Zoning: CX-3-PL-CU
CAC: North
Drainage Basin: Marsh Creek
Acreage: 1.85
Sq. Ft.: 4,592

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

Applicant: Brian Soltz
Phone: (919) 848-6121
LOCATION: This site is located on the south side of Dixie Forest Road and east of the intersection of Dixie Forest Road/SR2014 and Spring Forest Road/SR2015. The site address is 2310 Dixie Forest Road and the PIN number is 1716891198.

REQUEST: Development of a 0.41 acre tract zoned Commercial Mixed Use-3 Story-Parking Limited-Conditional Use (CX-3-PL-CU). The applicant is proposing a Gas Canopy 18’ in height for vehicle fuel sales and a solid waste collection facility.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: None.

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 Brian Soltz of Commercial Site Design, PLLC.

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.

3. That the cross access connection to the adjacent lot to the south be shown on the concurrent review and is constructed prior to CO.

STORMWATER

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.

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

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

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

7. That a fee in lieu is paid for two street trees along Spring Forest Road. (There were two street trees that were initially located in a City of Raleigh Sanitary Sewer Easement).

8. Comply with all conditions of Z-13-10.

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.

ENGINEERING

11. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

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 1’ of sidewalk along Spring Forest Rd. 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. A cross access agreement between all adjacent lots shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one (1) day of lot recordation. A recorded copy of these documents must be provided to the Development Services Department.

16. 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.
17. **Next Step:** In accordance with Part 10A Section 8.1.3, a public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering program.

**STORMWATER**

18. **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.

19. **Next Step:** The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office.

20. **Next Step:** 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.

21. **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.

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

22. **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.

23. **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.

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

25. **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.

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

**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: 1-11-2021
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: 1/1/2018

Staff Coordinator: Daniel L. Stegall