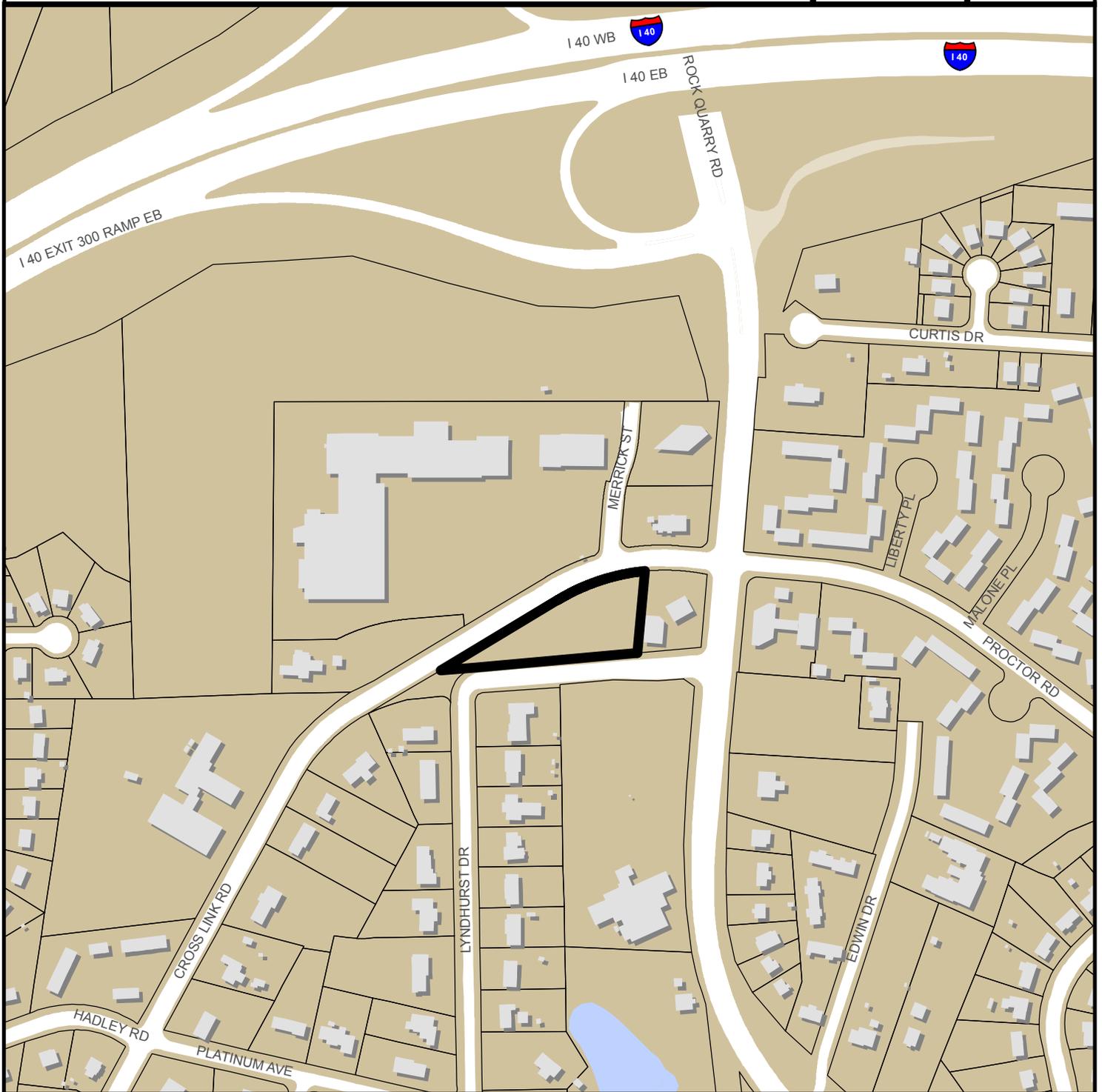


1600 CROSS LINK ROAD SR-82-2016



0 300 600 Feet

Zoning: **CX-3-PL**

CAC: **South**

Drainage Basin: **Walnut Creek**

Acreage: **1.21**

Sq. Ft.: **9,000**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Johnny Edwards**

Phone: **(919) 828-4428**





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-82-16, 1600 Cross Link Road

General Location: This site is located on the south side of Cross Link Road at the intersection of Cross Link Road and Merrick Street and is within the city limits.

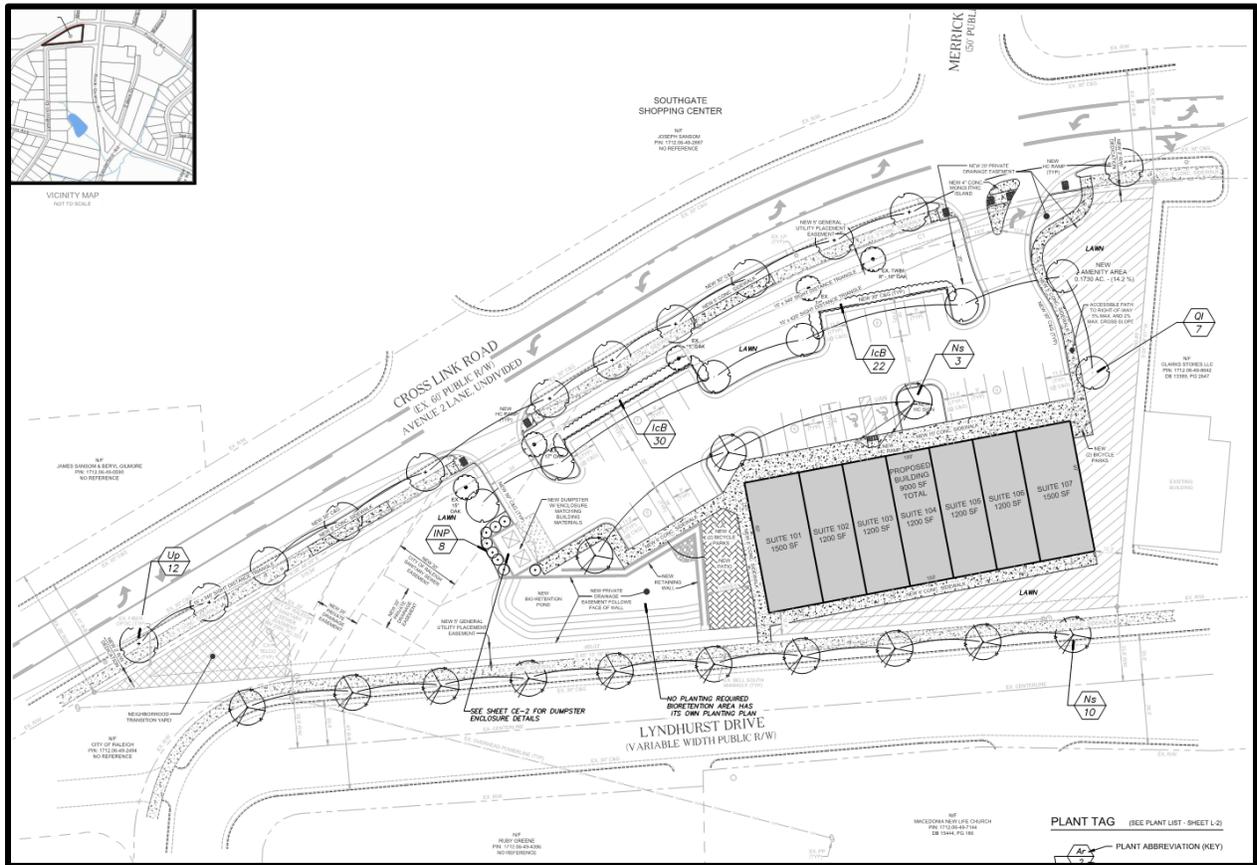
CAC: South

Request: Development of a 1.24 acre tract zoned CX-3-PL into a 9000 square foot, 20' 6" retail building.

Cross-Reference: TR# 490344, AAD 11-16, Public Works Design Adjustment



SR-82-16 Location Map



SR-82-16 Preliminary Site Plan



Planning and Development Director Action

Administrative Alternate Findings:

UDO Sec. 1.5.6.D. Administrative Alternate Findings

The Planning and Development Officer may in accordance with Sec. 10.2.17, reduce the build-to requirement, subject to all of the following findings:

1. The approved alternate meets the intent of the build-to regulations;
Staff response: The project contains a building located within the range of building placement and building width that supplements the existing street edge along Cross Link Road. The alternate provides flexibility for specific site design along Cross Link Road, allowing the building to meet the Build-to regulations along the longest property edge of an irregularly-shaped lot.
2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;
Staff response: The project conforms to several Comprehensive Plan policies, including LU 5.1, LU 7.4, T 5.10, and T 6.8.
3. The approved alternate does not substantially negatively alter the character defining street wall or establish a build-to pattern that is not harmonious with the existing built context;
Staff response: The project does not negatively alter the character defining streetwall or establish a development pattern that is not harmonious with the existing built context. The scale and design of the proposed building is similar to and reinforces the pattern of surrounding development along Cross Link Road.
4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and
Staff response: Pedestrian access is still maintained along Cross Link Road, and from the sidewalk on Cross Link Road to the proposed building within the development. The pedestrian access way from Cross Link Road also provides access to the amenity area proposed along Cross Link Road. A pedestrian access from the building to the sidewalk along Lyndhurst Drive to the south is also provided.
5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.
Staff response: The applicant is providing amenity areas in two locations that fall within the 100 foot Build-to range, one at the eastern edge of the property adjacent to Cross Link Road and the other directly adjacent to the western edge of the proposed building. Both will contain seating options.

Decision The Planning and Development Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance


Signature

1-19-17
Date

Code Conformance:		Code Section(s)
Zoning District:	CX-3-PL	3.1
Overlay District:	NA	5.1
Parking:	Required 1 space/300 sq. ft = 30 spaces Proposed 30 spaces. Bicycle Required (1 sp./5000 sq. ft., min. 4) = 4 Proposed = 4	7.1.2
Street Type(s):	Cross Link Drive = Avenue 2-Lane, Undivided Lyndhurst Drive = Neighborhood Street	8.4
Streetscape:	Commercial - along both Cross Link Road, and Lyndhurst Drive Crosslink Road – Extending the existing 5’ sidewalk with a proposed sidewalk of 5’ across the entire frontage of Cross Link Drive (such to match the existing sidewalk). A fee in lieu for 1’ of sidewalk width will be paid. A sufficient planting strip width (4.5’) exists and required 12 street trees are to be installed. ½ of 64’ right of way (2’) is required and is to be dedicated. Lyndhurst Drive – From back of curb, a sufficient planting strip exists (4.65’) for the installation of 10 street trees. A 5’ sidewalk exists running the width of the frontage along Lyndhurst. A fee in lieu for 1’ of additional sidewalk width will be paid.	8.5
Setbacks/Frontage:	Front 5’ Side 0 or 6’ Rear 0 or 6’	3.2,
Neighborhood Transitions:	Zone A, 20’ Type 2 Neighborhood Transition Yard Location – western corner of the parcel. The adjacent property to the southwest is zoned Residential-4.	3.5
Transitional Protective Yards:	C-3 yard proposed adjacent to parking along right of way. (7.1.7 B 4)	7.1
Stormwater:	Stormwater compliance with water quality and water quantity being shown with a bio-retention cell, one-time nitrogen offset payment and underground detention. The proposed Bio-retention area is serving as an amenity area. (7.2.6 b 1)	9.2

Tree Conservation:	The subject parcel is less than two acres. Compliance with UDO Article 9.1 Tree Conservation is not required.	9.1
Variances, Design Adjustments, Administrative Alternates:	<p>AAD 11-16 , (10.2.17) Approved reduction of the "Build To" requirement.</p> <p><i>The required build-to range is from 0 to 100 feet, and a minimum 50 percent building width coverage.</i></p> <p><i>Proposed is a 64 feet long screen wall built with compatible building materials and 88 total linear feet of outdoor amenity space, which would account for 12 percent and 16 percent, respectively, of build-to coverage. Together, with the building façade, screen wall, and outdoor amenity area, this would account for 56 percent build-to coverage.</i></p> <p>Public Works Design Adjustment has been approved allowing an alternative streetscape cross section for both Cross Link road, and Lyndhurst Drive..</p> <p><i>This design adjustment allows a reduction in the required 6' tree lawn behind the back of curb for both streets, as well as the existing 5' sidewalk to remain, portions of which will be removed and replaced due to condition. The remaining 1' of required width will be met via a fee in lieu.</i></p>	
Other:	Proposed City of Raleigh 30' Sanitary Sewer Easement	

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a mass 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 a fee in lieu for 1' of sidewalk width, for the entire width of Cross Link Rd and Lyndhurst Dive shall be paid to the City of Raleigh;
5. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including 5' sidewalk width in the right of way along Cross Link Road of streetscape trees along both Cross Link Road, and Lyndhurst Drive is paid to the Development Services Department;
6. That a tree impact permit is obtained from the City of Raleigh for street trees to be planted in the right of way;
7. 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;
8. 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;
9. 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;
10. That ½ of a 64 ' right of way and a general utility easement along Cross link Road, and a general utility easement along Lyndhurst Drive, are 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:

11. 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 Bann (C. Hoop) Date: 4-27-17

Staff Coordinator: Michael Walters

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 January 17, 2017, submitted by Chris Poole, JAECO.

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: 4/27/2020

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

4-Year Completion Date: 4/27/2021

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.