Zoning: **CX-3-CU, SWPOD, SWPOD**

CAC: **West**

Drainage Basin: **Swift Creek**

Acreage: 1.4

Sq. Ft.: 3,000

Planner: **Matha Lobo**

Phone: **(919) 996-2664**

Applicant: **SNJSMART, Inc**

Phone: **(919) 231-9320**
Administrative Approval Action  
Tryon Road Convenience Store and Gas Canopy: SR-59-17, Transaction# 520149, AA# 3726

LOCATION: This site is located at the northeast corner of the intersection of Trailwood Drive and Tryon Road outside the City limits. The site address is 3428 Tryon Road and the PIN number is 0792075124.

REQUEST: Development of a 1.41 acre tract zoned Commercial Mixed Use (CX-3-CU) with the Swift Creek Watershed Protection Overlay District and Special Residential Parking Overlay District. The site has zoning conditions outlined in Z-19-90. The proposed development consists of a 3,000 square foot, 1 story convenience store and gas canopy.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 Joe Faulkner of CE Group, Inc.

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, WHICHEVER IS APPLICABLE:

ENGINEERING
1. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

2. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

STORMWATER
3. That prior to Site Permitting, a nitrogen offset payment must be made to a qualifying mitigation bank;

4. Next Step: 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.

   Next Step: In accordance with Part 10A Section 9.4.4 of the Unified Development Ordinance, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City.

URBAN FORESTRY
5. Obtain required stub and tree impact permits from the City of Raleigh. (used with new streets and infrastructure)

6. Next Step: Prior to the issuance of a mass grading permit or other site permit, whichever comes first, submit a final tree conservation plan with a permit approved by Urban Forestry staff that
includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required.

7. **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**


9. 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.

10. Provide fire flow analysis.

11. A petition for annexation into the City Limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property.

**ENGINEERING**

12. 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.

13. In accordance with Part 10A Section 8.1.10, a fee-in-lieu for 220’ of 1’ sidewalk shall be paid to the City of Raleigh.

14. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.

15. **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**

16. **Next Step:** 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.

17. **Next Step:** In accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department.

**URBAN FORESTRY**

18. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.
19. 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.

20. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

21. **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.

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

23. **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.

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

25. **Next Step:** Final inspection of all required Tree Conservation and 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:** 4-3-2021
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) [Signature] Date: 4/3/2018

Staff Coordinator: Daniel L. Stegall