LOCATION: This site is located west of Glenwood Avenue, north of Hillsborough St at 630 Hillsborough Street.

REQUEST: Development of a 0.3 acre/13,434 sf tract zoned NX-7-UL. This is the site of an existing 1,600 sf structure with a proposed change of use and a new proposed 1,600 sf addition in the rear of the existing structure for a total gross building area of 3,200 sf to be used as a restaurant.

Board of Adjustment (BOA-0037-2020): A variance was approved on October 12, 2020 for the following provisions:
1. A min 35 space off-street parking quantity variance to allow & provide 5 spaces (Sec.7.1.2.C).
2. A parking setback 2' variance from the 10' setback to allow an 8' setback & allow parking between the proposed building and N. Boylan Ave. (Sec.3.2.5.C.1 & Sec.3.4.7.D)
3. Min building heights for a variance to the min 2-story requirement for properties zoned 7 stories or higher with an Urban Frontage in order to allow a one-story structure addition (Sec.3.3.2.B2.B3.B4).
4. A variance to allow existing driveway and a 75' variance to the requirement of 150' from an intersection (Raleigh Street Design Manual).
5. A variance to allow an exemption for the parking lot landscaping design for shade trees to terminate parking row. (Sec.7.1.7.D.3).
6. A variance for Urban Frontage requirements for building addition placements with existing buildings (Sec.3.4.2.C.3.iii).

DESIGN ADJUSTMENTS - Board of Adjustment (A-25-20): Approved variance case on October 12, 2020 to allow relief from streetscape improvements for Hillsborough St. (Sec.8.4.5.1 and Sec.8.5.2.B).

DESIGN ALTERNATES - Board of Adjustment (A-26-20): Approved design adjustment on October 12, 2020 for a design adjustment for cross-access requirements (Sec.8.3.5.C.3,C) and driveway and access spacing points.

ADMINISTRATIVE ALTERNATES - Appearance Commission (AAD-7-20): Approved variance on September 14, 2020 for primary street build-to for corner lot and an administrative alternate for transparency & blank wall.

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 by Site Collaborative.

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. Submit a plan for the signal modifications and crossing at Hillsborough Street to Transportation Operations for approval and incorporate it into the SPR plan.

2. A detail for the proposed new retaining wall, showing grade level height & design specifications, is inserted in the SPR plans set.

Stormwater

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

☑ 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


Engineering

2. A public infrastructure surety for the signal work and crosswalk modifications shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Urban Forestry

3. A fee-in-lieu for 5 street trees shall be paid to the City of Raleigh (UDO 8.1.10).
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: August 11, 2024
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: Alysia Bailey Taylor _______________________________ Date: 04/14/2021
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy