



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-9-14 / Athens Drive Soccer Stadium

General Location: This site is located west of Athens Drive, north of its intersection with Avent Ferry Road.

CAC: Southwest

Request: Development of a new 2,500 seat soccer stadium on the Athens Drive High School Campus. The 20.8 acre tract is zoned Residential-10 with Special Residential Parking Overlay. Proposal will also include support facilities and additional parking. Note a Special Use Permit for the stadium was approved by the Board of Adjustment on August 11, 2014 (case A-57-14).

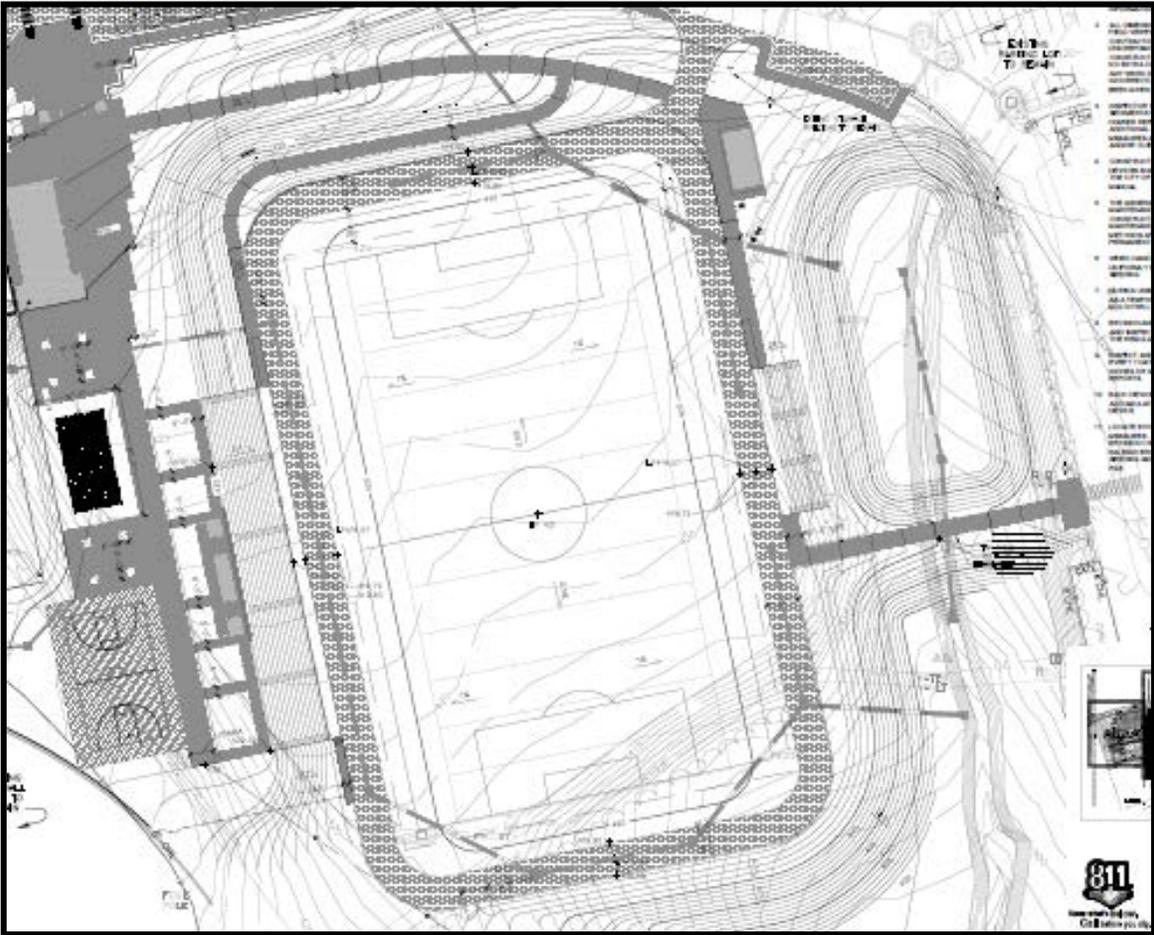
Design Adjustment: N/A

Administrative Alternate: N/A

Contact: KC Underwood, Anegram Studios

Cross-Reference: N/A





Site Layout

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF
APPROVAL:

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever occurs first:

- (1) That a nitrogen offset payment must be paid to a qualifying mitigation bank;
- (2) That a tree conservation permit for the tree conservation areas to be relocated be approved by the Forestry Specialist in the Planning Department;
- (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;

Prior to issuance of building permits:

- (4) That an amended tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas being relocated per the approved tree conservation permit in compliance with Chapter 9 of the Unified Development Ordinance;
- (5) 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 maps for recording as private drainage easements;
- (6) 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;
- (7) That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (8) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of the stormwater device shall be paid to the City;
- (9) That sediment and erosion control permits are obtained from NCDEMLR;
- (10) That the final plans for building permit issuance show conformity with all applicable conditions of approval for the Special Use Permit approved by the Board of Adjustment (case A-57-14).

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (S. Barton) Date: 1-14-15
Staff Coordinator: Stan Wingo

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SITE REVIEW 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 12/22/14, submitted by KC Underwood.

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: 1/14/2018

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

4-Year Completion Date: 1/14/2019

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.

FACILITY FEES

REIMBURSEMENT: If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.