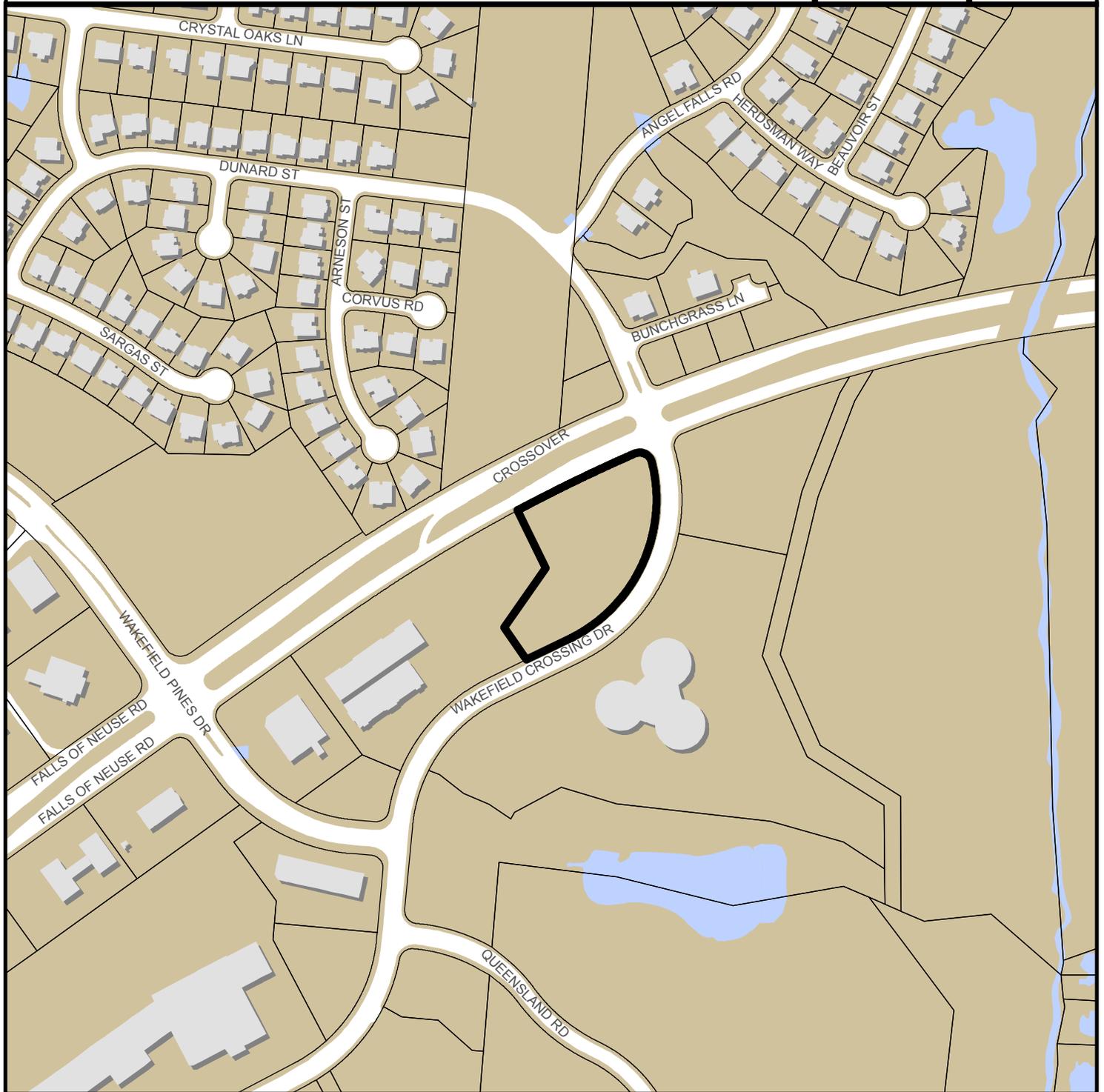


# ATLANTIC TIRE SERVICE SR-69-2016



0 300 600 Feet

Zoning: **CX-3-PK W/UWPOD**

CAC: **North**

Drainage Basin: **Richland Creek**

Acreage: **2.34**

Sq. Ft.: **6530**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Peedin**

Phone: **(919) 459-8100**





## Administrative Action Administrative Site Review

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

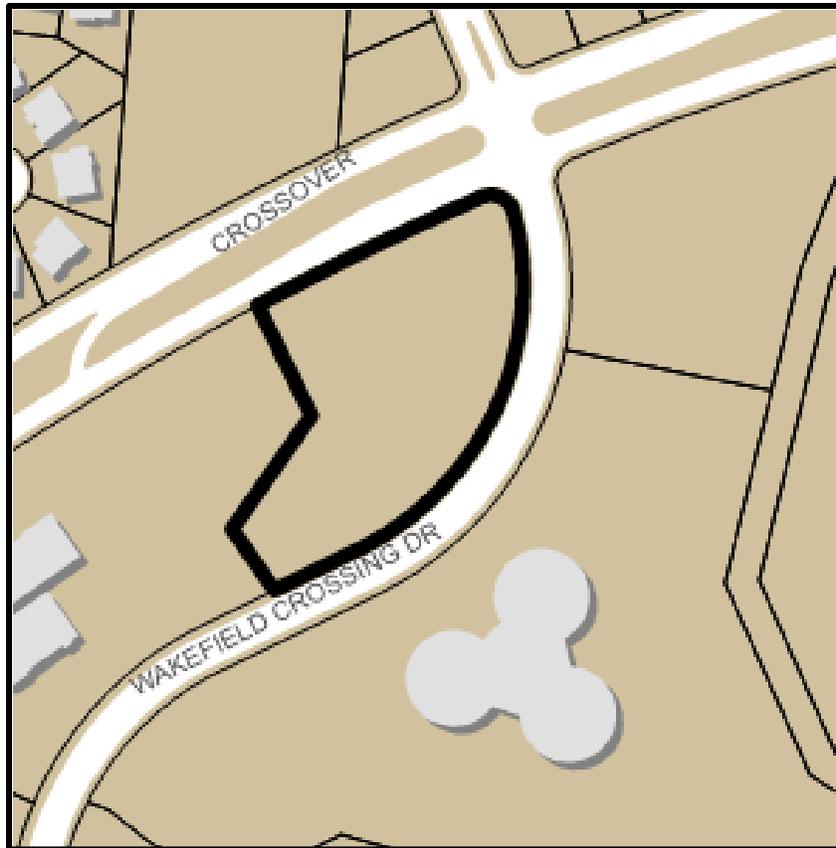
**Case File / Name:** SR-69-16 / Atlantic Tire

**General Location:** This site is located at the intersection of Falls of Neuse Road and Wakefield Crossing Drive.

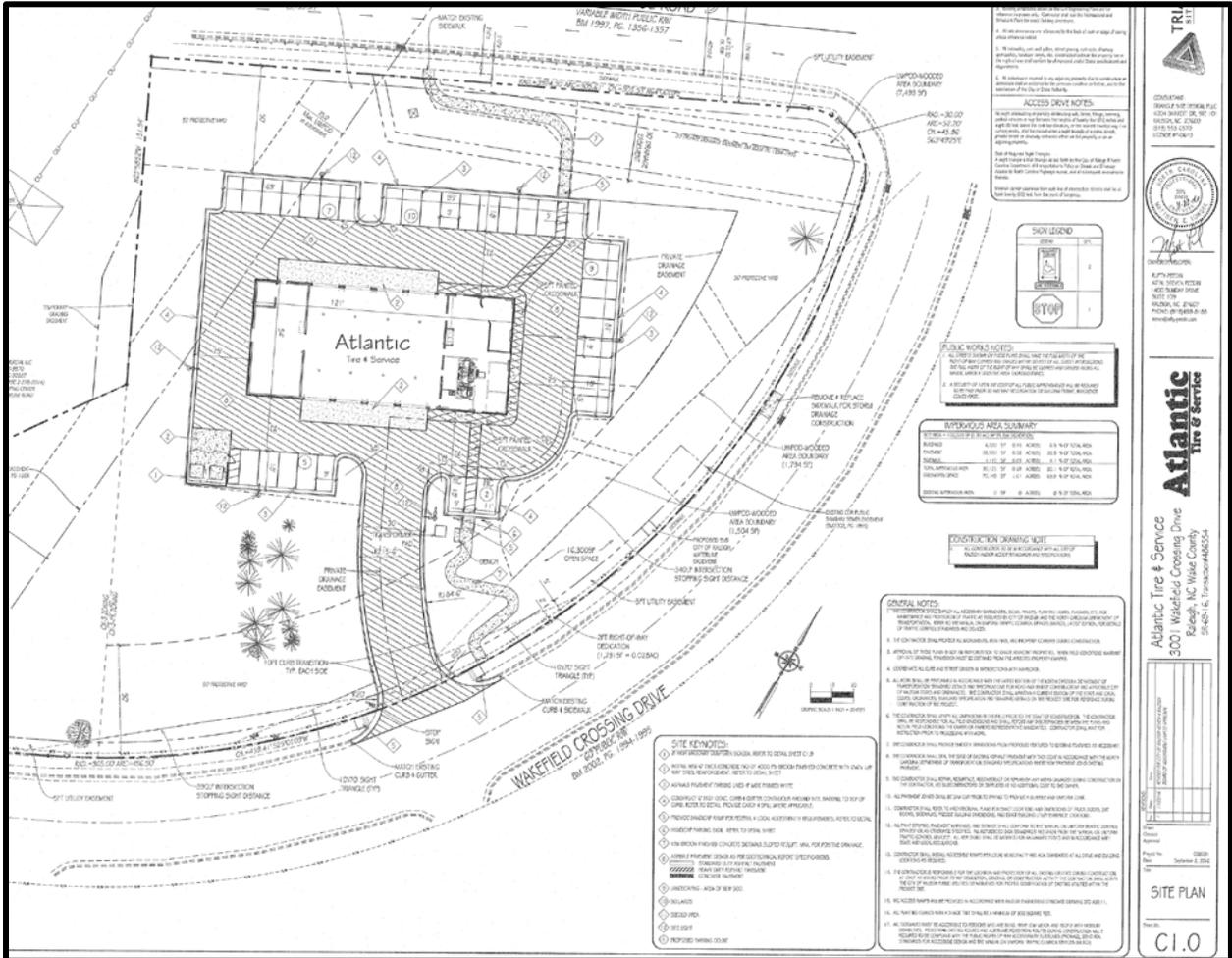
**CAC:** North

**Request:** Development of a 2.34 acre tract zoned CX-3 and Cx3-PK with Urban Watershed Protection Overlay District (UWPOD) into a 6,530 square foot, 19' tall general building type to be used for vehicle service.

**Cross-Reference:** A-125-16



SR-69-16 Location Map



SR-69-16 Preliminary Site Plan

<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	CX-3/CX-3-PK	<a href="#">2.1</a> , <a href="#">3.1</a>
<b>Overlay District:</b>	UWPOD (See Variance, below)	<a href="#">5.1</a>
<b>Parking:</b>	11 spaces required based on 1 per 600 square feet. 33 spaces provided. Per Section 7.1.2.D1 the stormwater detention system has been designed to detain stormwater runoff to pre-developed levels for the 2, 10, and 30 year storm events for the additional parking over 150% of required.	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	<u>Falls of Neuse</u> : Avenue 6-Lane, divided (r/w dedication required) <u>Wakefield Crossing</u> : Avenue 2-Lane, undivided (r/w dedication required)	<a href="#">8.4</a>
<b>Streetscape:</b>	Sidewalk and tree lawn required. 5' sidewalks exist on both streets. A fee-in-lieu of construction for 1' of sidewalk will be required along the entirety of the property's street frontage.	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	Site shows compliance with 50' building and parking setbacks required by the Parkway Frontage and 6' side and rear setbacks for a General building type.	<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 properties.	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	N/A; Not required for this use when not adjacent to residential.	<a href="#">7.2.4</a>
<b>Stormwater:</b>	This development is subject to the stormwater management regulations of Article 9.2. The site will comply with proposing compliance with water quality and water quantity regulations through a one-time buy down payment to NCEEP and through the use of a dry detention pond.	<a href="#">9.2</a>
<b>Tree Conservation:</b>	The subject parcel is larger than two acres in size and is subject to UDO Article 9.1 Tree Conservation. However, no trees eligible as tree conservation area exist on the property.	<a href="#">9.1</a>
<b>Variances, Design Adjustments, Administrative Alternates:</b>	A-125-16: Variance granted by the Board of Adjustment to the forestation requirements of the UWPOD. The variance was conditionally approved based on the proposed landscaping plan being implemented).	

**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

**Prior to issuance of a 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;

**Prior to issuance of building permits:**

4. 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;
5. 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;
6. 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;
7. That a fee-in-lieu of construction and planting is paid for 1' of sidewalk along the property's street frontage and any required street trees;
8. That ½ of the required right of way for Falls of Neuse Road (1/2 of 126') and Wakefield Crossing Drive (1/2 of 64') is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;

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

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;
10. That all plantings and landscaping is installed in accordance with the approved landscape plan and the conditions of A-125-16.

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Ken James (of for the) Date: 3/15/17

**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 12/19/16, submitted by Triangle Site Design.

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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:** 3/15/20

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.

A-125-16

13700 Wakefield Crossings Drive

**APPLICANT'S EXHIBIT # 5**

**AREAS TO BE PLANTED IN TREES PER UDO STANDARDS**

- |   |               |
|---|---------------|
| 1. "Landscape Area", N. Side, touching Duke Easement at NW corner | 2,630 sq.ft.  |
| 2. "Drainage Easement", excluding sidewalk                        | 3,840 sq.ft.  |
| 3. "Landscape Area: fronting FON                                  | 1,825 sq.ft.  |
| 4. "Landscape Area" fronting WCD                                  | 3,800 sq.ft.  |
| 5. "Landscape Area" fronting WCD                                  | 1,840 sq.ft.  |
| 6. "Landscape Area" fronting WCD                                  | 1,480 sq.ft.  |
| 7. "UWPOD Wooded Area" at southwest corner                        | 18,888 sq.ft. |

Total proposed tree- planted areas, exclusive of Duke Easement:

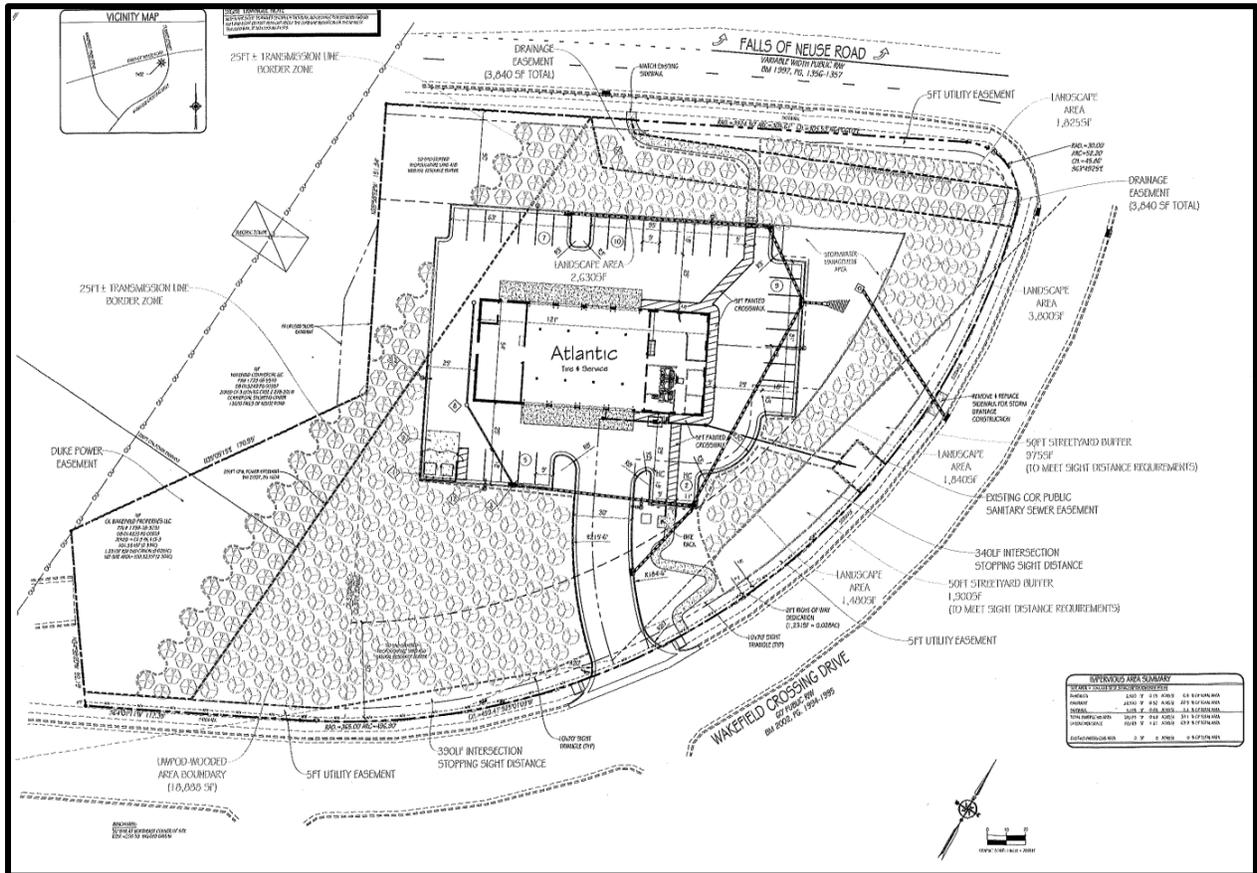
**34,303 sq.ft.**

8. Proposed planted area in Transmission Easement, (subject to planting approval by Duke- 12' max. height)

**(est) 7,300 sq.ft.**

**TOTAL OF ALL AREAS PROPOSED FOR TREES AND OTHER PLANTINGS:**

**41,603 sq.Ft.**



A-125-16 Exhibit 6