



# Administrative Approval Action

Case File / Name: ASR-0025-2020  
Madtrst LLC

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

**LOCATION:** The site is generally located on the east side St Marys Street south of the intersection of Peace Street and St Marys Street, with common street addresses of 616 St Marys Street.

**REQUEST:** Change of use from personal service to a bar including improvements to the building and site such as an outdoor dining area in front of the existing building. The building is approximately 2,891 square feet on a 0.11 acre lot zoned NX-3-UL. Remote parking is provided at 805 W Peace Street.

**DESIGN  
ADJUSTMENT(S)/  
ALTERNATES, ETC:** SPR-0180-2020: DSLC - Site Permitting Review/Major [Signature Set]

**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 July 1, 2020 by Pabst Design Group.

## **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:*

☒ **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. Service area screening shall comply with UDO Section 7.2.5.C; compliance shall be demonstrated in the building permit plans.
2. The applicant shall provide proof of compliance with remote parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

### **Engineering**

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. 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.



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6. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

## Urban Forestry

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 1 street tree in a tree grate along St. Marys Street.
8. A public infrastructure surety for 1 street tree in a tree grate 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:***

## Stormwater

1. 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:

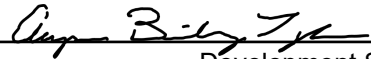
### **3-Year Expiration Date:** July 29, 2023

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.

I hereby certify this administrative decision.

Signed:  Date: 07/29/2020  
Development Services Dir/Designee

Staff Coordinator: Kasey Evans

# ADMINISTRATIVE SITE REVIEW PLAN FOR: 616 SAINT MARY'S STREET RALEIGH, NORTH CAROLINA

ASR-0025-2020

**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

DEVELOPMENT SERVICES

**Administrative Site Review Application**

Development Services Customer Service Center • One Exchange Place, Suite 400 (Raleigh, NC 27601) | 919-996-2465

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.2. Please check the appropriate building types and include the plan checklist document when submitting.

Office Use Only: Transaction #	Planning Coordinator
<b>Building Type</b>	<b>Site Transaction History</b>
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Child
<b>GENERAL INFORMATION</b>	
Development name: Madtrst LLC	
Tract City: 10007	
Property address(es): 616 St. Mary's St Raleigh, NC 27605	
Site P.I.N.(s): 1704-31-5986	
Please describe the scope of work, include any additions, expansions, and change of use.	
Change of use for a 2,891 SF Building from Personal Service to a Bar. Improvements include a patio area, pedestrian access, grading and landscaping.	
Current Property Owner/Developer Contact Name:	
NOTE: please attach purchase agreement when submitting this form.	
Company: Cityplast Holdings, LLC / Vincent Verdine Title: Managing Member	
Address: 107 Fayetteville St 3rd and 4th Floor, Raleigh, NC 27601	
Phone #: 919-848-2463	Email: vincent@cityplast.com
Applicant Name: Laura Kordeuski	
Company: Pabst Design Group	
Address: 404-B Glenwood Ave, Raleigh, NC	
Phone #: 919-948-4399 x118	Email: laura@pabstdesign.com

Page 1 of 2

DEVELOPMENT TYPE • SITE DATA TABLE

(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): NK-3-UL	Existing gross floor area (not to be demolished): 2,891 SF
Gross site acreage: .11 acres	Existing gross floor area to be demolished: 0 SF
# of parking spaces required: 6	New gross floor area: 0 SF
# of parking spaces proposed: 7	Total # of gross (to remain and new): 2,891 SF (to remain)
Overlay District (if applicable): N/A	Proposed # of buildings: 0
Existing use (UDO 6.1.4): Personal Service	Proposed # of stories for each: 0
Proposed use (UDO 6.1.4): Bar	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: .11 Square Feet: 4,792 SF	Proposed Impervious Surface: Acres: .11 Square Feet: 4,792 SF
Is this a flood hazard area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
If yes, please provide: Flood risk: FEMA Map Panel #: Neuse River Buffer: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: 0	Total # of hotel units: 0
# of bedroom units: 1br: 0 2br: 0 3br: 0 4br or more: 0	# of units per project or college court: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

**SIGNATURE BLOCK**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

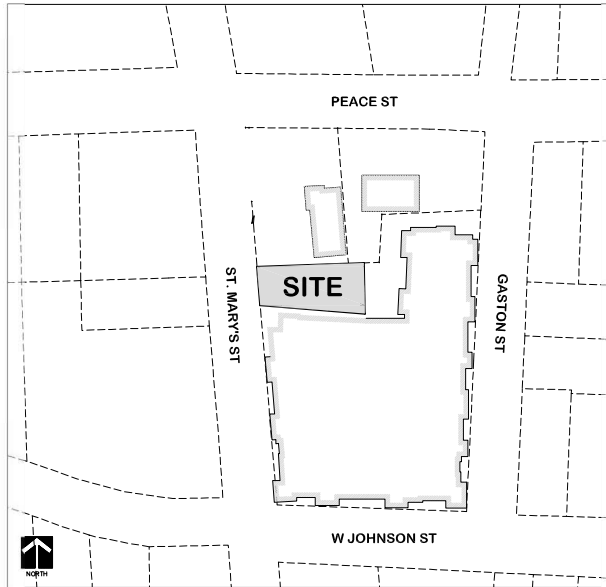
I hereby designate: Vincent Verdine, Pabst Design Group, Inc. to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I have read, acknowledge, and affirm that the project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and substantial policy, which state applications will expire after 180 days of inactivity.

Signature: Vincent Verdine Date: 6/3/2020

Printed Name: Vincent Verdine

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VICINITY MAP  
1" = 60'

## INDEX TO PLANS

C-0.0	COVER SHEET	D-1.1	SITE DETAIL SHEET
	BOUNDARY & TOPOGRAPHIC SURVEY	D-2.0	UTILITY DETAIL SHEET
C-1.0	EXISTING CONDITIONS AND DEMOLITION PLAN	L-1.0	LANDSCAPE PLAN
C-2.0	SITE LAYOUT PLAN	L-1.1	LANDSCAPE DETAIL SHEET
C-2.1	REMOTE PARKING PLAN	A2.0	EXTERIOR ELEVATIONS
C-4.0	GRADING AND STORM DRAINAGE PLAN		
D-1.0	SITE DETAIL SHEET		

OWNER:  
CITYPLAT HOLDINGS, LLC  
119 SW MAYNARD ROAD STE 200  
CARY, NC 27511

DEVELOPER:  
MADTRST, LLC  
205 BROOK CREEK DRIVE  
CARY, NC 27519

CIVIL ENGINEER:  
PABST DESIGN GROUP, PA  
404-B GLENWOOD AVENUE  
RALEIGH, NC 27603  
TEL: 919.848.4399  
FAX: 919.848.4395  
E-MAIL: dpabst@pabstdesign.com

ARCHITECT:  
PERRY COX ARCHITECT PA  
124 SALEM TOWNE CT  
APEX, NC 27502  
TEL: 919-363-5411  
E-MAIL: perry@pcocdesign.com

SURVEYOR:  
NEWMOMB LAND SURVEYING, PLLC  
7008 HARPS MILL ROAD, SUITE 105  
RALEIGH, NC 27615  
TEL: 919.847.1800  
E-MAIL: justin@nls-nc.com

NOTES:  
IN ACCORDANCE WITH THE USE STANDARDS IN UDO SECTION 6.4.10.B.2, THERE WILL BE NO LIVE PERFORMANCES, NO DANCE FLOOR AND NO OUTDOOR SEATING IN EXCESS OF 8 SEATS.

Kasey Evans

Digitally signed by Kasey Evans  
Reason: I am approving this document  
Date: 2020.07.22 15:30:09 -0400

SITE DATA TABLE	
DEVELOPER:	MADTRST, LLC 205 BROOK CREEK DRIVE CARY, NC 27519 (O) 919.747.4301
OWNER(S):	CITYPLAT HOLDINGS, LLC 119 SW MAYNARD ROAD STE 200 CARY, NC 27511 919.552.2149
PIN:	1704-31-5986
EXISTING ZONING:	NK-3-UL
EXISTING LAND USE:	PERSONAL SERVICE
PROPOSED LAND USE:	BAR
LOT AREA:	0.11 ACRES
WATERSHED OVERLAY:	NONE
ADDITIONAL OVERLAY:	NONE
WATERSHED:	CRABTREE CREEK
DRAINAGE BASIN:	PIGEON HOUSE
RIVER BASIN:	NEUSE
FLOODPLAIN DATA:	NO PORTION OF THE PROPERTY IS LOCATED WITHIN SPECIAL FLOOD HAZARD ZONE PER FLOOD INSURANCE RATE MAP 3702170400J PANEL 1704J DATED MAY 2, 2006.
IMPERVIOUS AREA:	EXISTING IMPERVIOUS = 0.11 ACRES PROPOSED IMPERVIOUS = 0.11 ACRES
AMENITY SPACE:	REQUIRED: 10% OF SITE AREA = 4,792 SF 4,792 SF X 10% = 479 SF OF AMENITY AREA PROVIDED: OUTDOOR AMENITY AREA = 789 SF 789 SF / 4,792 SF = 16.5%
BUILDING SQUARE FOOTAGE:	2,891 SF
BUILDING SETBACKS:	5' MIN. FRONT YARD (ST. MARY'S ST) 0' SIDE LOT LINE 0' REAR LOT LINE
BUILD-TO:	PRIMARY STREET (ST. MARY'S ST) 0/20' BUILDING WIDTH IN PRIMARY MIN. (ST. MARY'S ST) 50% 45' (BLDG WIDTH) / 42' (FRONTAGE LENGTH) = 93% PROVIDED
PARKING:	BAR BASED ON PARKING REQUIREMENTS PER USE (UDO SECTION 7.1.2.C)  REQUIRED BAR PARKING AT 516 ST. MARY'S ST. (NEW USE): 1 SPACE / 150 SF OF GROSS FLOOR AREA OR 1 SPACE / 5 SEATS, WHICHEVER IS GREATER 2,891 SF / 150 SF = 19.3 SPACES OR 74 SEATS / 5 SEATS = 14.8 SPACES  PER UDO 7.1.3.C.8  AN UNCOVERED OUTDOOR DINING AREA OF NO MORE THAN 25% OF THE AREA OF ANY INDOOR DINING IS EXEMPT FROM THE CALCULATION OF REQUIRED PARKING SPACES. 2,163 SF (INDOOR DINING) / 274 SF (OUTDOOR DINING) = 12.67%  PER UDO 7.1.3.C.3  1 SPACE / 500 SF OF GROSS FLOOR AREA 2,891 SF / 500 SF = 5.78 SPACES  PARKING REQUIRED: 6 SPACES (PER UDO 7.1.3.C.3)  REQUIRED RESTAURANT PARKING AT 805 W PEACE ST: 1 SPACE / 150 SF OF GROSS FLOOR AREA OR 1 SPACE / 5 SEATS, WHICHEVER IS GREATER 2,166 SF / 150 SF = 14.44 SPACES OR 36 SEATS / 5 SEATS = 7.2 SPACES  PER UDO 7.1.3.C.8  AN UNCOVERED OUTDOOR DINING AREA OF NO MORE THAN 25% OF THE AREA OF ANY INDOOR DINING IS EXEMPT FROM THE CALCULATION OF REQUIRED PARKING SPACES. 848 SF (INDOOR DINING) / 200 SF (OUTDOOR DINING) = 23.6%  PER UDO 7.1.3.C.3  1 SPACE / 500 SF OF GROSS FLOOR AREA 2,166 SF / 500 SF = 4.33 SPACES  PARKING REQUIRED: 2 SPACES (PER UDO 7.1.3.C.3)  TOTAL PARKING SPACES REQUIRED: 6 SPACES (516 ST. MARY'S ST) + 4 SPACES (805 W PEACE ST) = 10 SPACES  PARKING PROVIDED: 24 SPACES LOCATED AT 805 W PEACE ST  REQUIRED SHORT-TERM BICYCLE PARKING: 1 SPACE / 50,000 SF GROSS FLOOR AREA, MIN. 4 (3,521/50,000) = 1 SPACE PROVIDED SHORT-TERM BICYCLE PARKING: 4 SPACES  REQUIRED LONG-TERM BICYCLE PARKING: 1 SPACE/5,000 SF GROSS FLOOR AREA, MIN. 4 PROVIDED LONG-TERM BICYCLE PARKING: 4 SPACES



PREPARED FOR:  
PABST DESIGN GROUP, PA  
119 SW MAYNARD ROAD STE 200  
CARY, NC 27511  
DATE: 7/1/2020  
PROJECT NUMBER:  
PROJECT CHAIR/DESIGNER:  
PROJECT SURVEYOR:  
PROJECT LAND SURVEYOR:

616 SAINT MARY'S STREET  
RALEIGH, WAKE COUNTY, NORTH CAROLINA  
ADMINISTRATIVE SITE REVIEW PLAN  
COVER SHEET

NO.	DATE	REVISION
1		REVIEW FOR CONSTRUCTION
2		REVIEW FOR CONSTRUCTION

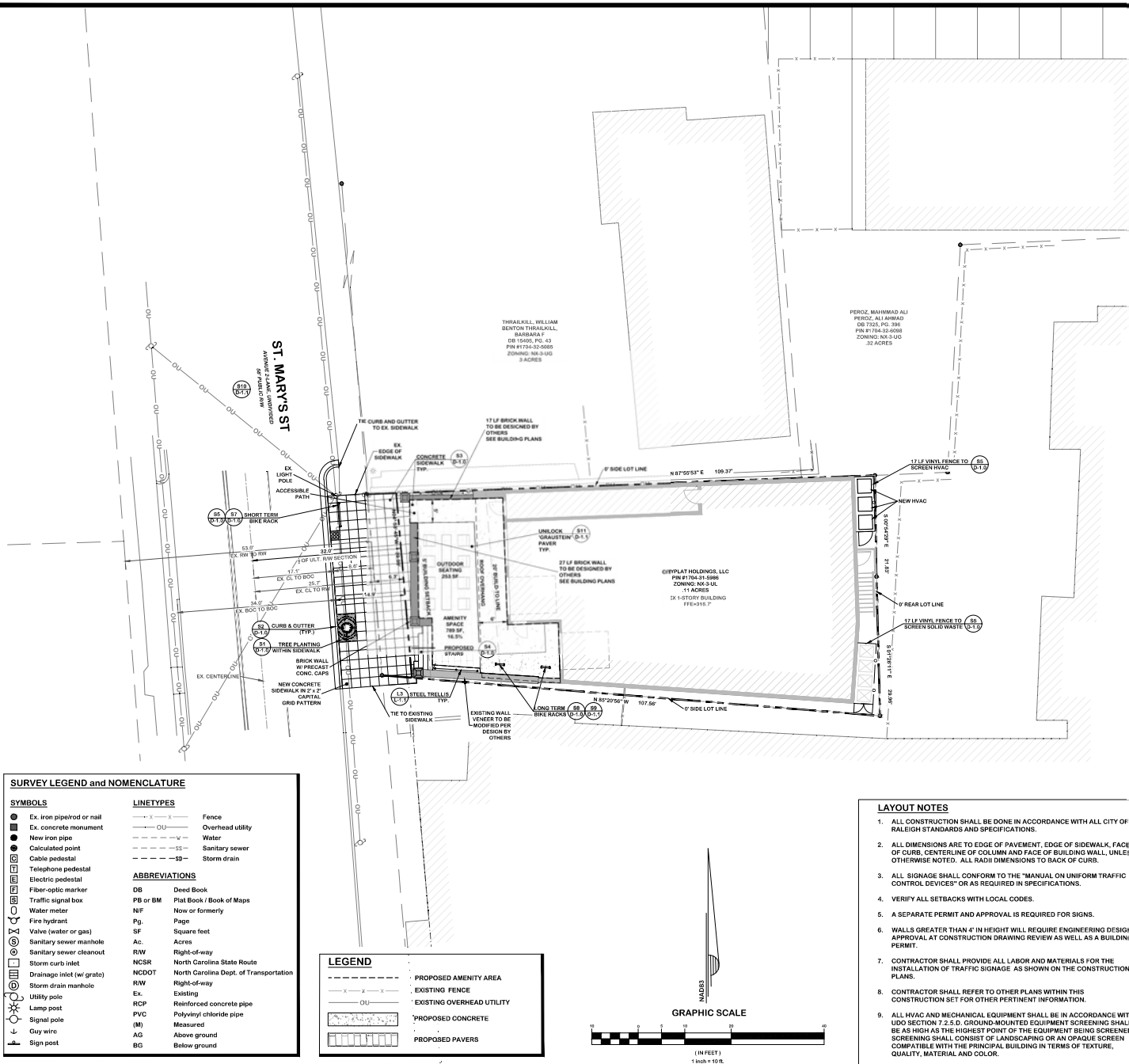
DRAWING  
SHEET

C-0.0

PROJECT NUMBER

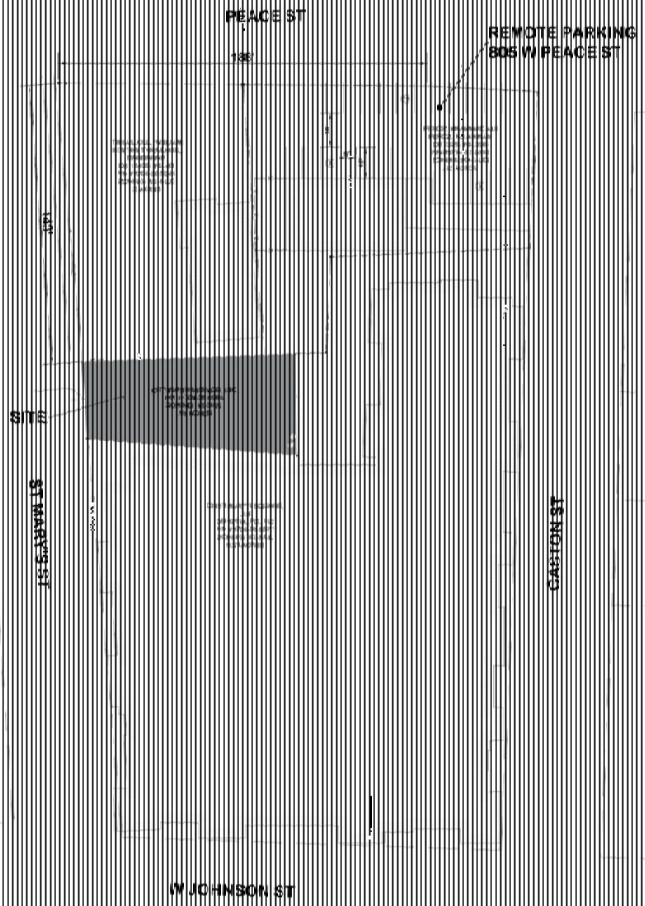
493-19





NOTE:  
IN ACCORDANCE WITH THE USE STANDARDS IN UDO SECTION  
6.4.10.B.2, THERE WILL BE NO LIVE PERFORMANCES, NO DANCE FLOOR  
AND NO OUTDOOR SEATING IN EXCESS OF 8 SEATS.

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**REMOTE PARKING NOTES**

1. REMOTE PARKING IS LOCATED IN AN UNIMPAVED AREA ADJACENT TO THE PROPERTY LINE. A FENCED-IN LOT IS TO BE MAINTAINED FOR THE PROJECT.
2. THE LOT IS 100' WIDE BY 100' DEEP. A 10' BUFFER IS REQUIRED BETWEEN THE LOT AND THE PROPERTY LINE.
3. THE LOT IS TO BE MAINTAINED AS A GRASSY AREA. A 10' BUFFER IS REQUIRED BETWEEN THE LOT AND THE PROPERTY LINE.
4. THE LOT IS TO BE MAINTAINED AS A GRASSY AREA. A 10' BUFFER IS REQUIRED BETWEEN THE LOT AND THE PROPERTY LINE.

**PARKING CALCULATIONS**

BASED ON PARKING REQUIREMENTS FOR 100,000 SQ FT OF GROUND COVER

1. REQUIRED PARKING SPACES: 100,000 SQ FT / 1,000 SQ FT PER SPACE = 100 SPACES

2. AVAILABLE PARKING SPACES: 100 SPACES

3. REMAINING PARKING SPACES: 0 SPACES

4. REMAINING PARKING SPACES: 0 SPACES

5. REMAINING PARKING SPACES: 0 SPACES

6. REMAINING PARKING SPACES: 0 SPACES

7. REMAINING PARKING SPACES: 0 SPACES

8. REMAINING PARKING SPACES: 0 SPACES

9. REMAINING PARKING SPACES: 0 SPACES

10. REMAINING PARKING SPACES: 0 SPACES



**FOR REVIEW ONLY  
NOT FOR CONSTRUCTION**

PAINT DESIGN GROUP, PA  
Engineering & Consulting  
1000 N. 10TH AVE., SUITE 100, DENVER, CO 80202  
TEL: 303.733.1111 FAX: 303.733.1112

616 SAINT MARY'S STREET  
ADMINISTRATIVE SITE REVIEW PLAN  
REMOTE PARKING PLAN

DATE: 10/1/2011  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

DATE: 10/1/2011  
BY: [Signature]  
CHECKED: [Signature]  
APPROVED: [Signature]

DATE: 10/1/2011  
BY: [Signature]  
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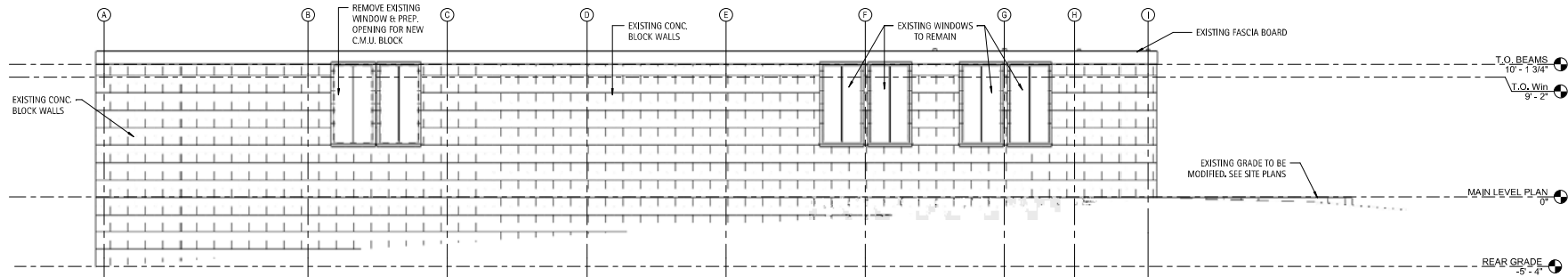




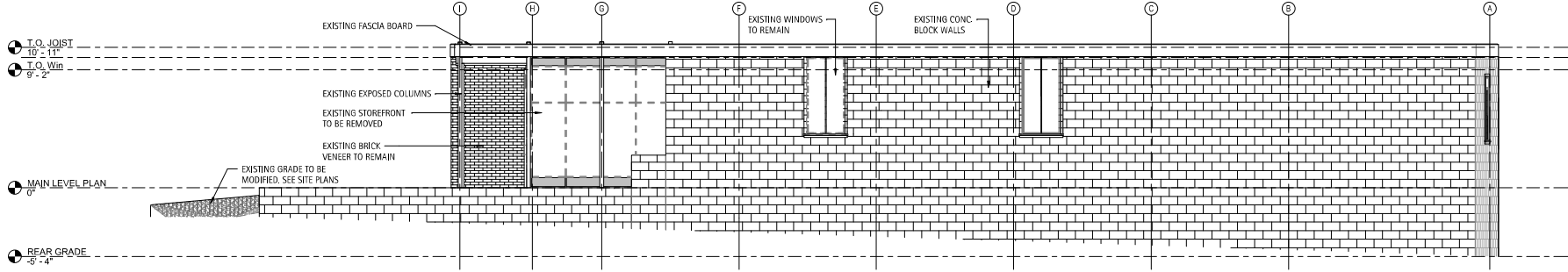




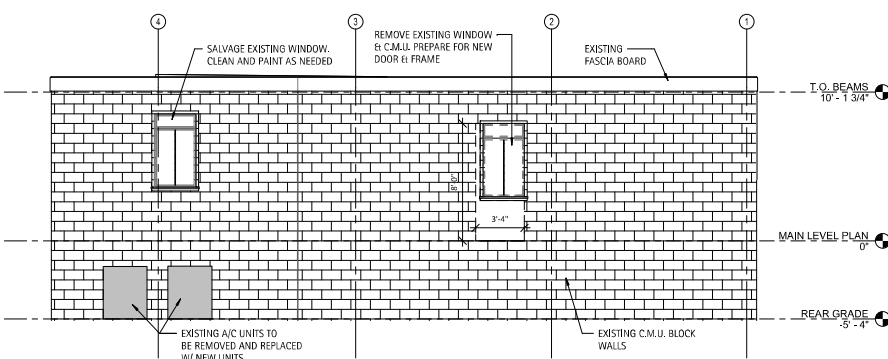




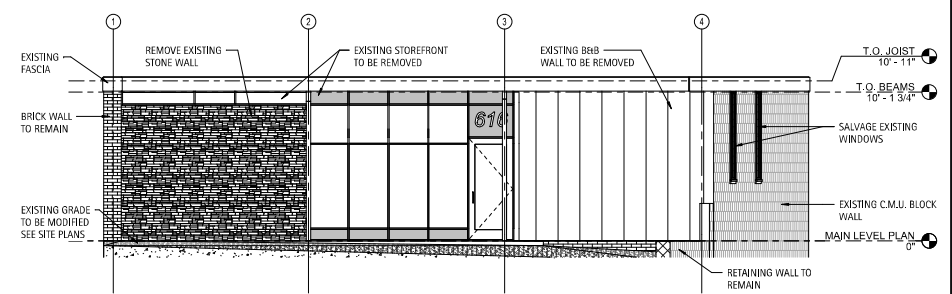
**4 North Elevation(Existing)**  
A2.0 1/4" = 1'-0"



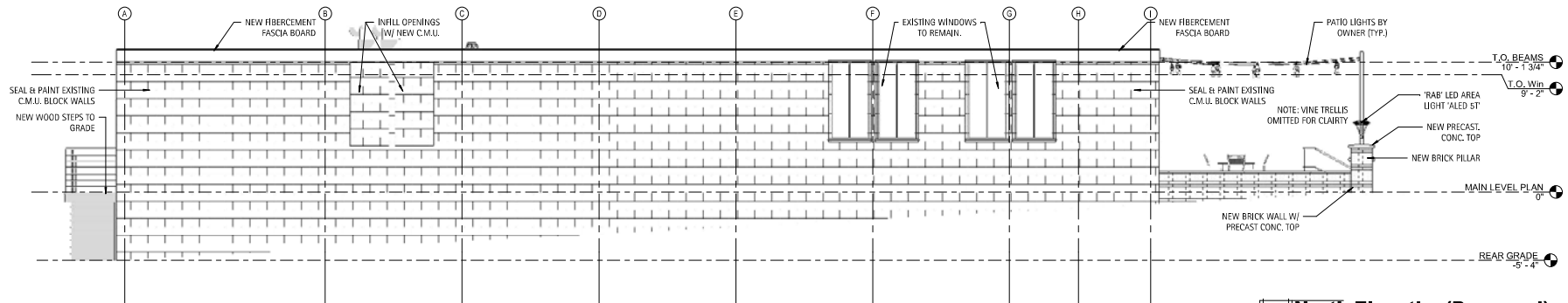
**3 South Elevation(Existing)**  
A2.0 1/4" = 1'-0"



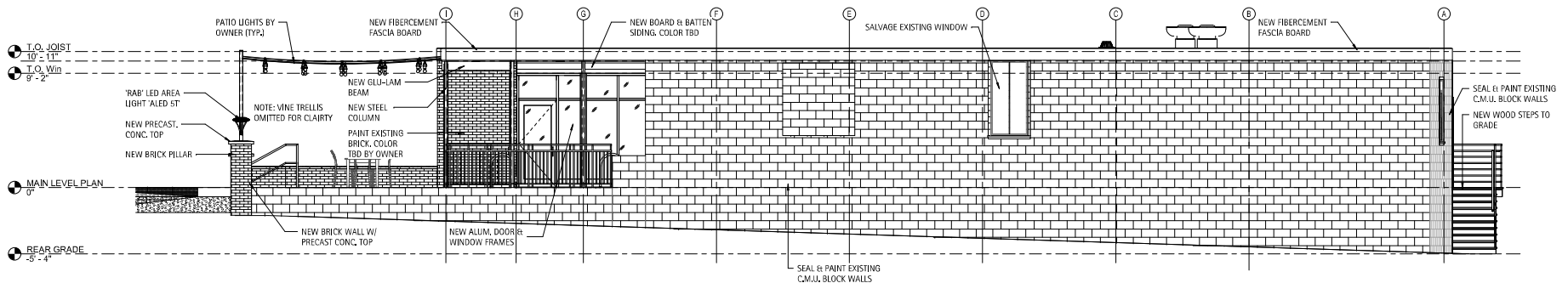
**East Elevation(Existing)**  
A2.0 1/4" = 1'-0"



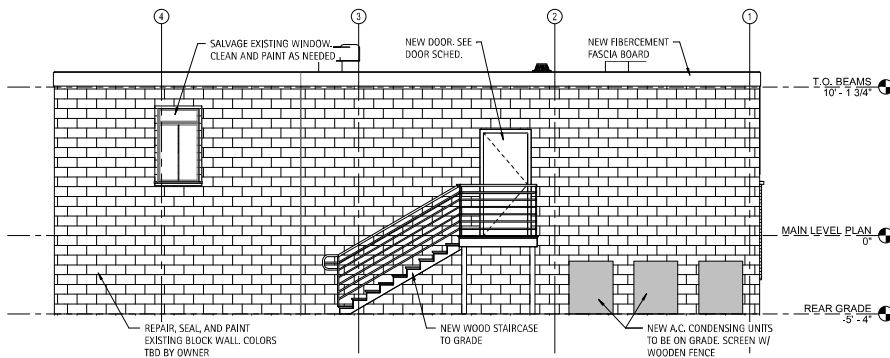
**West Elevation (Existing)**  
A2.0 1/4" = 1'-0"



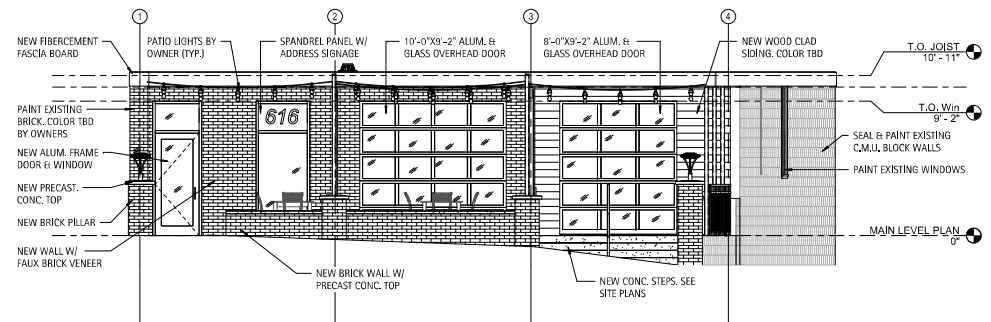
**North Elevation(Proposed)**  
1/4" = 1'-0"



**South Elevation(Proposed)**  
1/4" = 1'-0"



**East Elevation(Proposed)**  
1/4" = 1'-0"



**West Elevation(Proposed)**  
1/4" = 1'-0"