. PROPOSED IN HARVEST OAKS DRIVE PASECO. DEDICATE PERMING ROAD.