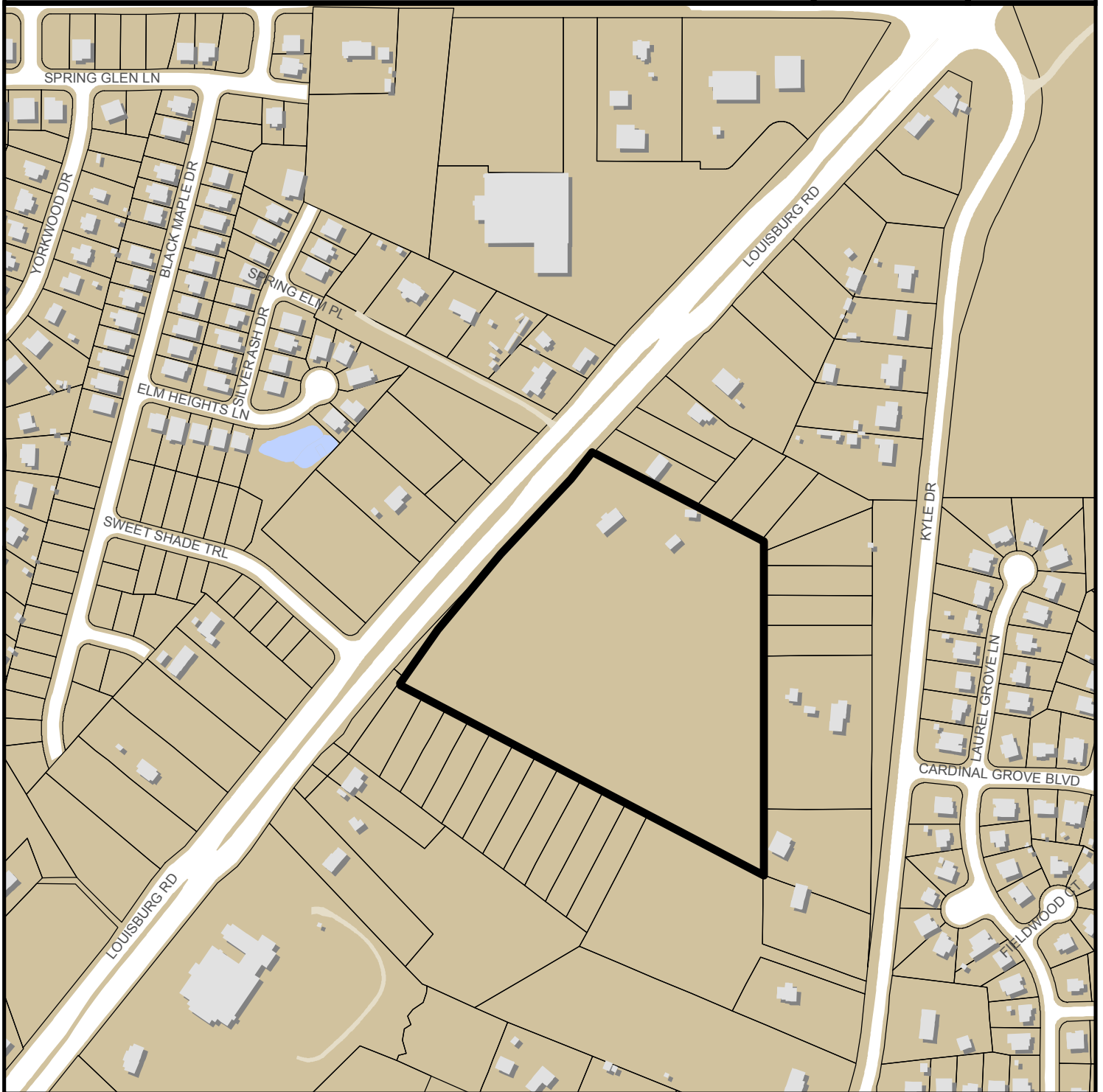


THE OASIS COMMUNITY PROJECT SR-27-2016



0 300 600 Feet

Zoning: **R-10-CU**
CAC: **Northeast**
Drainage Basin: **Beaverdam Creek**
Acreage: **2.5**
Lots sq. ft.: **16,014**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Yarhrib Oasis**
Phone: **919 537-2499**





Administrative Action Administrative Site Review

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

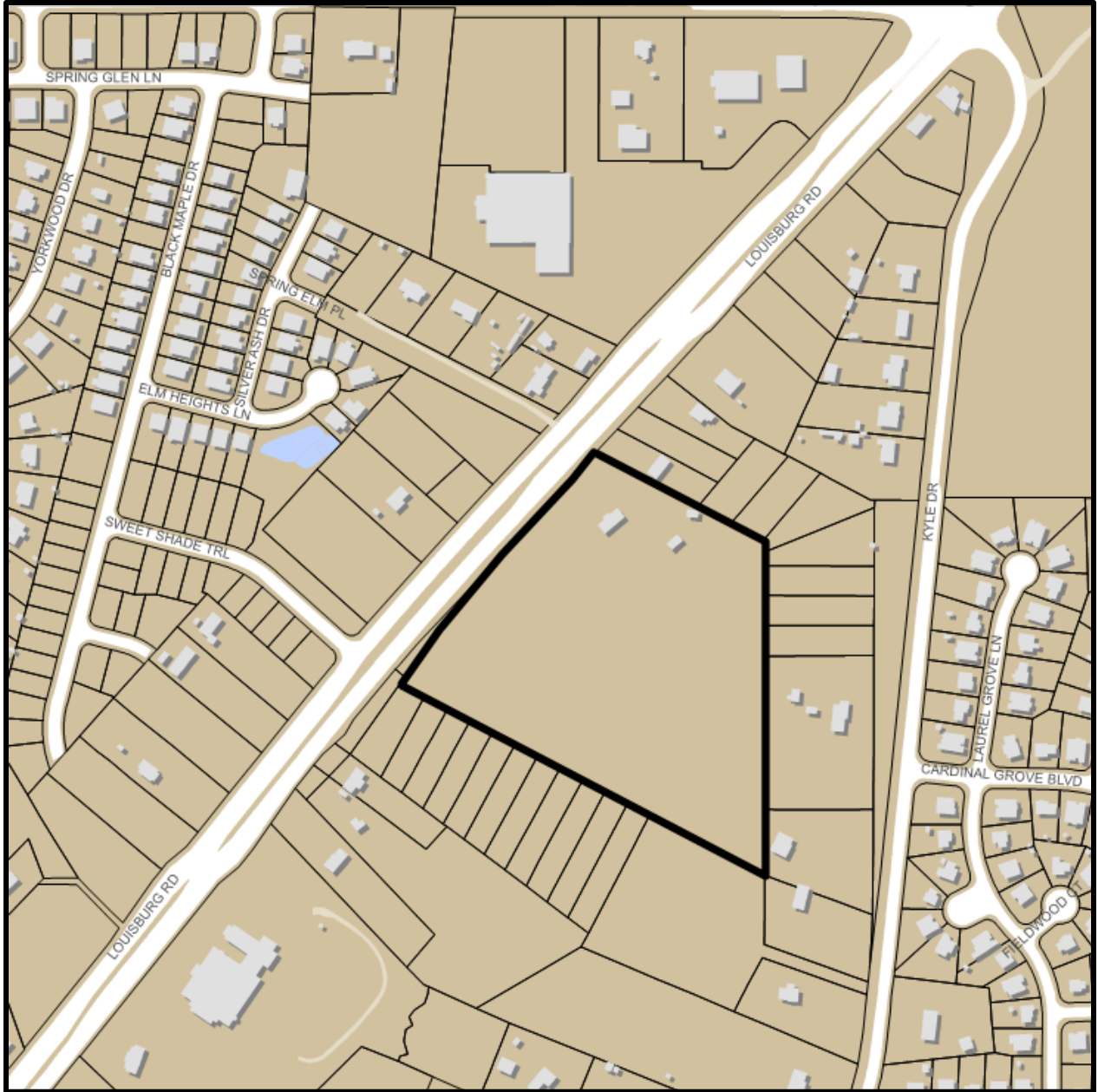
Case File / Name: SR-27-16, The Oasis Community Center

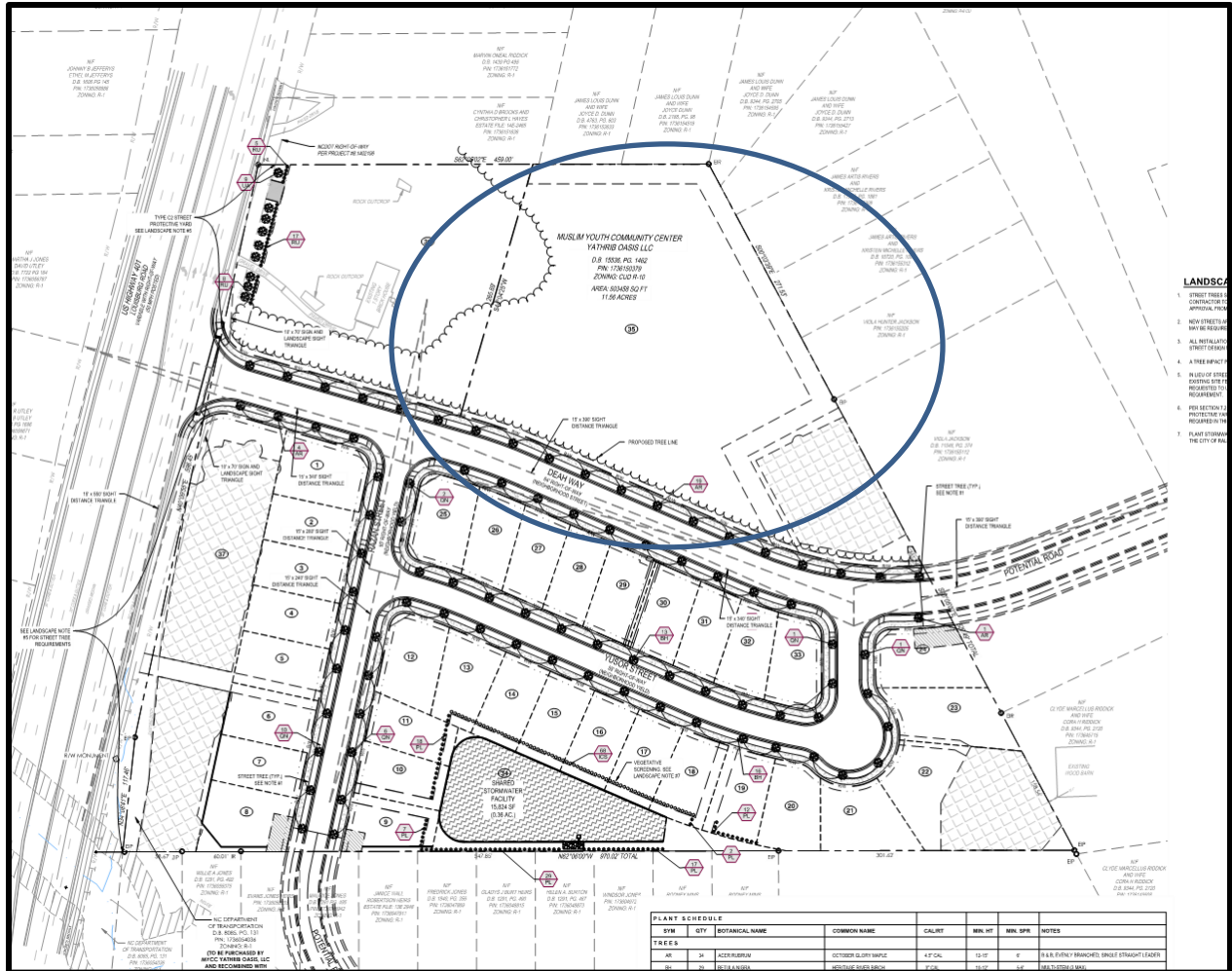
General Location: This site is located on the east side of Louisburg Road north of the intersection of Louisburg and Fox Roads, within the Oasis Subdivision (S-4-2015), outside of the city limits.

CAC: Northeast

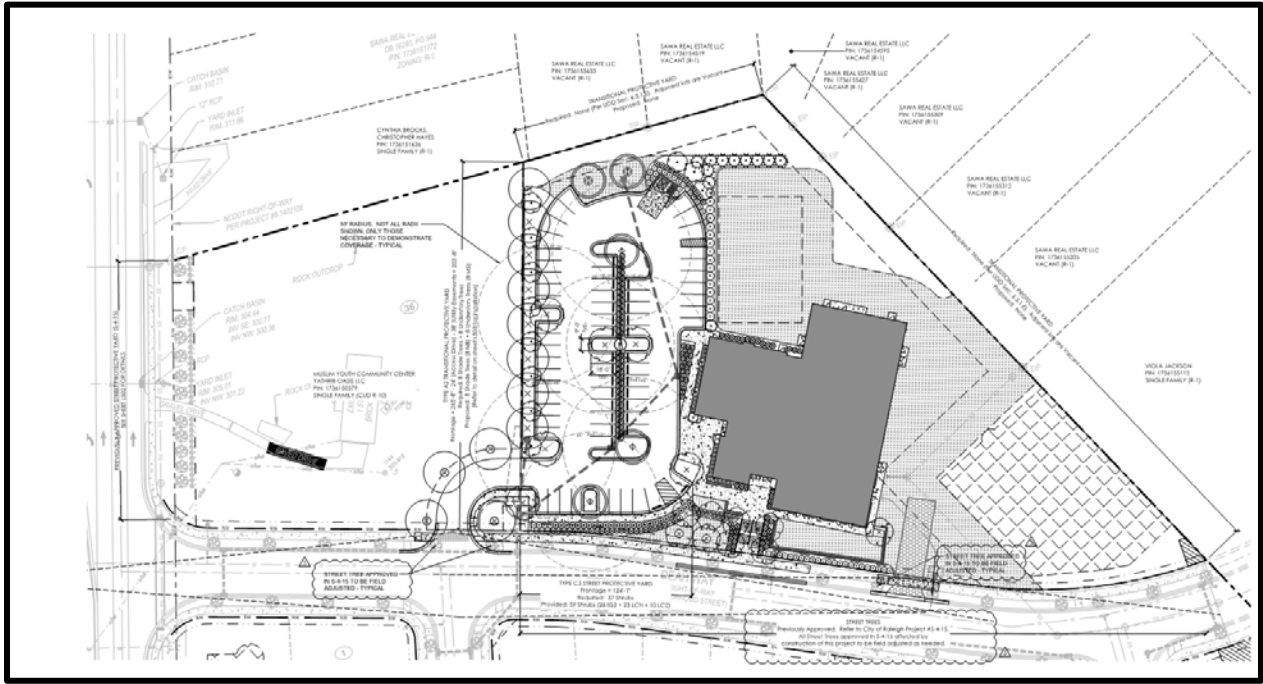
Request: Development of a 11.56 acre tract zoned Residential-10 Conditional Use into a 16,014 square foot, 35' tall two story Community Center. This 11.56 acre tract is one parcel of the Oasis Subdivision (S-4-2015) which is to be recorded prior to the issuance of building permits for this project.

Cross-Reference: Z-19-14, S-4-15, TR # 469042





SR-27-16 Location Map – Oasis Subdivision (S-4-2015)



SR-27-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	Residential-10, Conditional Use	2.1,
Overlay District:	NA	5.1
Parking:	Required 1 space/400 s.f. of gfa. = 41 (66 provided) Bicycle Required = 1 space/5000 sf of gfa (min. 4)	7.1.2
Street Type(s):	Neighborhood Street, (Deah Way)	8.4
Streetscape:	Residential Streetscape.	8.5
Setbacks/Frontage:	Front = 10' minimum Side = 10' minimum Rear = 20' minimum Frontage NA	2.2
Neighborhood Transitions:	NA	3.5
Transitional Protective Yards:	Eastern border adjacent to existing residential use = Type A2 Transitional Protective Yard (6.3.1 E) Northern border = NA Western border = NA (residential zoning , all vacant lots)	7.2.4
Stormwater:	This site is part of the S-4-15 The Oasis subdivision which utilizes a shared construction to meet stormwater quality and quantity regulations. Impervious surface restrictions for this parcel were made at the time of the subdivision. There are no flood hazard areas, no wetlands and no riparian buffers on this specific site.	9.2
Tree Conservation:	This project is part of the parent subdivision (S-4-15) requiring 10% or 1.16 acres for tree conservation. (9.1), and will be recorded with the Subdivision. The parent subdivision proposed 1.18 acres which is broken into: Primary: .659 acres Secondary: .518 acres	9.1
Variances, Design Adjustments, Administrative Alternates:		

Other:	Utilities, greenways, transit, infill, etc.	
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Ordinance (2014) 366ZC703, Effective: 11-5-14

Z-19-14 – Louisburg Road, located on the south side, between its intersection with Fox Road to the south and Spring Forest Road to the north, being Wake County PIN 1736150379. Approximately 11.56 acres are to be rezoned from Residential-1 (R-1) with Special Highway Overlay District -3 (SHOD-3) to Residential - 10 -Conditional Use (R-10-CU).
Conditions Dated: 09/23/14

1. No more than 75 dwelling units shall be permitted on the property.

Dwelling units are not associated with the development of this parcel

2. The property owners shall dedicate to the City a twenty foot (20') by fifteen foot (15') transit easement to support a bus stop along Louisburg Road in the southernmost portion of the property prior to subdivision or the issuance of building permit, whichever shall first occur.

As part of the parent subdivision to be recorded prior to issuance of building permits on this site

3. The subject property shall be limited to no more than one (1) accessway onto Louisburg Road.

As part of the parent subdivision to be recorded prior to issuance of building permits on this site

4. Prior to approval of a subdivision or the subject property the property owner shall submit to the City Attorney's office a restrictive covenant allocating the permitted dwelling units between the proposed lots or parcels of land. Once approved by the City Attorney's office as to form and substance, the property owner shall cause the restrictive covenant to be recorded in the Wake County Registry prior to the recording of the first subdivision plat. The restrictive covenant and the allocation of dwelling units between the various lots or parcels of land may be amended with the approval of the City Attorney's office and the owners of all of the property subject to this zoning case, however reconfigured. A copy of the restrictive covenant shall be provided to the Planning Director, or his designee, with reference to zoning case Z-19-14 and the relevant subdivision number within thirty (30) days of recording in the Wake County Registry.

As part of the parent subdivision to be recorded prior to issuance of building permits on this site

**OFFICIAL ACTION: Approval with conditions
(in conjunction with the Oasis Subdivision (S-4-2015))**

**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 125% of the cost of clearing, grubbing and reseeding a site and the stormwater device, shall be paid to the City;
2. That the lot for this community center is recorded in accordance with S-4-15;

Prior to issuance of building permits:

3. That a nitrogen offset payment must be made to a qualifying mitigation bank;
4. That a cross access and shared driveway agreement between the proposed lots 35 and 36 of The Oasis Subdivision (S-4-2015), proposed to be purchased by Yathrib Oasis LLC, is approved by the Planning Department for recording in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department within 1 day of lot recording;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ker Brown (P. Hays) Date: 3-27-17

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 12/16/2016, submitted by Jose Rodriguez, DHM Design.

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: 3/27/2020

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

4-Year Completion Date: 3/27/2021

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.