



Administrative Approval Action

Case File / Name: ASR-0009-2020
Fifth Third Bank at Five Points

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located on the south side of Fairview Road, west of Glenwood Avenue at 1641 Glenwood Avenue.

REQUEST: Demolition of an existing building and development of a 2,400 sf proposed bank on a 0.44 acre tract zoned NX-3-UG. Site includes 2,154 sf of right-of-way dedication leaving a net area of .39 acres/17,019 sf.

Site includes the following design and variance approvals by the Board of Adjustments:

BOA-0020-2020: Variance for Neighborhood Transition Yards, Build-to, Raleigh Street Design -Driveway Spacing and Drive-Thru placement design.

A-20-20: Design Alternates - Driveway design

A-23-20: Design Alternate - Landscaping and Street Tree placement

AAD-11-20: Administrative Alternate Design to Build-to requirements and amenity area.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated September 17, 2020 by McAdams.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. The Most Restrictive Grade structure height calculation is revised in accordance with UDO Sec.1.5.7.A.

Engineering



Administrative Approval Action

Case File / Name: ASR-0009-2020
Fifth Third Bank at Five Points

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

2. This plan submittal shows plantings in the public right of way not previously shown. There are shrubs shown in the vicinity of the street trees. For the plantings that are not street trees, an encroachment submittal within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
3. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.
4. A Traffic Control and Pedestrian (TCPED) Plan must be approved and a right-of-way occupancy permit must be obtained from Right-of-way Services for any construction activities within the right-of-way.

Stormwater

5. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

General

1. A demolition permit shall be obtained.
2. Comply with all conditions of BOA-0020-2020, A-20-20, A-23-20 and AAD-11-20.

Engineering

3. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).



Administrative Approval Action

Case File / Name: ASR-0009-2020
Fifth Third Bank at Five Points

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes (7) understory street trees along Glenwood Ave.
6. A public infrastructure surety for (7) understory trees along Glenwood Ave. shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

The following are required prior to issuance of building occupancy permit:

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.
2. All street lights and street signs required as part of the development approval are installed.

Stormwater

3. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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: October 14, 2023

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.



Administrative Approval Action

Case File / Name: ASR-0009-2020
Fifth Third Bank at Five Points

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

I hereby certify this administrative decision.

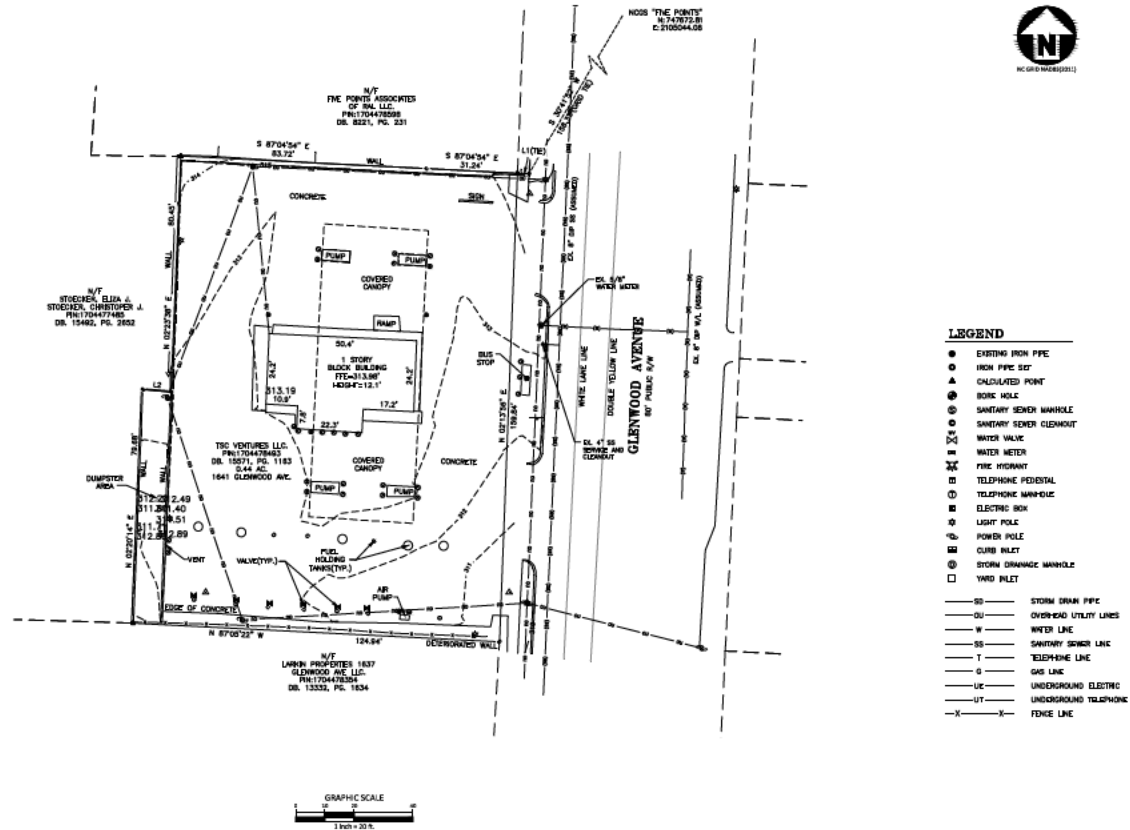
Signed: Alysia Bailey Taylor Date: 10/14/2020
Development Services Dir/Designee
Staff Coordinator: **Jermont Purifoy**

GENERAL NOTES:

1. BEARINGS FOR THIS SURVEY ARE BASED ON NC GRID NAD 83 COORDINATES
2. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
3. ZONING: NC-3-10
4. AREA BY COORDINATE GEOMETRY
5. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEPICTED BY F.E.A.A. FIRM COMMUNITY RISK, 83720170000 DATED MAY 02 2006.
6. RECORDS: DE. 15571 PG. 1183, OF THE WAKE COUNTY REGISTRY.
7. UTILITY LOCATION

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EXCEPT AS SHOWN OR OTHERWISE THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED THEREAFTER. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LINE TABLE		
LINE	BEARING	DISTANCE
11	S 87°04'34" E	3.81
12	S 88°23'09" E	9.82



ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSION OF THE CITY OF RALEIGH, SPECIFICATIONS AND DETAILS.

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION



The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919. 828. 4300
fax 919. 361. 2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

EAST WEST PARTNERS
3450 ENVIRON WAY
CHAPEL HILL, NC 27517

**FIFTH THIRD BANK
AT FIVE POINTS**
ADMINISTRATIVE SITE REVIEW
1641 GLENWOOD AVE
RALEIGH, NORTH CAROLINA

REVISIONS

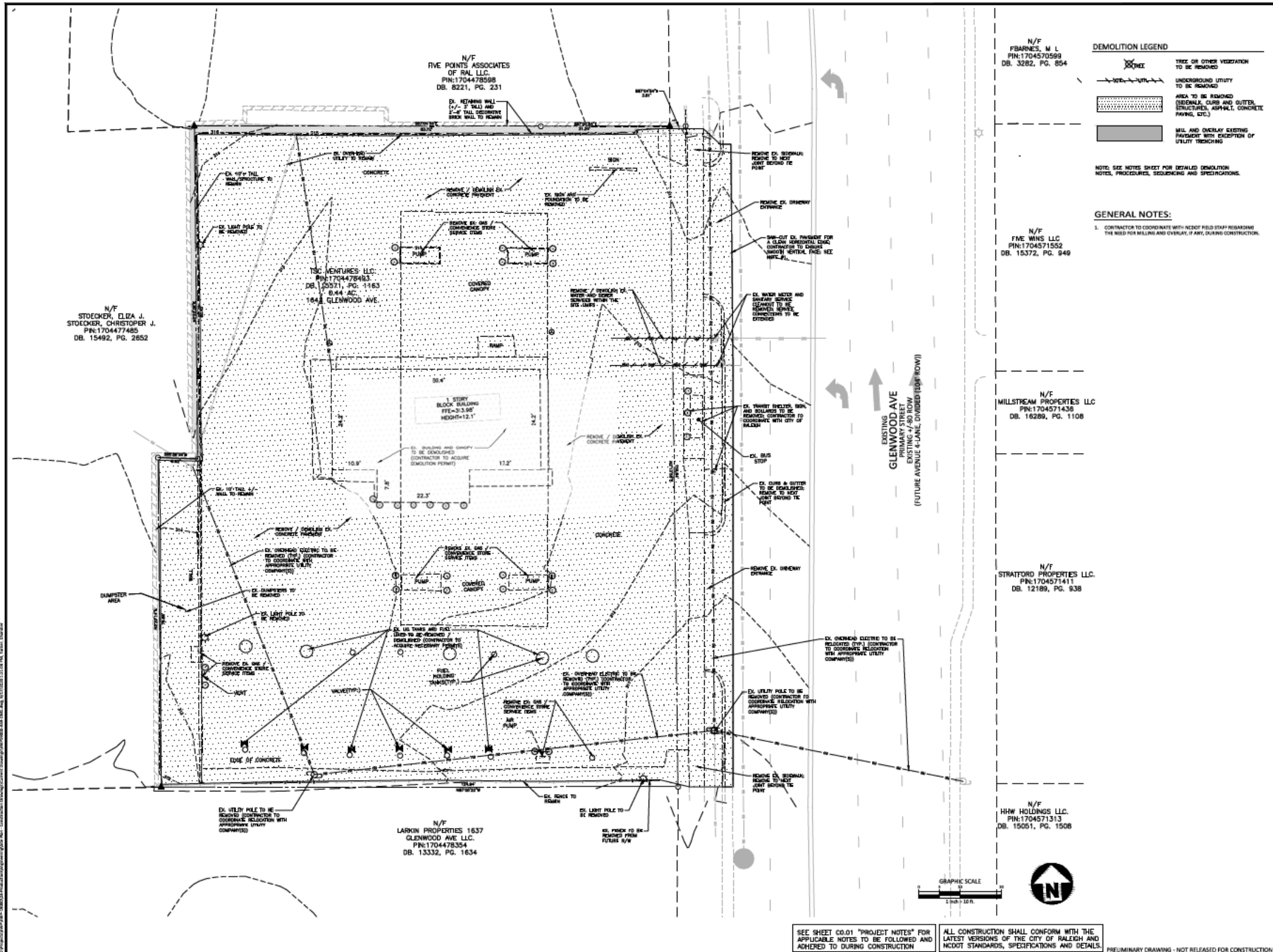
NO DATE

PLAN INFORMATION

PROJECT NO. EWP-19000
FILENAME: EWP19000-XCT
CHECKED BY CT
DRAWN BY JRS
SCALE 1"=20'
DATE 09.17.2020

SHEET

EXISTING
CONDITIONS
C1.00



McADAMS

The John R. McAdams Company, Inc.
One Glenwood Avenue
Suite 201
Raleigh, NC 27603
phone 919.829.4300
fax 919.361.2269
license number: C-0293, C-187
www.mcadamsco.com

CLIENT

1841 GLENWOOD AVENUE, LLC
2235 GATEWAY ACCESS POINT #201
RALEIGH, NORTH CAROLINA 27607
PHONE: 919.780.5446

**FIFTH THIRD BANK
AT FIVE POINTS
ADMINISTRATIVE SITE REVIEW
1641 GLENWOOD AVE
RALEIGH, NORTH CAROLINA**

PLAN INFORMATION

PROJECT NO. EWP-19000
FILENAME EWP19000-ASR-OM1
CHECKED BY CHT
DRAWN BY JRB
SCALE 1"=10'
DATE 09.17.2020

DEMOLITION PLAN

C1.01

**FIFTH THIRD BANK
AT FIVE POINTS
ADMINISTRATIVE SITE REVIEW
1641 GLENWOOD AVE
RALEIGH, NORTH CAROLINA**

SITE LEGEND

	SODGE
	WIND LIGHTS
	LIGHT POLE
	POWER POLE
	TRAFFIC DIRECTIONAL ARROW
	ACCESSIBLE PARKING STALL
	VAN ACCESSIBLE PARKING STALL
	PARKING SPACE COUNT
	ACCESSIBLE RAMP
	ACCESSIBLE ROUTE
	PHASE LINE
	RIGHT-OF-WAY LINE
	LOT LINE
	EXISTING RIGHT-OF-WAY LINE
	CENTERLINE
	CONCRETE

OUTDOOR AMENITY AREA LEGEND

	AMENITY AREA
LOT AREA	= 12,618 SF
REQUIRED AMENITY AREA (5% OF LOT AREA)	= 1,922 SF
PROVIDED AMENITY AREA:	
AREA #1	= 830 SF
AREA #2	= 1,780 SF
AREA #3	= 947 SF
TOTAL PROVIDED	= 3,557 SF (28.2%)

BUILD-TO REQUIREMENTS:

PROVIDED:	REQUIREMENTS:
GLENWOOD AVE (PRIMARY STREET): 159.84 LF	GLENWOOD AVE (PRIMARY STREET): 159.84 LF
GLENWOOD AVE (PRIMARY STREET): 112 LF (75% OF 150 FT)	GLENWOOD AVE (PRIMARY STREET): 112 LF (75% OF 150 FT)
ENCLOSED BUILDING FACADE: 44.9 LF	ENCLOSED BUILDING FACADE: 44.9 LF
TOTAL: 44.3 LF (29.2%)	TOTAL: 44.3 LF (29.2%)

ALTERNATE BUILD-TO REQUIREMENTS:

PROVIDED:	REQUIREMENTS:
GLENWOOD AVE (PRIMARY STREET): 159.84 LF	GLENWOOD AVE (PRIMARY STREET): 159.84 LF
GLENWOOD AVE (PRIMARY STREET): 112 LF (75% OF 150 FT)	GLENWOOD AVE (PRIMARY STREET): 112 LF (75% OF 150 FT)
ENCLOSED BUILDING FACADE: 44.9 LF	ENCLOSED BUILDING FACADE: 44.9 LF
AMENITY: 11.6 LF	AMENITY: 11.6 LF
TOTAL: 120.2 LF (75.2%)	TOTAL: 120.2 LF (75.2%)

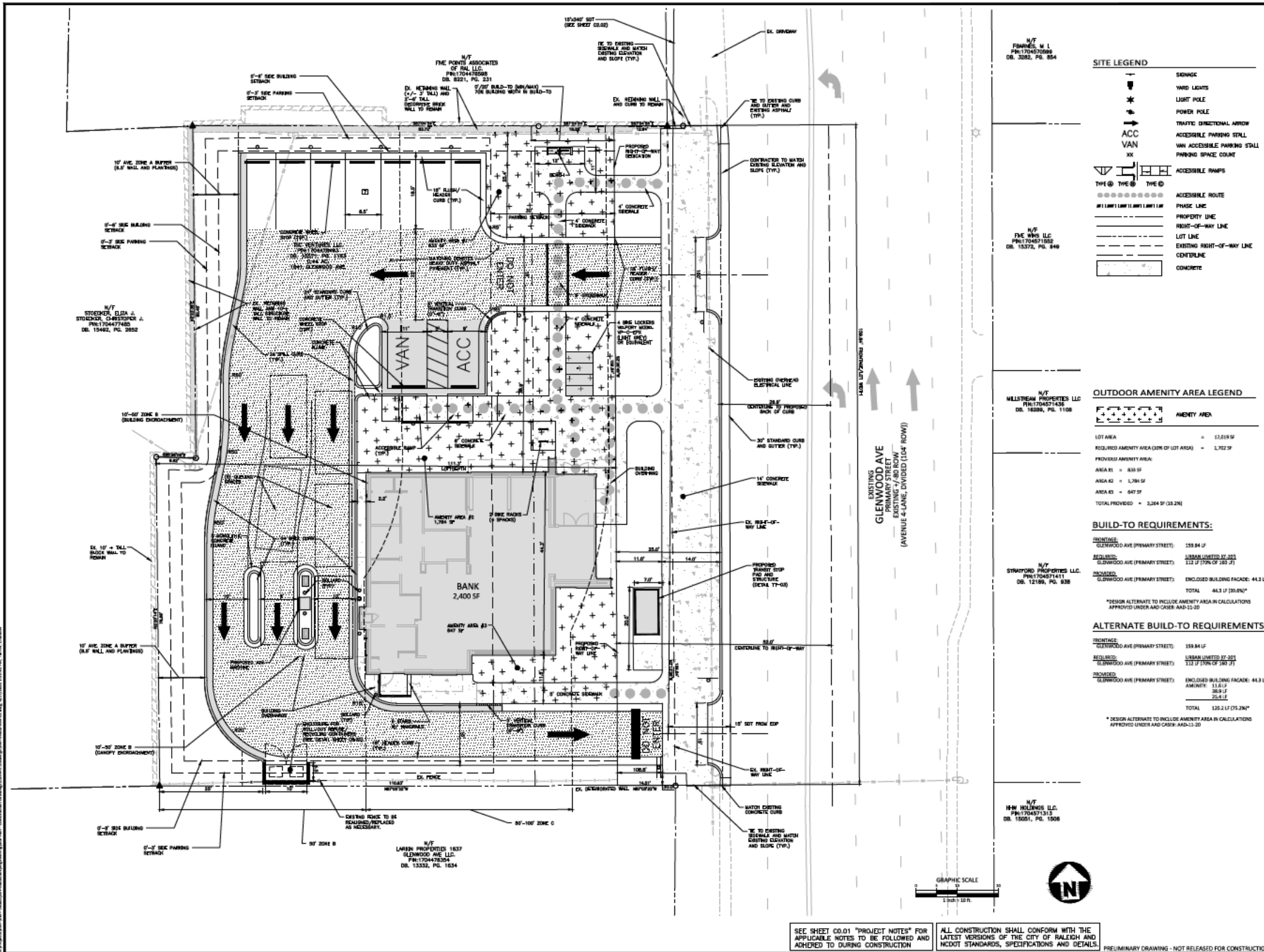
* DESIGN ALTERNATE TO INCLUDE AMENITY AREA IN CALCULATIONS APPROVED UNDER AND CASE: AND-11-02

PLAN INFORMATION

PROJECT NO.	EWP-19000
FILENAME	EWP19000-ASR-S1
CHECKED BY	CHT
DRAWN BY	JRB
SCALE	1"=10'
DATE	09.17.2020

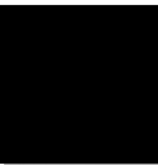
SITE PLAN

C2.00



SEE SHEET C0.01 "PROJECT NOTES" FOR APPLICABLE NOTES TO BE FOLLOWED AND ADHERED TO DURING CONSTRUCTION
ALL CONSTRUCTION SHALL CONFORM WITH THE LATEST VERSIONS OF THE CITY OF RALEIGH AND NCDDOT STANDARDS, SPECIFICATIONS AND DETAILS.
PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

**FIFTH THIRD BANK
AT FIVE POINTS
ADMINISTRATIVE SITE REVIEW
1641 GLENWOOD AVE
RALEIGH, NORTH CAROLINA**



95 DATE:

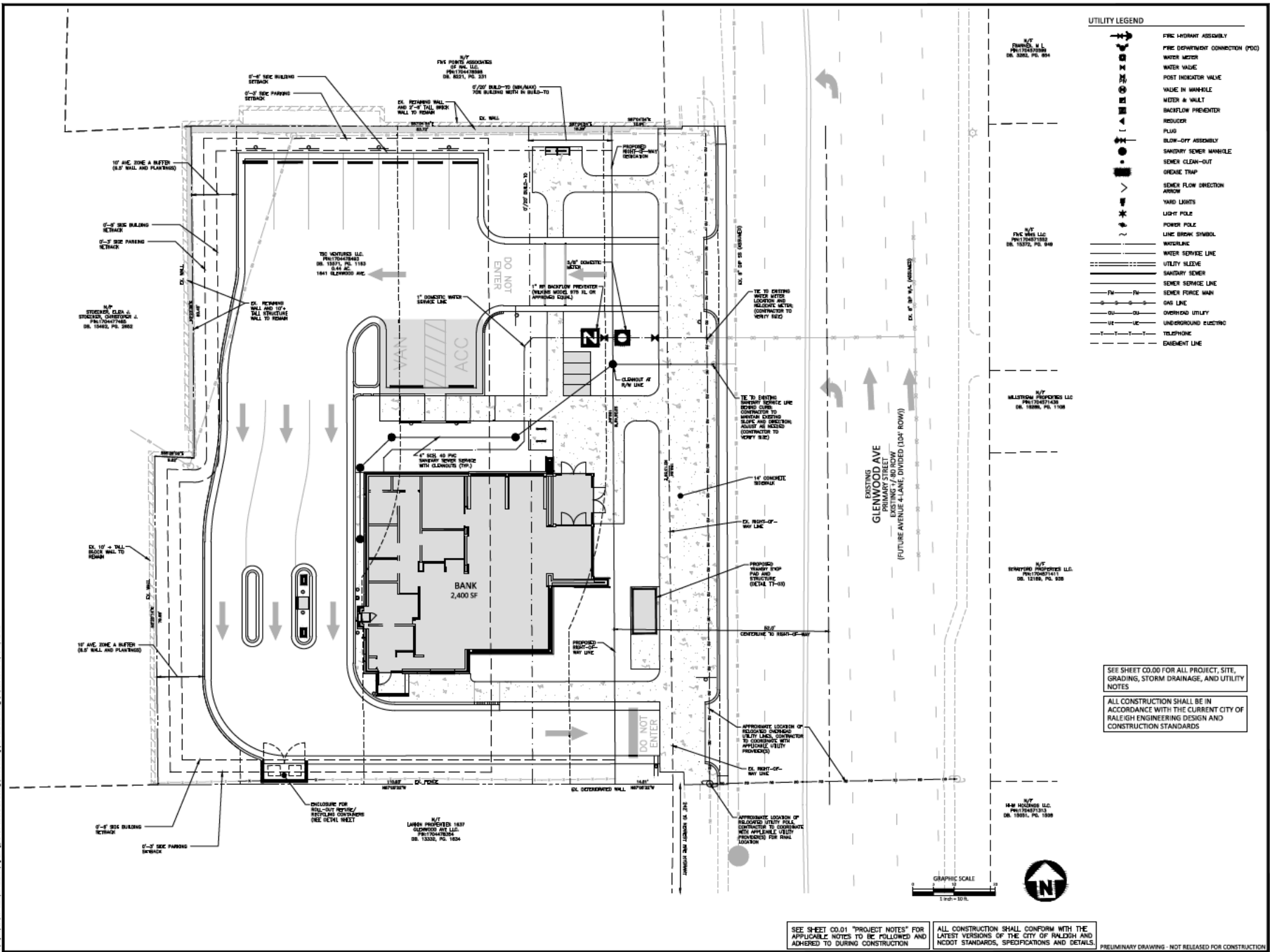
PLAN INFORMATION

PROJECT NO. EWP-19000
FILENAME: EWP19000-ASR-G1
CHECKED BY: CHT
DRAWN BY: JMB
SCALE: 1"=30'
DATE: 09.17.2020

SHEET

UTILITY PLAN

C4.00



	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
NORTH PLANE	313.98	313.80	313.89	313.50	313.50	313.50
WEST PLANE	313.80	312.44	313.12	313.50	313.00	313.00
SOUTH PLANE	312.80	312.10	312.45	313.50	312.00	312.75
EAST PLANE	312.80	312.10	312.45	313.50	312.00	312.75

BUILDING AVERAGE OF WALL PLANES: 312.98 313.00
 MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVERAGE GRADE OF 312.98.

Sec. 1.5.9. Transparency

A. Intent

The transparency requirements are intended to level visual interest to street-facing building facades for both pedestrians and building occupants and increase blank wall areas. This is not applicable to residential uses.

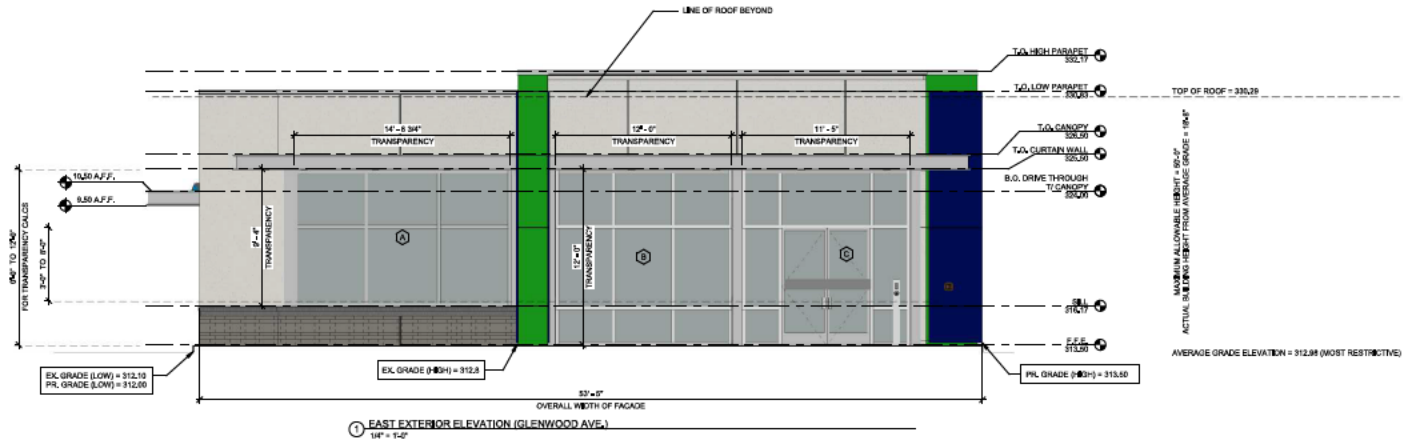
B. General Requirements

- The minimum percentage of windows and doors that must cover a ground story facade is measured between and 10 feet above the adjacent sidewalk. More than 50% of required transparency must be located between 3 and 8 feet of the building facade.
- The minimum percentage of windows and doors that must cover an upper story facade is measured from the top of the finished floor to the top of the finished floor above. Where there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.
- In a mixed-use building, upper ground building facades are subject to the same requirements as ground floor facades. Upper story transparency is measured from the top of the finished floor to the top of the wall plate. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space).
- Glass that is considered transparent when it has a transparency higher than 60% and external reflectance of not more than 10%. Glass on upper stories must have an area of transparency and external reflectance.

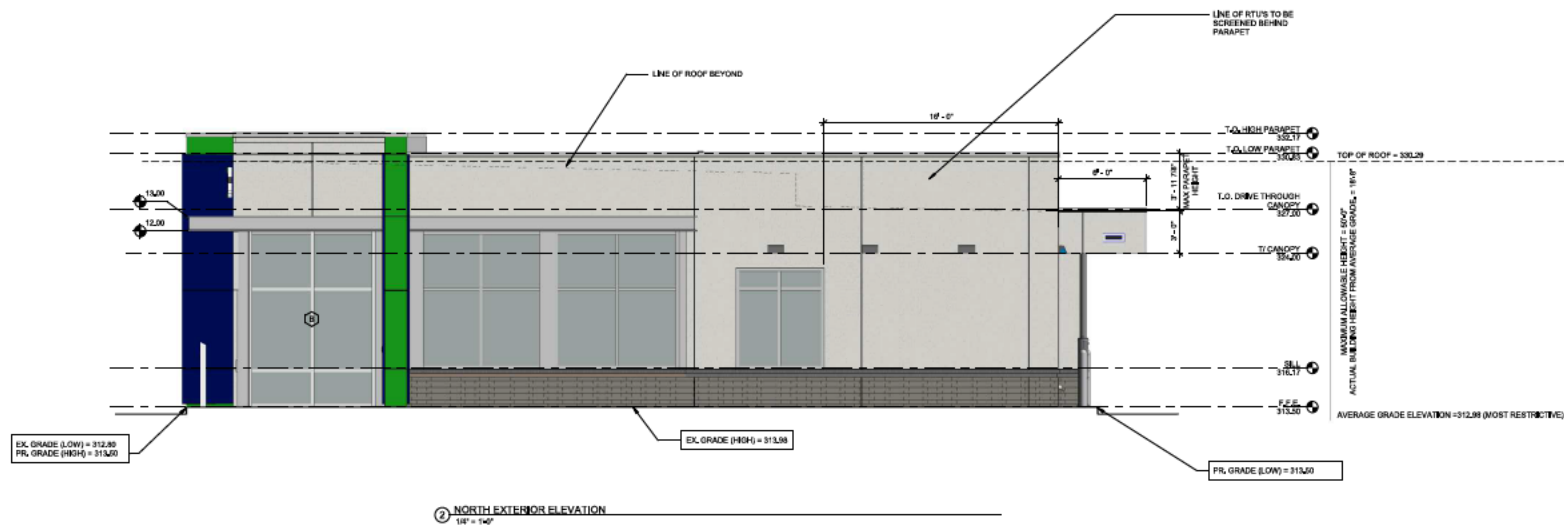


WINDOW A:
 LENGTH: 14'-0 3/4"
 HEIGHT: 8'-0" (FULL HEIGHT USED FOR CALC.)
 (AREA: 137.5 SF)
WINDOW B:
 LENGTH: 12'-0"
 HEIGHT: 12'-0" (FULL HEIGHT USED FOR CALC.)
 (AREA: 144 SF)
WINDOW C:
 LENGTH: 11'-0"
 HEIGHT: 12'-0" (FULL HEIGHT USED FOR CALC.)
 (AREA: 132 SF)

TRANSPARENCY CALCULATIONS - EAST ELEVATION
 TOTAL SURFACE AREA WITH 0' - 12' : 641.4 SF
 REQUIRED TRANSPARENCY (33% OF 641.4 SF): 211.7 SF
 REQUIRED TRANSPARENCY BETWEEN 3' - 8' (50% OF 211.7 SF): 105.8 SF
 PROVIDED TRANSPARENCY (BETWEEN 3' - 8') : 416.6 SF
 PROVIDED TRANSPARENCY (BETWEEN 3' - 8') : 180.75 SF
 PROVIDED / REQUIRED (BETWEEN 3' - 8') : 416.6 / 211.7 = 197%
 PROVIDED / REQUIRED (BETWEEN 3' - 8') : 180.75 / 105.8 = 171%



① EAST EXTERIOR ELEVATION (GLENWOOD AVE.)
 1/4" = 1'-0"



② NORTH EXTERIOR ELEVATION
 1/4" = 1'-0"

bdg
 architects

401 N. Ashley Drive,
 Suite 401
 Tampa, FL 33602
 P: 813-223-1223
 U: 813-223-1223
 W: www.bdg.com



**FIFTH THIRD BANK
 FIVE POINTS**
 1641 GLENWOOD AVE.
 RALEIGH, NC 27608

This document and its contents are the property of bdg architects and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of bdg architects. This document is intended for the use of the client and is not to be used for any other purpose. The client is responsible for obtaining all necessary permits and approvals for the project. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client. The architect is not responsible for the accuracy of the information provided by the client.

REVIEW ONLY

DATE: 05/07/20
 BY: MCR
 DESCRIPTION: RESPONSE TO QTY COMMENTS

DATE: 05/07/20
 BY: CE
 DESCRIPTION: QTY COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

DATE: 05/11/20
 BY: CE
 DESCRIPTION: RESPONSE TO COMMENTS

LINE OF RTU/S TO BE
SCREENED BEHIND
PARAPET

EX. GRADE (HIGH) = 313.88
PIL. GRADE (HIGH) = 313.50

① WEST EXTERIOR ELEVATION
1/4" = 1'-0"

LINE OF RTU/S TO BE
SCREENED BEHIND
PARAPET

PIL. GRADE (HIGH) = 313.50

② SOUTH EXTERIOR ELEVATION
1/4" = 1'-0"

	EXISTING			PROPOSED		
	HIGH	LOW	AVERAGE	HIGH	LOW	AVERAGE
NORTH PLANE	313.98	313.80	313.89	313.50	313.50	313.50
WEST PLANE	313.80	312.44	312.12	313.50	312.50	313.00
SOUTH PLANE	312.80	312.10	312.45	313.50	312.00	312.75
EAST PLANE	312.80	312.10	312.45	313.50	312.00	312.75

BUILDING AVERAGE OF WALL PLANES: 312.98 313.00
MOST RESTRICTIVE CONDITION OCCURS IN THE EXISTING CONDITIONS WITH AN AVERAGE GRADE OF 312.98'.

Sec. 1.5.9. Transparency

A. Intent

The transparency requirements are intended to level visual interest to street-facing building facades for both pedestrians and building occupants and minimize blank wall areas. This is not applicable to residential uses.

B. General Requirements

- The minimum percentage of windows and doors that must cover a ground story facade is measured between 0 and 12 feet above the adjacent sidewalk. More than 50% of required transparency must be located between 0 and 8 feet of the building facade.
- The minimum percentage of windows and doors that must cover an upper story facade is measured from top of the finished floor to the top of the finished floor above. When there is no floor above, upper story transparency is measured from the top of the finished floor to the top of the wall plate.
- In a mixed-use building, or general building where an Urban Proximity is applied, a minimum of 50% of the ground story, street-level window front surface area must allow views onto the ground story use for a depth of at least 4 feet. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space).
- Glass shall be considered transparent where it has a transparency higher than 60% and external reflectance of less than 20%. Glass on upper stories may have any level of transparency and external reflectance.



bdg
architects

400 N. Arroyo City,
Suite 401
Tampa, FL 33607
P: 813-323-9233
F: 813-323-9233
W: www.bdgarch.com



**FIFTH THIRD BANK
FIVE POINTS**
1641 GLENWOOD AVE.
RALEIGH, NC 27608

THIS DOCUMENT AND ALL INFORMATION HEREIN ARE THE PROPERTY OF BDG ARCHITECTS, P.A. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF BDG ARCHITECTS, P.A. THE USER OF THIS DOCUMENT AGREES TO HOLD BDG ARCHITECTS, P.A. HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY BDG ARCHITECTS, P.A. OR ITS EMPLOYEES, AGENTS, OR SUBCONTRACTORS, IN CONNECTION WITH THE USE OF THIS DOCUMENT. THIS AGREEMENT SHALL BE GOVERNED BY THE LAWS OF THE STATE OF FLORIDA. ANY DISPUTE ARISING OUT OF OR FROM THIS AGREEMENT SHALL BE SUBJECT TO THE EXCLUSIVE JURISDICTION OF THE COURTS OF THE STATE OF FLORIDA.

SEAL

**REVIEW
ONLY**

REV	BY	DATE	DESCRIPTION
1	MCB	02/27/20	RESPONSE TO CITY COMMENTS
2	CE	06/24/20	CITY COMMENTS
3	CE	08/11/20	RESPONSE TO COMMENTS

PROJECT INFORMATION BLOCK	
JOB #	183444
DATE	TBC
DRAWN BY	MCB
CHECKED BY	JMM

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NUMBER

A-201