



Administrative Action

Administrative Site Review

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

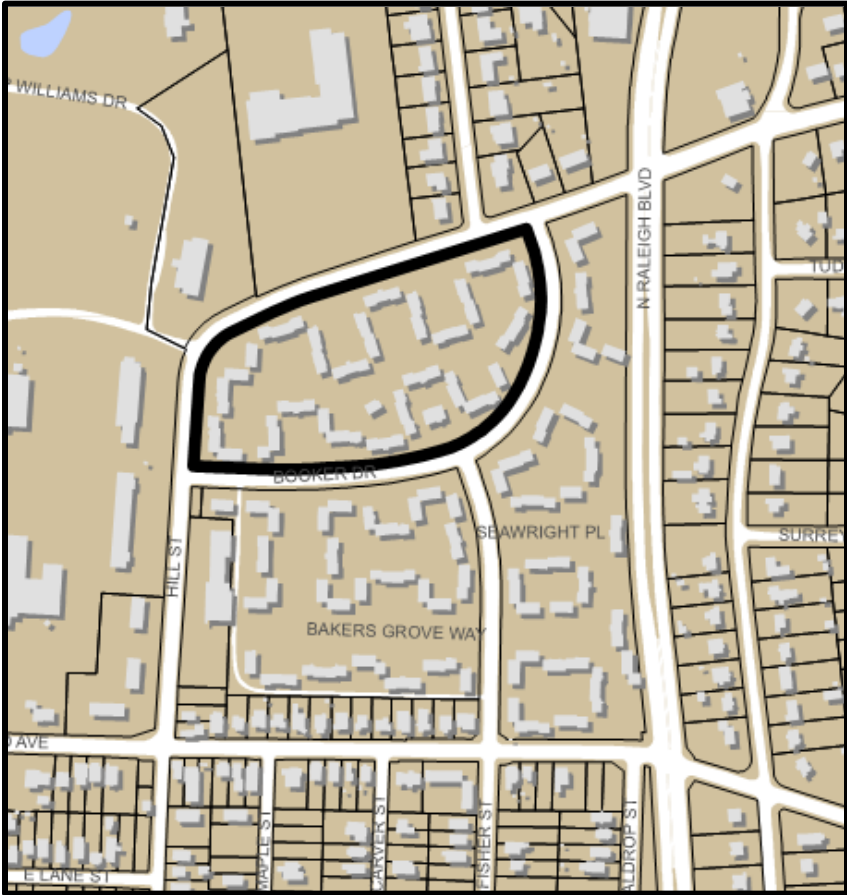
Case File / Name: SR-76-16 / Washington Terrace Day Care

General Location: This development is located on lot 2 of the Washington Terrace Subdivision (S-18-16). The site is located at the southwest corner of the intersection of Milburnie Road and a new public street being constructed as part of S-18-16. The entire site is zoned RX-3.

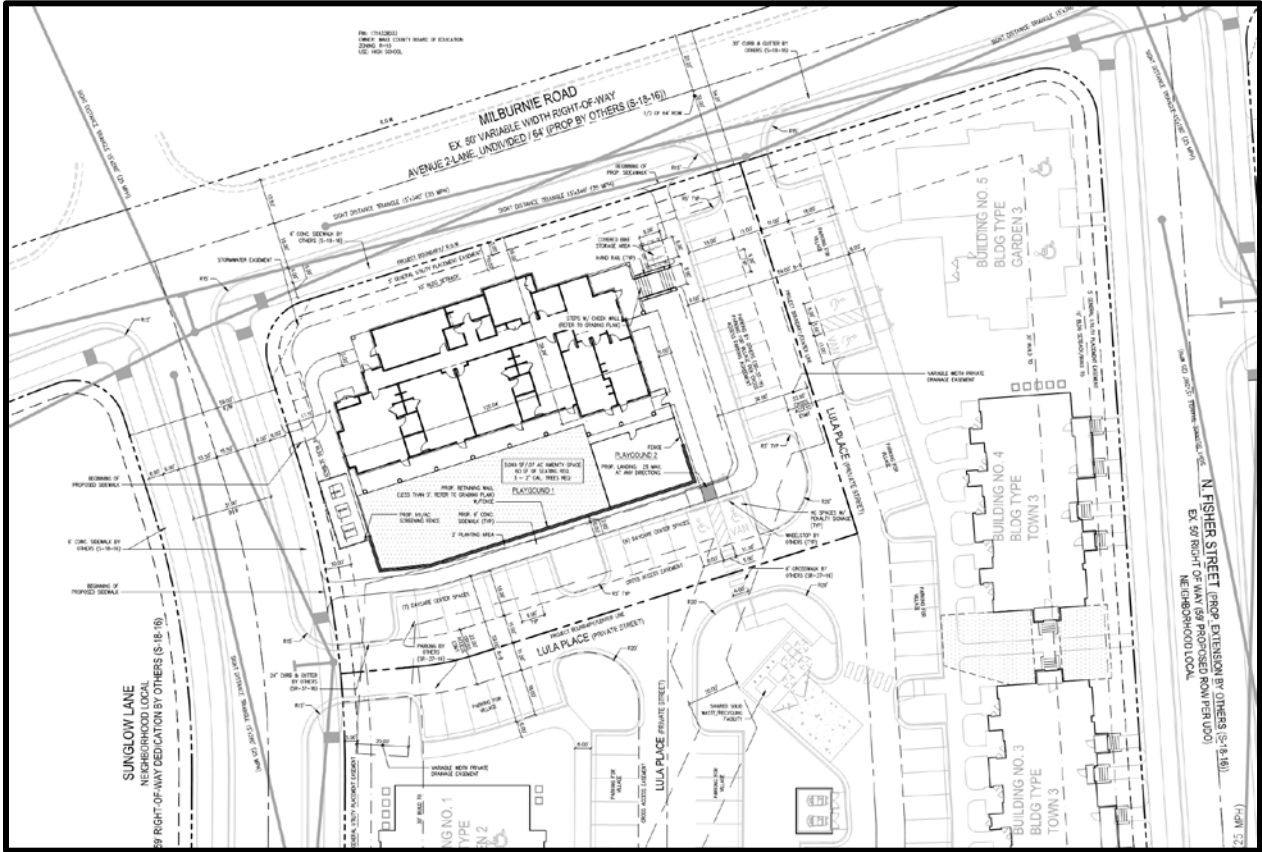
CAC: North Central

Request: Development of a .67 acre tract zoned RX-3 into a 5,910 square foot, 35' tall day care center (civic building type).

Cross-Reference: S-18-16 (this subdivision to create tracts for this development has not been recorded), SR-37-16 (23 parking spaces on lot 2 were approved under this plan).



SR-76-16 Location Map



SR-76-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	RX-3	2.1 , 3.1
Overlay District:	N/A	5.1
Parking:	1 space per 2 employees (19 employees) for a total of 10 spaces required. 13 spaces provided for the daycare. An additional 10 spaces are being provided for the adjacent development approved under SR-37-16. Cross access and shared parking agreements will be required.	7.1.2
Street Type(s):	Milburnie Road: Avenue 2-Lane, Divided Sunglow Lane: Neighborhood Local approved under S-18-16.	8.4
Streetscape:	Residential streetscape approved with 6' sidewalks and 6' planting strips under S-18-16.	8.5
Setbacks/Frontage:	Proposed building meets minimum 10' setbacks on primary and side streets and 6' setbacks on side and rear property lines.	3.4 , 3.2 , 2.2
Neighborhood Transitions:	N/A; no adjacent residentially zoned properties.	3.5
Transitional Protective Yards:	N/A; not required for Day Care Centers in Mixed Use Districts.	7.2.4
Stormwater:	This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. The site is utilizing a shared sand filter (lot 2) and underground detention (lot 1) to meet stormwater requirements for water quality and water quantity (See also SR-37-16).	9.2
Tree Conservation:	This project is proposing a fee-in-lieu for 1,547.9 square feet in accordance with S-18-16.	9.1

<p>Variances, Design Adjustments, Administrative Alternates:</p>	<p>A Special Use Permit is required for daycare centers in the RX district. The Board of Adjustment approved case A-126-16 on November 14, 2016.</p>	
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OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a land disturbance 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 the lot is recorded in accordance with the approved subdivision case S-18-16 and all conditions of approval of S-18-16 are met;

Prior to issuance of building permits:

3. 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;
4. That a cross access and shared parking agreement amongst lots 1 and 2 as shown on S-18-16 is approved by the Planning Department for recording in the Wake County Registry, and that a copy of the recorded agreement be returned to the City within 1 day of lot recording;
5. That an encroachment agreement for stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the private drainage system within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;

Prior to issuance of building occupancy permit:

6. 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;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Ken Baum (C. Hays)

Date:

4-4-17

Staff Coordinator:

Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

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 10/14/16, submitted by JDavis.

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: 4/4/2020

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date: 4/4/2021

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.