Zoning: IX-5
CAC: Mordecai
Drainage Basin: Pigeon House
Acreage: 5.11
Sq. Ft.: 29,480

Planner: Ryan Boivin
Phone: (919) 996-2681
Applicant: 1380 Capital Blvd LLC
Administrative Approval Action
Case File / Name: SR-78-17, Capital Boulevard Brewery
Transaction # 531079, AA # 3709

LOCATION: This site is located on the south side of Capital Boulevard, to the east of the intersection with Fairview Rd. The site address is 1380 Capital Boulevard, which is inside City limits.

REQUEST: Development of a 4.45 acre tract zoned IX-5 into a 29,480 square foot building for a brewery, warehouse, and restaurant/bar.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment was approved for block perimeter.

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 OBS Landscape Architects, dated December 4, 2017.

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. A 100-year floodplain analysis 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.

2. 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.

3. Prior to site permitting a nitrogen offset payment must be made to a qualifying nitrogen mitigation bank.

URBAN FORESTRY

4. Obtain required stub impact permits from the City of Raleigh.

5. 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.

6. 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

7. 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 Conservation Areas.

8. A demolition permit shall be obtained.

9. Provide fire flow analysis.

ENGINEERING

10. An offer of cross access agreement for a driveway connection on the southeast side of the site between the subject lot, PIN 1704756665, and the adjacent lot PIN 1704852906, 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.

STORMWATER

12. 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

13. A final inspection of required tree conservation and right of way tree protection areas by Urban Forestry staff must be completed.

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 public utility infrastructure improvements (water, sewer, reuse, storm drainage) 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: Final inspection of all required Tree Conservation areas 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: 1-25-2021
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: 1/25/2018

Staff Coordinator: Ryan Boivin
GENERAL LAYOUT NOTES:

1. This layout is subject to change. All dimensions and locations shown are approximate and not necessarily to scale. Final dimensions and locations shall be determined by the landscape architect.

2. All streets are subject to change. All elevations are approximate and subject to change. Final elevations shall be determined by the landscape architect.

3. All utilities and infrastructure are subject to change. All utilities and infrastructure shall be installed in accordance with the site plan and landscape architect's specifications.

4. All site furnishings such as benches, mailboxes, and trash cans are approximate and subject to change. Final site furnishings shall be determined by the landscape architect.

5. All construction details and specifications are subject to change. Final construction details and specifications shall be determined by the landscape architect.

6. All plant materials are subject to change. Final plant materials shall be determined by the landscape architect.