REQUEST: Development of an 18.08 acre site zoned OP-4-PK and within a SHOD-1 Overlay District into a three story (61,908 square foot) Outdoor Sports and Entertainment Facility including restaurants, driving range, and associated facilities.

LOCATION: This site is located on the east side Interstate 40, south of the Trinity Road overpass. Access to the site is gained off of Corporate Center Drive, south of the intersection of Corporate Center Drive and Trinity Road. This property is currently located outside of the City limits.

DESIGN ADJUSTMENTS/ALTERNATES, ETC: A Special Use Permit (A-67-17) for an Outdoor Sports and Entertainment facility in excess of 250 seats pursuant to Sections 6.4.5.C. and 10.2.9. of the Unified Development Ordinance was approved for this 18.08 acre parcel zoned Office Park -3-Parkway and located at 1021 Corporate Center Drive.

A Hardship Variance Request (A-101-17) was approved by the Board of Adjustment waiving the requirements of the Parkway frontage (3.4.3 c and 3.4.3 e) as applied to the proposed public street accessing the property off of Corporate Center Drive also allowing development within the 50’ of the proposed road and no 50’ wide landscape between the road and the facility. Also waived was the required tree conservation or affirmative tree planting (9.1.4 a and 9.1.4 e) within this parkway frontage.

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 Kimley-Horn and Associated, Inc, dated 8/4/17.

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 land disturbing permit for the site:

1. That in accordance with Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site shall be paid to the city;

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.

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

3. That tree protection fence must be located in the field and inspected by Urban Forestry Staff;
4. That approval for a grease trap is obtained from the City of Raleigh Fats, Oils, and Grease program;

5. That a map be recorded to dedicate a City of Raleigh waterline easement for the proposed water meter that is outside of the public right of way;

Prior to issuance of building permits:

6. That a final inspection of required tree conservation areas, required street tree protection areas, and required street trees be completed by Urban Forestry staff;

7. That the preliminary subdivision (S-31-17) associated with this site plan is recorded in the Wake County Register of Deeds;

Prior to issuance of building occupancy permit:

8. 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

9. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate.
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: 9-20-2020
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 Brown Date: 9/20/2017

Staff Coordinator: Michael Walters