



# Administrative Action

## Administrative Site Review

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

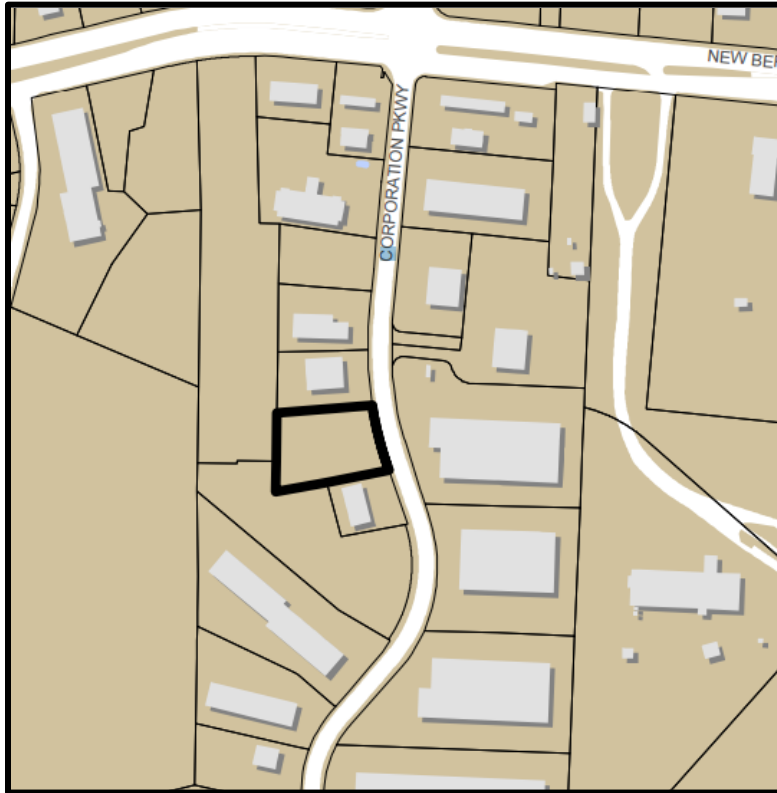
**Case File / Name:** SR-54-16 / Wattech Auto Service

**General Location:** This site is located on the west side of Corporation Parkway between New Bern Avenue and Commerce Park Drive.

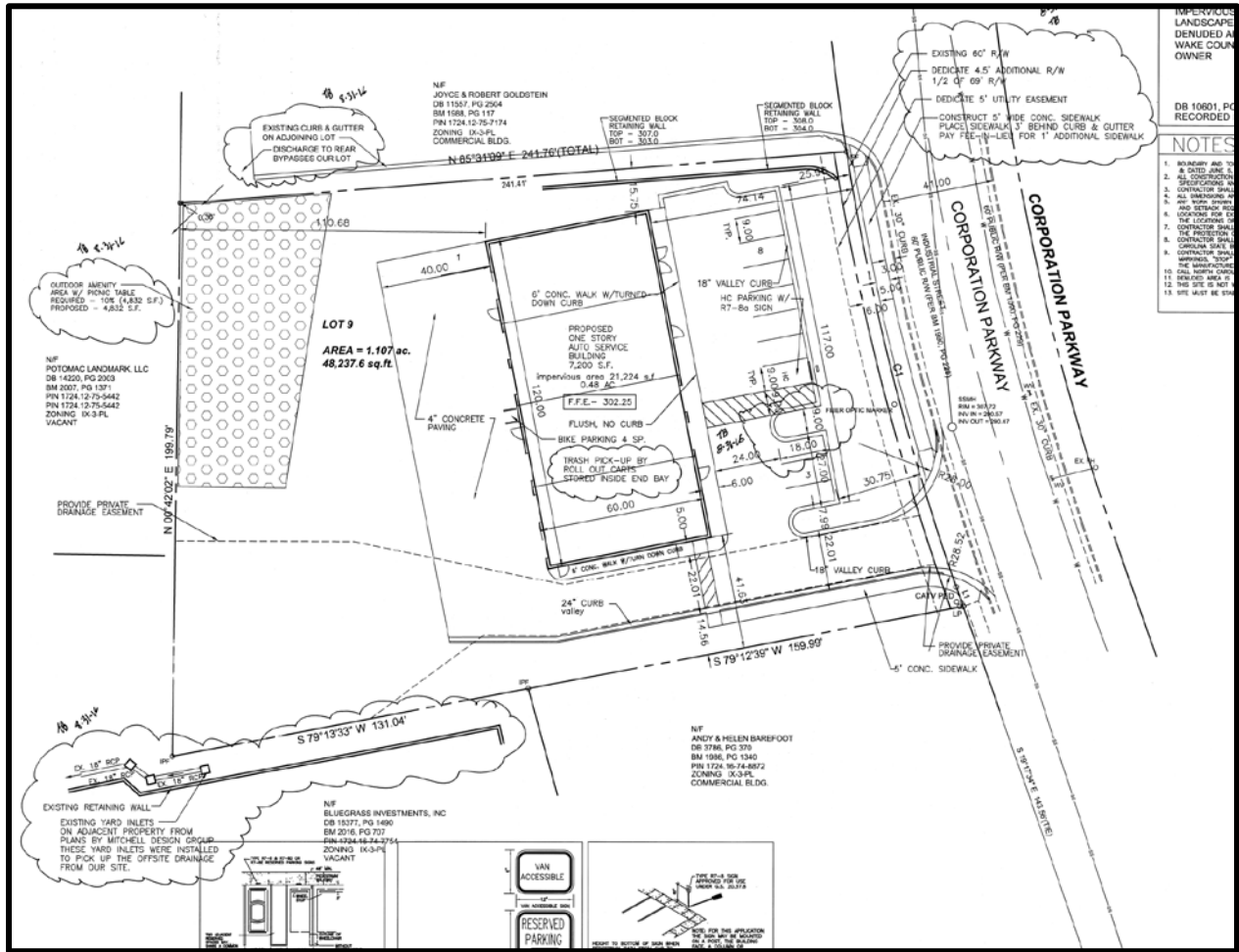
**CAC:** Southeast

**Request:** Development of a 1.11 acre tract zoned IX-3-PL into a 7,200 square foot, 18' tall general building type to be used for vehicle service and repair.

**Cross-Reference:** N/A



SR-54-16 Location Map



SR-54-16 Preliminary Site Plan

<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	IX-3-PL	<a href="#">2.1</a> , <a href="#">3.1</a>
<b>Overlay District:</b>	N/A	<a href="#">5.1</a>
<b>Parking:</b>	Twelve spaces required and provided based on 1 space/600 square feet.	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	Corporation Parkway: Industrial Street	<a href="#">8.4</a>
<b>Streetscape:</b>	Commercial streetscape required. A Design Adjustment has been approved by the Engineering Services Director to allow an alternate streetscape that matches existing conditions for surrounding development. 5' sidewalks are being constructed 3' from the back of curb and fee-in-lieu of construction for 1' of additional sidewalk will be paid. Street trees will be planted in a 6' strip behind the sidewalk.	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	Parking Limited Frontage requires a minimum build-to range of 0'/100' be met for 50% of the lot width. Site plan shows compliance with build-to requirements and 0'/6' side and rear setbacks.	<a href="#">3.4</a> , <a href="#">3.2</a> , <a href="#">2.2</a>
<b>Neighborhood Transitions:</b>	N/A; No adjacent residentially zoned parcels.	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	N/A; Not required for this use	<a href="#">7.2.4</a>
<b>Stormwater:</b>	Developer is proposing compliance with water quantity and water quality requirements through the use of a dry pond and one time buy down to NCEEP.	<a href="#">9.2</a>
<b>Tree Conservation:</b>	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	<a href="#">9.1</a>
<b>Variances, Design Adjustments, Administrative Alternates:</b>	Design Adjustment for alternate streetscape (see attached)	
<b>Other:</b>	10% outdoor amenity area required and proposed.	

**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

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

1. That 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 stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A 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;
3. That a nitrogen offset payment must be made to a qualifying mitigation bank;
4. A channel analysis of flows discharging to the south shall be provided and ensure the design results in no negative impact to the adjacent parcel to the south;

**Prior to issuance of building permits:**

5. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
6. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees, is paid;
7. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
8. That ½ of the required right of way for Corporation Parkway is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
9. That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association;
10. That a tree impact permit be obtained;
11. That a fee in lieu be paid for 1' of sidewalk along the property's Corporation Parkway frontage;

**Prior to issuance of building occupancy permit:**

12. 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;

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Bowers (J. Barton) Date: 11-23-16

**Staff Coordinator:** Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 8/31/16, submitted by Blakely Design Group.

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**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:** 11-23-2019

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.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.



## Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<b>PROJECT</b>	Project Name Wattech Auto	Date Completed Application Received: 09/19/16
	Case Number: SR-54-2016	Transaction Number: 481447

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input type="checkbox"/>	Dev. Services Eng:		<input type="checkbox"/>	Transportation:
<input checked="" type="checkbox"/>	Engineering Services:	Cadell Hall	<input type="checkbox"/>	PRCR:

Staff is in support of the design adjustment to provide the alternate streetscape that matches the surrounding development. 5' sidewalks will be installed 3' from the back of curb and a fee-in-lieu will be paid for 1' of sidewalk.

### Development Services Director or Designee Action:

Approve  Approval with Conditions  Deny

Authorized Signature

9/29/16  
Date

\*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS FOR APPROVAL</b>	
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Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh  
Engineering Services

Phone: 919-996-3030  
www.raleighnc.gov



**Planning & Development**

**Public Works  
Transportation Field Services**  
One Exchange Plaza  
Suite 300  
Raleigh, NC 27602  
www.raleighnc.gov

**Public Works Design Adjustment Application**

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

Project	Project Name	Wattech Auto		
	Case Number		Transaction Number	4481447

Owner	Name	SAMAJA, INC.		
	Address	2013 NEW HOPE ROAD	City	RALEIGH
	State	NORTH CAROLINA	Zip Code	27604
	Phone	919-870-9700		

Applicant	Name	B. TAYLOR BLAKELY	Firm	BLAKELY DESIGN GROUP	
	Address	700 EXPOSITION PLACE, STE 105		City	RALEIGH
	State	NORTH CAROLINA	Zip Code	27615	
	Phone	919-870-1868			

**\*Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)**

Design Adjustment Request	Code Section Referenced	UDO SEC. 8.5.1.B.1.b EXISTING STREETS, 8.5.2 STREETSCAPE TYPES C. COMMERCIAL		
	Justification	<p>1211 CORPORATION PARKWAY, I am requesting a design adjustment from the UDO requirement to provide street trees within the 6' planting strip. We are installing a 5' wide sidewalk on Corporation Parkway to match the properties to the north and south. I am placing the sidewalk 3.0' from the back of curb as instructed. This leaves 6' between the sidewalk and the new property line. I am placing the street trees in that 6' strip. We will pay a fee-in-lieu for an additional 1' of sidewalk.</p>		

\*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

*[Signature]*  
Owner/Owner's Representative Signature      Aug. 30, 2016  
Date

In witness whereof, the parties signed have executed this document on this date.

*[Signature]*  
Notary Signature      August 30, 2016  
Date

