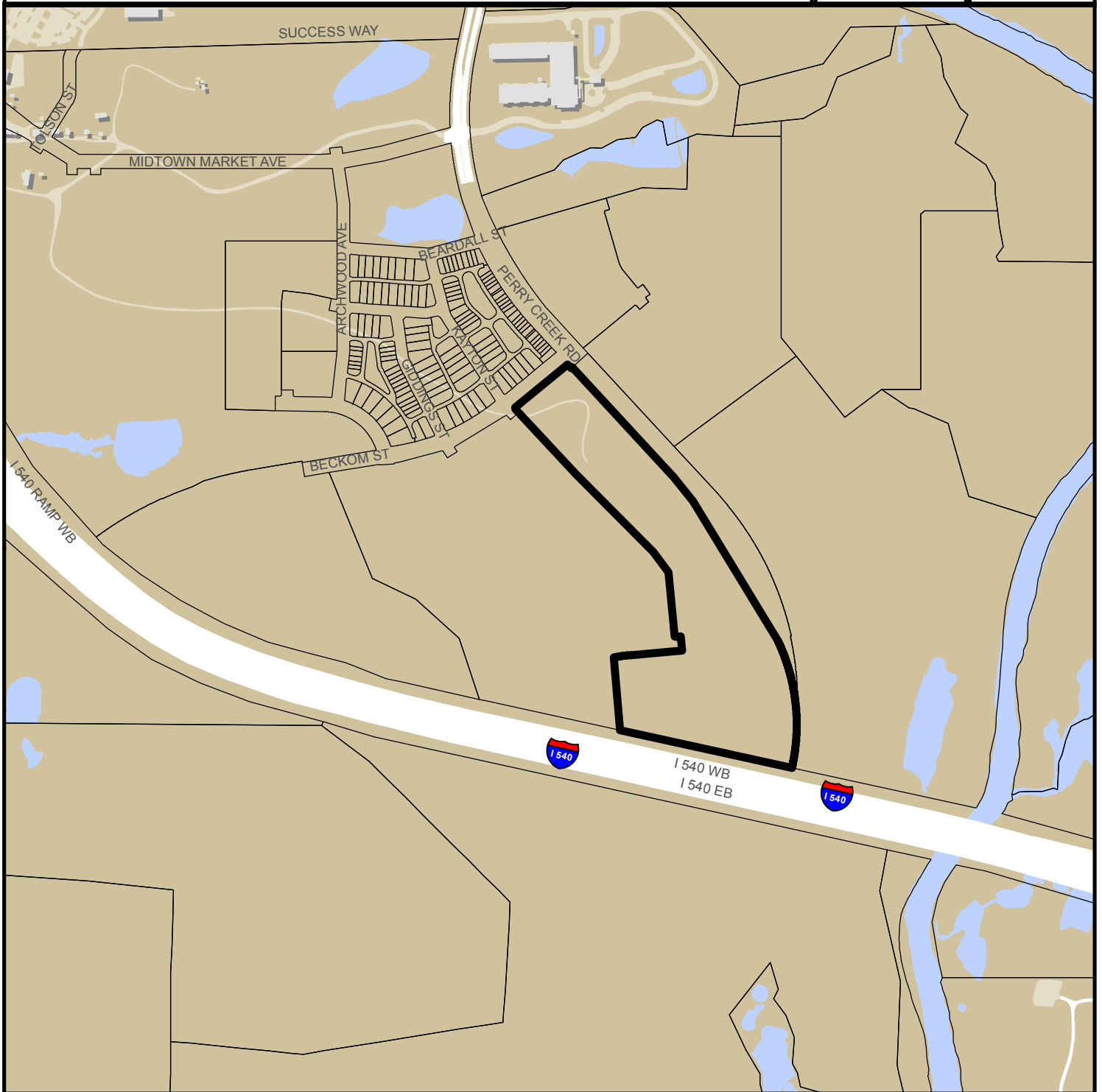


5401 NORTH AMENITY SR-104-2016



0 300 600 1,200 1,800 Feet

Zoning: **PD, SHOD-1**

CAC: **Forestville**

Drainage Basin: **Neuse**

Acreage: **1.2**

Number of Lots: **1**

Planner: **Martha Lobo**

Phone: **(919) 996-2664**

Applicant: **Fred Boone**

Phone: **919-361-5000**





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-104-16 / 5401 North Amenity

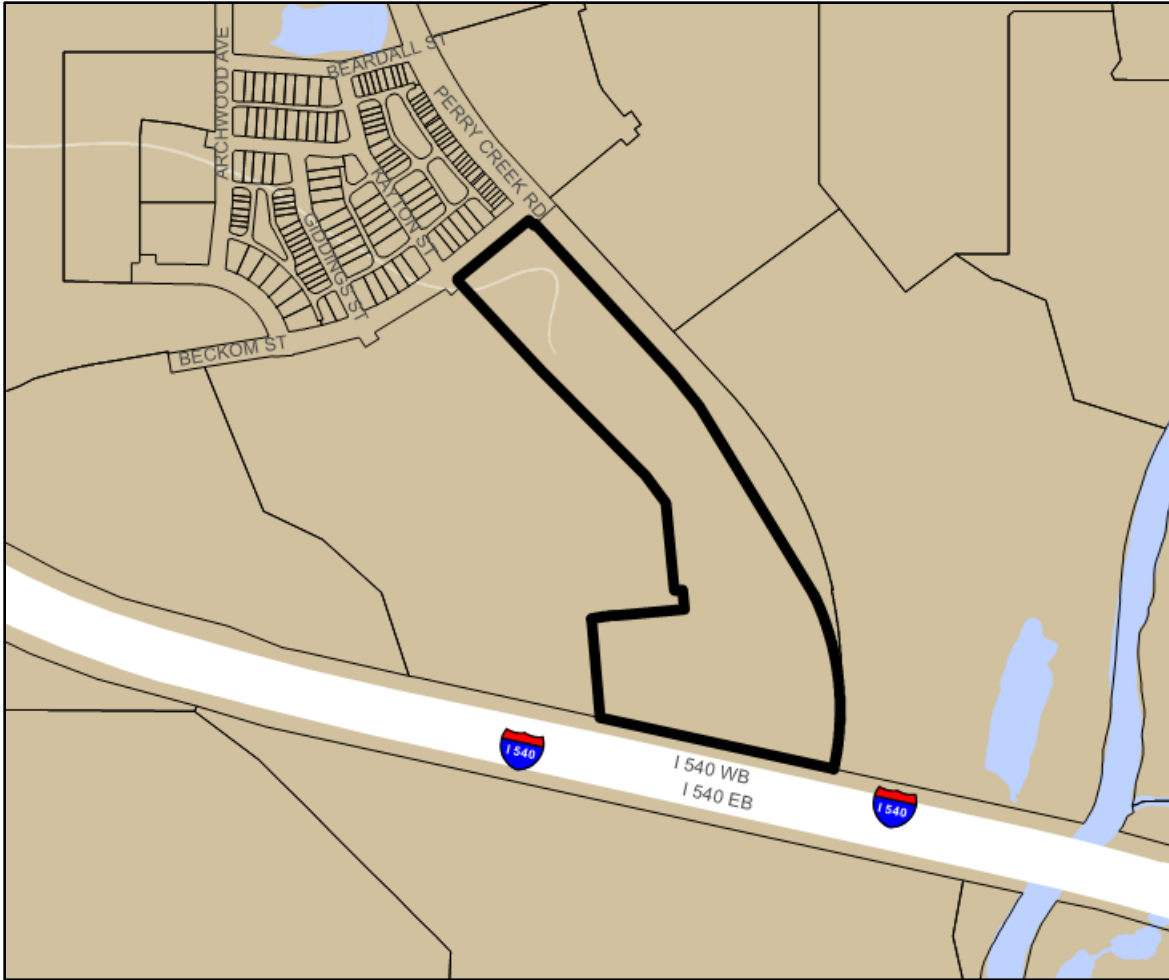
General Location: This site is located on the north side of Interstate 540, specifically at the intersection of Beckom Drive and Perry Creek Road, outside the City limits.

CAC: Forestville

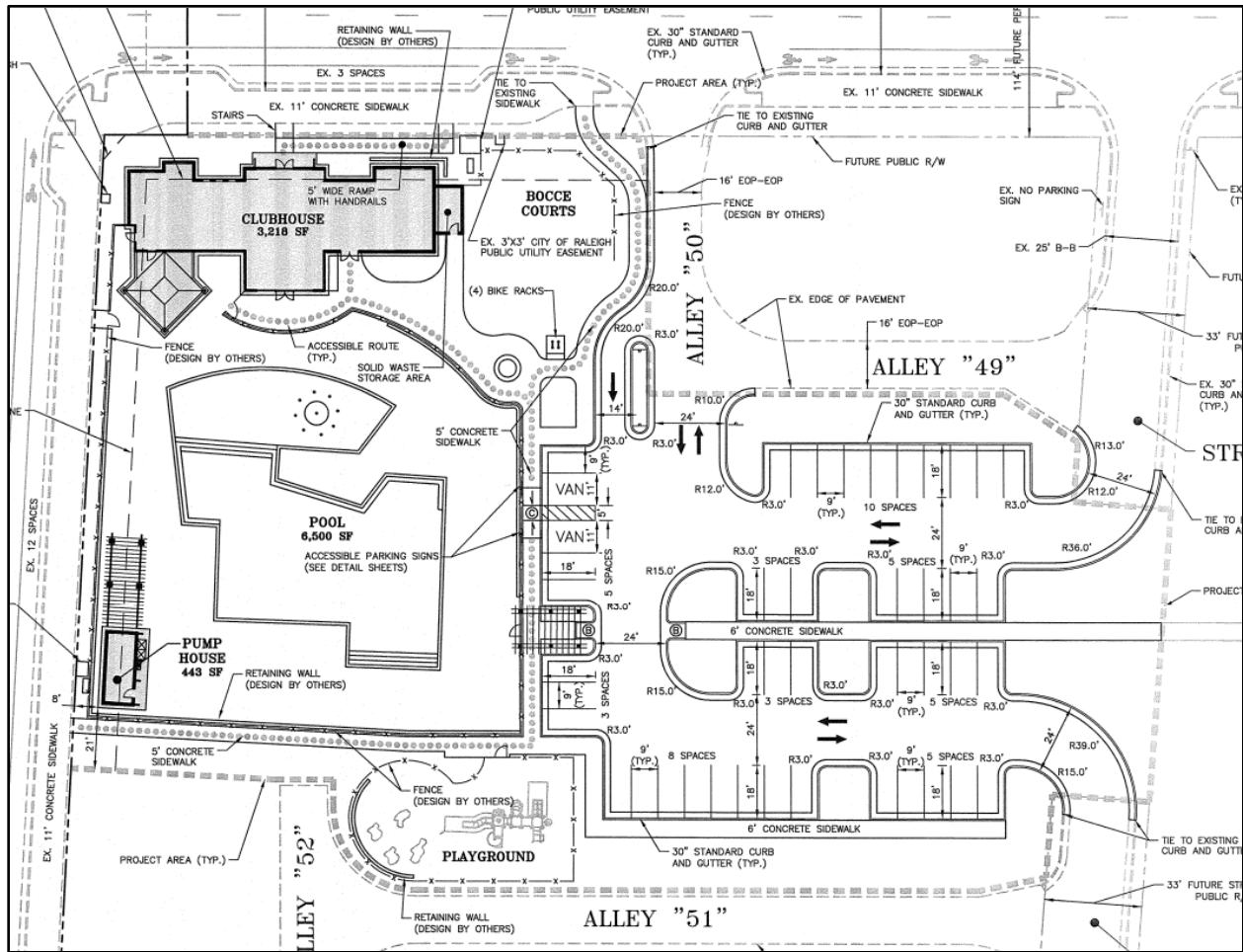
Request: Development of one general building type to serve as a clubhouse with an associated swimming pool, bocce courts and playground. Approximately 1.64 acres of a 51.61 acre tract of land, known as Lot 20, as currently shown in BM 2016 PG446-551. Note the 1.64 acre parcel this development will occupy has not been recorded at the time of this approval although the preliminary subdivision plan for this tract has been approved (case S-53-14 / 5401 North-Lot 20). Also, note that prior to issuance of a land disturbance or building permits, the final plat for case S-53-14/5401 North-Lot 20 & Lot 21 shall be mapped and recorded. This site is zoned Planned Development District and SHOD-1.

- Development Standards of Planned Development / Transect Zone T-5 (Urban Center Zone) of MP-1-2010 / SHOD-1
- Constructing a 3,218 square foot, 28 foot tall general building type (clubhouse)
- Accessory Uses & Structures to include a clubhouse, swimming pool, bocce courts and playground

Cross-Reference: MP-01-2010, S-53-14/AA # 3275



SR-104-16 Location Map



SR-104-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	Planned Development/T-5 (Urban Center Zone) of MP-1-2010	4.1
Overlay District:	SHOD-1	5.1
Parking:	45 parking spaces required based on the approved Master Plan, which allows a 45% reduction in parking spaces required by Raleigh City Code Part 10, Chapter 10-2081. 47 parking spaces are being provided.	7.1.2
Street Type(s):	Streets approved per existing Master Plan MP-1-10	8.4
Streetscape:	Streetscape approved per existing Master Plan MP-1-10	8.5
Setbacks/Frontage:	Setbacks in compliance with Transect Zone T5 of MP-1-10	3.4 , 3.2 , 2.2
Neighborhood Transitions:	N/A; there are no adjacent residentially zoned parcels	3.5
Transitional Protective Yards:	N/A; not required for this use.	7.2.4
Stormwater:	The site area for the 5401 North Amenity was accounted for with the previously approved stormwater package for the 5401 North site. No new stormwater management facilities or TN offset payment required.	9.2
Tree Conservation:	Tree Conservation areas were previously approved with MP-1-10, BM 2012 PG 638-640	9.1
Variances, Design Adjustments, Administrative Alternates:	N/A	
Other:	A Special Use Permit will be required for the proposed 6,500 square foot swimming pool.	6.7.3.G.5. , 10.2.9.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

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

1. That all conditions of approval for subdivision case S-53-14 shall be met and a final plat for S-53-14 / 5401 North-Lot 20 & 21 shall be mapped and recorded;

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:

2. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeded a site, shall be paid to the City;
3. That Infrastructure Construction Plans are approved by the City of Raleigh for the proposed streets;

Prior to issuance of building permits:

4. That a Special Use Permit be approved for the proposed swimming pool;
5. That all conditions of approval for subdivision case S-53-14 shall be met and a final plat for S-53-14 / 5401 North-Lot 20 & 21 shall be mapped and recorded;
6. That in accordance with Part 10A Section 8.1.3., a surety equal to 125% of the cost of development related improvements, including streetscape trees is paid to the Engineering Services Department;
7. That Infrastructure Construction Plans are approved by the City of Raleigh, including a tree impact permit, and street lighting plan;
8. That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;

I hereby certify this administrative decision.

Signed: (Planning Director) Kenneth Boushey Date: 7/14/17
(RB)

Staff Coordinator: Martha Y Lobo

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 5/3/2017, submitted by McAdams Company.

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: 7-14-2020

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.