Zoning: CX-4-PL w/SHOD-1
CAC: West
Drainage Basin: Richland Creek
Acreage: 0.97
Sq. Ft.: 7938

Planner: Daniel Stegall
Phone: (919) 996-2712

Applicant: Perry Management, Inc
Phone: (252) 523-5107
GENERAL LOCATION: This site is located on the south side of Chapel Hill Road and north of Corporate Ridge Road. The site’s address is 6106 Corporate Ridge Road and the PIN number is 07746266. The site has access to Chapel Hill Road via Lot 5 at 6110 Corporate Ridge Road and the Pin number is 0774624675.

REQUEST: Development of retail space for an auto parts store. The applicant is proposing a 7,938 square foot building on a site where 32 parking spaces are required. The property is zoned Commercial Mixed Use-4-Parking Limited (CX-4-PL).

ADMINISTRATIVE ALTERNATE: An Administrative Alternate was approved by the Planning Director to grant relief from Transparency requirements for building façade facing Corporate Ridge Road. Details provide below.

Planning and Development Director Action

Administrative Alternate Findings: UDO Section 1.5.9 Transparency
The Planning and Development Officer may in accordance with Sec. 10.2.17. reduce the required transparency, subject to all of the following findings:

1. The approved alternate meets the intent of the transparency requirements;
   Staff Response: The approved alternate would lend visual interest to the building façade and minimize blank wall area for the building wall facing Corporate Ridge Road.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans; and
   Staff Response: The approved alternate conforms to the following Comprehensive Plan policies:
   - LU 5.1 – Reinforcing the Urban Pattern
   - LU 7.4 – Scale and Design of New Commercial Uses
   - UD 1.2 – Architectural Features
   - UD 5.1 – Contextual Design

3. The street-facing building façade utilizes other architectural treatments to create visual interest to offset the reduction in transparency.
   Staff Response: The proposed building incorporates shutter features of varying size, as material differentiation and other architectural treatments to offset the reduction in transparency and create visual interest. In addition, the Commission’s condition that appropriately sized and shaped contextual plant material be incorporated along the rear of the building further guarantees that the alternate will create visual interest.
Decision: The Planning and Development Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance, subject to the following conditions:

1. That a landscape plan be associated with this plan and that it consists of plant material that is contextual to the size and shape of the shutters.
2. That the proposed shutters are specified on the plans and constructed of durable materials, and that such materials are indicated on the plans.

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 Wade J. Pudwill of Commercial Site Design. The plan is dated 08-01-2017.

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 land disturbing permit for the site:

1. That prior to issuance of a grading permit, 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, infrastructure construction plans or concurrent review process, whichever is applicable:

2. That a driveway permit and encroachment agreements are to be approved by NCDOT and provided to the City of Raleigh;

3. That the final site plan be revised to show a private sidewalk extension of approximately 15' north to the Chapel Hill Road property line rather than payment of a fee-in-lieu as shown on the preliminary plan;
Prior to issuance of building permits:

4. That Infrastructure Construction Plans for any public improvements through the Concurrent Review process are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan, if applicable;

5. That a surety be paid for incomplete public improvements in the right-of-way on Chapel Hill Road and Corporate Ridge Road associated with this project;

6. That a fee-in-lieu be paid for 1' of sidewalk along the entire frontage on Chapel Hill Road to meet the 6' sidewalk requirement per the UDO;

7. That a fee-in-lieu be paid for 1' sidewalk on Corporate Ridge Road frontage of 215';

8. That a fee-in-lieu be paid for (5) street trees along Corporate Ridge Rd;

9. That prior to issuance of a building permit, in accordance with UDO 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;

10. That 4.5' of right-of-way and a 5' general utility placement easement be dedicated on Corporate Ridge Road and a copy of the recorded map be provided to the City;

11. That a cross access agreement between lot 5 (PIN #0774624675/6110 Corporate Ridge Road) owned by CHD Investments, LLC and lot 6 (PIN#07746266/ 6106 Corporate Ridge Road) owned by Perry Brothers Properties, LLC of Corporate Center Plaza Subdivision (BM2009 PG1170) is approved by the Development Services Department for recording in the Wake County Registry, and that a copy of the recorded cross access easement must be returned to the City after recordation;

Prior to Issuance of a certificate of occupancy:

12. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval.
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: 9-15-2020
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.) Kenneth Bowers Date: 9/15/2017

Staff Coordinator: Daniel L. Stegall