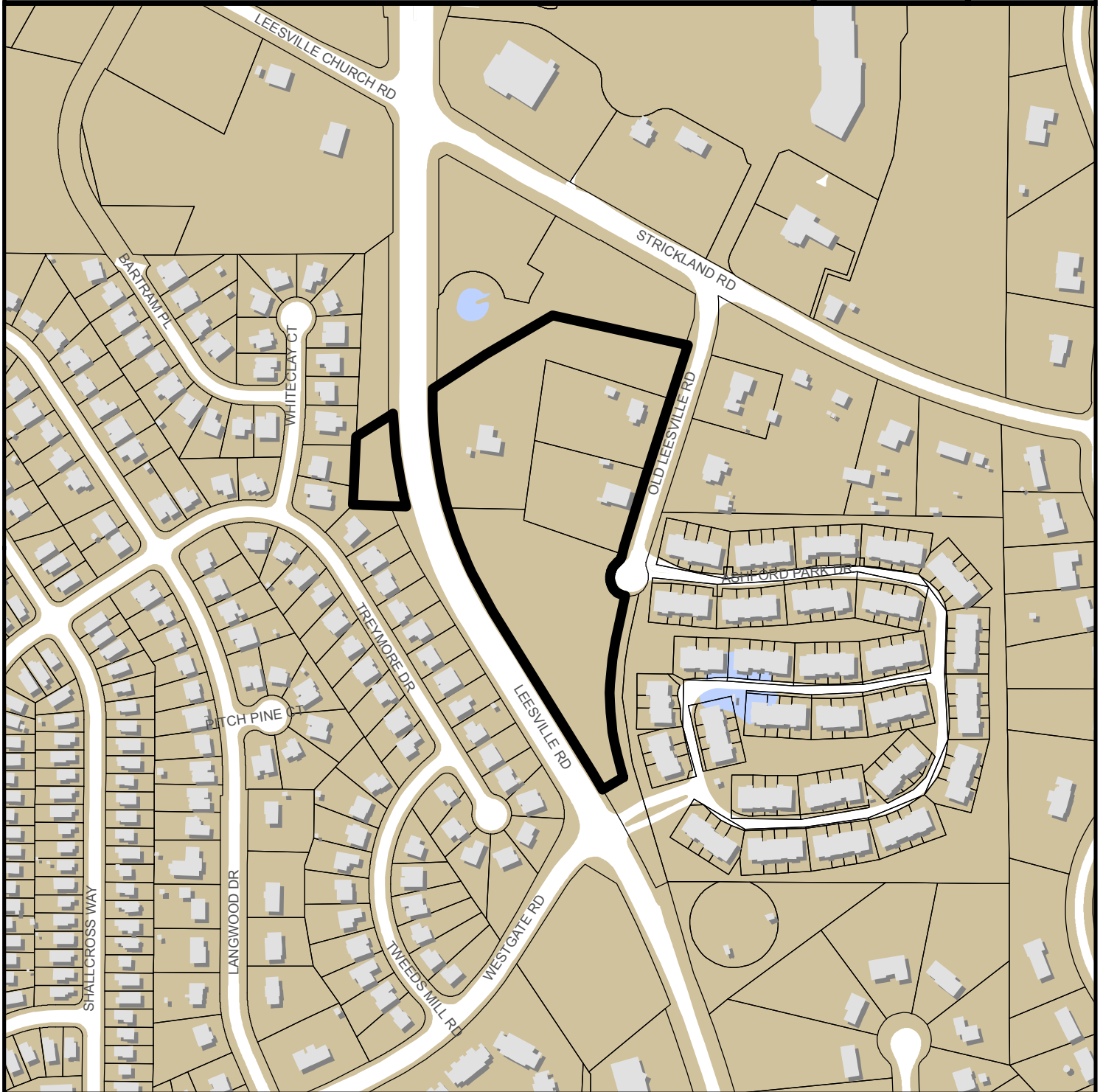


LEESVILLE ROAD MARKET PLACE SR-81-2016



0 300 600 Feet

Zoning: **NX-3-CU**
CAC: **Northwest**
Drainage Basin: **Sycamore**
Acreage: **7.78**
Sq. Ft.: **63,000**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Michael Kaney**
Phone: **(919) 845-3950**





Administrative Action Administrative Site Review

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

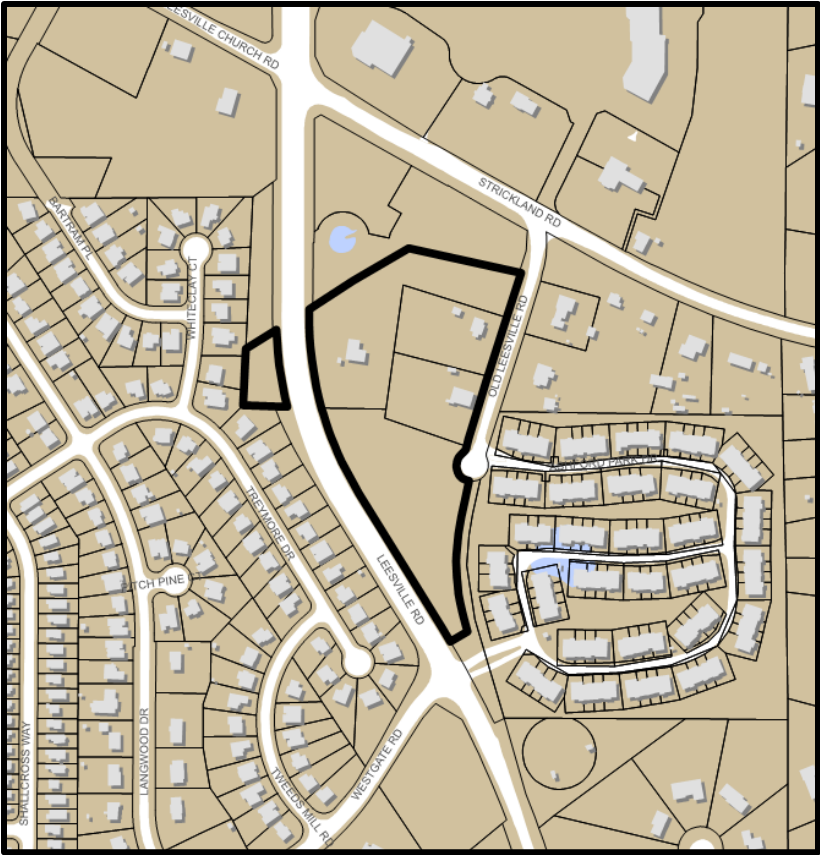
Case File / Name: SR-81-16 / Leesville Road Marketplace

General Location: This site is located between Leesville Road and Old Leesville Road, south of Strickland Road, outside the city limits.

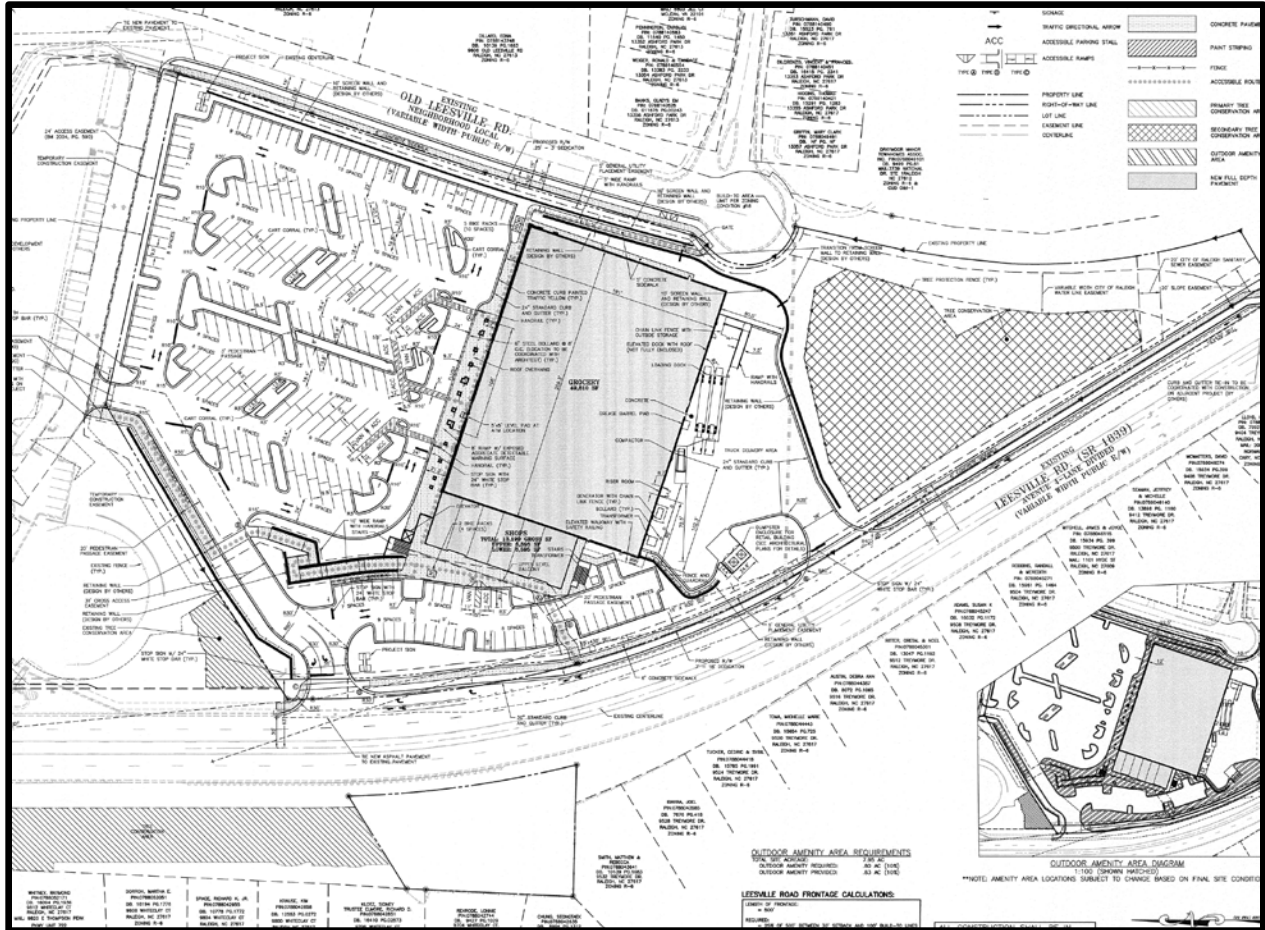
CAC: Northwest

Request: Development of four parcels totaling 7.78 acres into two 'general' building types with 63,000 total square feet of retail uses.

Cross-Reference: Z-6-16



SR-81-16 Location Map



SR-81-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	NX-3-CU	2.1 , 3.1
Overlay District:	N/A	5.1
Parking:	210 spaces required (1/300 square feet). 254 spaces provided.	7.1.2
Street Type(s):	Leesville Rd: Avenue 4-Lane, divided Old Leesville Rd: Neighborhood Local	8.4
Streetscape:	Sidewalk and Tree Lawn	8.5
Setbacks/Frontage:	Site complies with setbacks and build-to requirements of 3.2.5 and zoning conditions of Z-6-16	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 this use.	7.2.4
Stormwater:	Site is subject to Stormwater Control Regulations under Article 9.2 of the UDO. Site will utilize underground detention tank to meet runoff control requirements. Site will satisfy water quality regulations with 2 underground sand filters and a buydown payment.	9.2
Tree Conservation:	This Site Review proposes 10.7% of the net site area as tree conservation area which is made up of 0.577 acres of primary TCA and 0.235 acres of secondary TCA.	9.1
Variances, Design Adjustments, Administrative Alternates:	Administrative Alternate (AAD-10-17) granted for alternate compliance with transparency requirements of Section 1.5.9.	

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a land disturbing permit for the site:

1. That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas;
2. 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:

3. 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;
4. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

5. That ½ of the required right of way for Leesville Road and Old Leesville Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
6. That Infrastructure Construction Plans are approved;
7. That Tree Impact Permits are obtained;
8. That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract;
9. That a demolition permit be issued and this building permit number be shown on all maps for recording;
10. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
11. 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;

12. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of the stormwater devices shall be paid to the City;
13. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including street trees on Old Leesville Rd and Leesville Rd is paid to the Development Services Department;
14. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
15. That approval from NCDOT is obtained for planting street trees in the right-of-way of Leesville Road, or a C2 yard is provided, or a fee-in-lieu is provided;
16. That a demolition permit be issued and this building permit number be shown on all maps for recording;
17. That all conditions of Z-6-16 are complied with;
18. That all conditions of AAD-10-17 are complied with;
19. That the public access easement is approved by the City and recorded in the Wake County Register of Deeds;

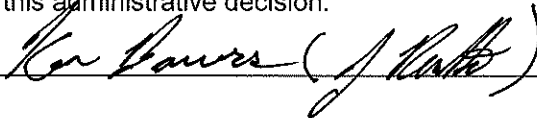
Prior to issuance of building occupancy permit:

20. 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.)



Date: 5/26/17

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 4/12/17, submitted by McAdams.

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: 5/26/2020

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.

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.