BIMMER PERFORMANCE CENTER
SR-69-2017

Zoning: IX-3-PL
CAC: North
Drainage Basin: Marsh Creek
Acreage: 2.8
Sq. Ft.: 11,520

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

Applicant: Taylor Blakely
Phone: (919) 870-1868
LOCATION: This site is located on the east side of Departure Drive and north of the intersection of Millbrook Road and Departure Drive. The address of the site is 5014 Departure Drive and the PIN number is 1726-04-0684.

REQUEST: Development of a 2.79 acre tract for an auto repair service center in a Industrial Mixed Use zone with a Parking Limited Frontage (IX-3-PL). The facility is 13,047 square feet which includes a enclosed drop off area, office and shop.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: This lot fronts on Departure Drive for access and the design adjustment requesting relief from block perimeter is due to the buildout of adjacent lots and the Neuse River Buffer within the rear of the property which limits any additional access from being provided.

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 Taylor Blakely of Blakely Design Group.

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. 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

2. A 100-year floodplain analysis to establish Zone A Base Flood Elevation shall be submitted and approved by the Engineering Services Department prior to the issuance of a mass grading permit or other site permit, whichever comes first.

    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

3. Obtain required stub and tree impact permits from the City of Raleigh.

    4. 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.

    5. 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

1. A Final Plat shall be recorded with the Wake County Register of Deeds office for all Subdivisions, Recombination's, Right-of-Way and/or Easement Dedications, and Tree Save Areas.

2. Provide fire flow analysis.

3. All maps for recording shall show area reserved for future greenway easement acquisition by the City.

ENGINEERING

4. Dedication of ½- 64’ right-of-way to the City of Raleigh is required along Departure Drive frontage and shall be shown on a map approved for recordation.

5. 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.

6. A construction surety for incomplete public improvements will be required based on 125% of construction costs and is to be paid and agreement approved

STORMWATER

19. Next Step: The flood prone areas, as approved by the City Stormwater Engineer, must be shown on the preliminary plan and shall be shown on the recorded map;

URBAN FORESTRY

20. A final inspection of required tree conservation areas by Urban Forestry staff must be completed.

21. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

Prior to issuance of building occupancy permit:

1. 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.

2. 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.

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

4. 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.
Administrative Approval Action
Bimmer Performance Auto Center: SR-69-17, AA#3740, Transaction# 525736

5. **Next Step:** Final inspection of all required Tree Conservation and right of way trees 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: 3-1-2021
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: 3/1/2017

Staff Coordinator: Daniel L. Stegall
SITE PLANS FOR
BIMMER PERFORMANCE CENTER
5014 DEPARTURE DRIVE

INDEX OF SHEETS

EXISTING CONDITIONS
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GRADING & DRAINAGE PLAN
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CONSTRUCTION DETAILS
STORM WORKSHEETS
SITE LIGHTING PLAN (Duke Energy)
RECORDED PLAT
PRELIMINARY BUILDING ELEVATIONS -A-1 & A-2

PREPARED BY
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SOLID WASTE SERVICES STATEMENT
THE SITE IS ELIGIBLE & SUBMITTED
THE REQUIREMENT FOR SERVICES WILL BE INCLUDED IN A SEPARATE CONTRACT
PRELIMINARY NOT FOR CONSTRUCTION
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL COUNTY AND CITY OF RALEIGH STANDARDS, SPECIFICATIONS, AND DETAILS