



# Administrative Approval Action

SR-63-17, Jaguar Land Rover Raleigh  
Transaction# 522788 / AA # 3685

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2495  
DS.help@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the north side of Capital Hills Drive, west of intersection of Capital Hills Drive and Capital Summit Court, adjacent to 2350 Capital Summit Court.

**REQUEST:** Development of a proposed 11.03 acre tract zoned IX-3 into a two story, 32,691 square foot automobile dealership.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** Due to existing streams, tree conservation area, significant grades, and necessary retaining walls, a design adjustment waiving the block perimeter requirement was approved.

**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 William G. Daniel & Associates, P.A.

## **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:**

### **STORMWATER**

1. This site will meet the impervious surface limitations set in the approved subdivision S-94-07.
2. Prior to any grading in accordance with Part 10A Section 9.4.4 a surety for the erosion control is required.
3. Prior to concurrent review or final site or ICP's an additional TN offset payment (the SWMF already exist) is required.
4. 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;
5. That a nitrogen offset payment must be made to a qualifying mitigation bank;
6. That a stormwater control plan shall be approved by the Stormwater Engineer in compliance with S-94-07.
7. 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.



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## PRIOR TO ISSUANCE OF BUILDING PERMITS:

### GENERAL

8. That the 11.03 tract proposed as an exempt subdivision is approved and recorded in the Wake County Register of Deeds.
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, Tree Save Areas, the 5'x7' CORWLE around the water meter.

### ENGINEERING

10. A cross access agreement between the proposed 11.03 acre tract and the adjacent parcel owned by MLC Automotice LLC. shall be approved by the Development Services Department for recording with the Wake County Register of Deeds, and a copy of the recorded offer of 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.
11. 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.

**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:** 12-7-2020

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.)

*Austin B. [Signature]*

Date: 12/7/2017

**Staff Coordinator:** Michael Walters