

Administrative Approval Action

Case File / Name: ASR-0042-2020 630 HILLSBOROUGH STREET

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 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 &
- 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



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

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:

☑ <u>SITE PERMITTING REVIEW</u> - 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).

☑ <u>BUILDING PERMITS</u> - 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

Comply with all conditions of A-25-20; A-26-20; AAD-27-20; BOA-0037-2020.

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).



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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.

04/14/2021 Date: Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy

630 HILLSBOROUGH STREET

ADMINISTRATIVE SITE REVIEW

CITY OF RALEIGH CASE #: ASR 0042-2020

| Correct | Subdivision transaction if Subdivision transaction if 572424 |
| Mixed see | Contact | Contact

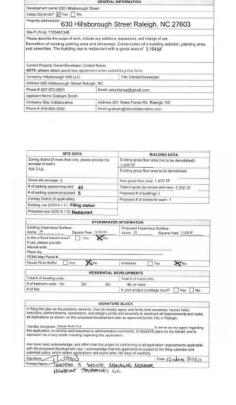
DEVELOPMENT SERVICES

☐ Townhouse

Administrative Site Review Application



SCALE: 1" =400'





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630 HILLSBOROUGH ST. HILLSBOROUGH 630 LLC 630 HILLSBOROUGH ST. RALEIGH, NC

PROJECT NUMBER 20007

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PROJECT PHASE: ADMINISTRATIVE SITE REVIEW DATE:

06,17,2020 ASR REV#1 11.03,2020 ASR REV#2 01.04,2021 ASR REV#3 03.01,2021

COVER

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REQUIRED BULDING AND PARKING SEBACKS

TOTAL SECTION SE



City Planning Director Action

AAD-17-29 - 120 Hillsburguah Street

USO Section 1.56. Suita-to.
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City Planning Director Action

- IRRO Section 1,6% Transparency The Planning Greaty may in assentance with Sec. FOZ 17 columns recovered transparency, subject to risk fellowing Whitings:
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- The check-being subling liquids officer of or and Anstoral traditions in content vision fraction to office the collection in termination;
 Med Trapicolose The exploration of the options of options of the posted observation in minimate and the certainty behavior posted observation or involvement, for extral publiship due conting transporting discussions and consept candidate giving who forest control detailed for displacement.

Decision: The City Powering Director floor that the requested elements generally modes the facilities enursement in the Unified Envelopment Cristianum.



BOARD OF ADJUSTMENT APPROVALS

BOARD OF ADJISTMENT APPROVALS

WARRINGE CASE BOARDAY 2002 APPROVADE 4.1

WHEREAS 630 HILL SIGNOLOH, LLC, PROPERTY OF COMMERT REQUESTS (I) A 35-SPACE VARIANCE TO THE MINIMUM OFF-STREET PARKING REQUIREMENTS SET FORTH IN SECTION 71.2.0.C. OF THE UNIMINED DEVLLOWMENT ORDINANCE IN ORDER TO PROVIDE 5 PARKING SPACES (II) A 2 VARIANCE TO UND SECTION 3.2.5.C.1, WHICH REQUIRES THAT PARKING SPACES BE SETANCE AT LESST 10 FROM PRIMARY STREETS, IN CRORE TO PLACE A PARKING SPACE OF FROM IN BOYLAN AVENUE, (III) A SECTION 3.2.8.2. WHICH REQUIRES A MINIMUM BULLION DESCRIPTOR OF THE PRIMARY SOURCE SOURCE J'S TORING OF HICH PROVIDED AND PRIMARY STREETS, IN CRORE TO CONSTRUCT A ONE-STORY BULLIONS, (I) A VARIANCE FOR COMPLETE RELIEF FROM UND SECTION 3.2.8.3. WHICH REQUIRES THE STREET-ACING FACOR AT MINIMUM BULLION HIGH TO 2.5 STORED FOR PROPEREY TO A ONE-STORY BULLIONS, (I) A VARIANCE FOR COMPLETE RELIEF FROM UND SECTION 3.2.8.3. WHICH REQUIRES THE STREET-ACING FACOR AT MINIMUM BULLION HIGH TO 2.5 STORED FOR PROPEREY TO A ONE-STORY BULLIONS, (I) A VARIANCE FOR COMPLETE RELIEF FROM UND SECTION 3.2.8.3. WHICH REQUIRES THE STREET-ACING FACOR AND A STREET FACING FACOR AND A STREET FACOR AND A STREET FACING FACOR AND A ST

DESIGN ADJUSTMENT CASE # A-25-20, APPROVED 4-1
WHEREAS 500 HILL SEOROUGH LLC, PROPERTY OWNER, REQUESTS RELIEF FROM THE FOLLOWING ROADWAY AND STREETS CAPE IMPROVEMENTS FOR
HILL SEOROUGH ST, AN APPAIRE SAME PARALLEL PARAMIC, SET FORTH IN SECTIONS 8.4.5.C., 5.5.1, AMD 55.2.8. O'T HEL UNITED DIDYS COMENT ORDINANCE (I) A
HILL SEOROUGH ST, AN APPAIRE SAME PARALLEL PARAMIC, SET FORTH IN SECTIONS 8.4.5.C., 5.5.1, AMD 55.2.8. O'T HEL UNITED DIDYS COMENT ORDINANCE (II) A
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FOLLOWING STREETSCAPE IMPROVEMENTS FOR N. BOYLAN AVE. SET FORTH IN UDO SECTION 8.5.2. (IV) A 3 DESIGN ADJUSTMENT TO THE REQUIRED SHOWLAN
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DESIGN ALTERNATES: CASE A-28-20 APPROVED 5-0
WHEREAS SIGNIFILAS ROUGHLILD, PROPERTY OWNER, REQUESTS A 16Y DESIGN ALTERNATE, A 90 DESIGN ALTERNATE, AND A 59 DESIGN ALTERNATE TO
SECTION 8.3.5.5.0, OF THE LINIBED OVERLOWMENT ORDINANCE, WHICH REQUIRES DRIVEWAYS ACCESSING A RIGHT-OF-WAY LISS THAN 80° TO BE SPACED AT
LIAST 200 APART, IN CROBER TO RETAIN THE DISTRING DRIVEWAY DAY, BOULDAY, ARRIVE THAT 57, 107 ABO 147 AWAY FROM OTHER DRIVEWAYS ACCESSING
A RIGHT-OF-WAY LISS THAN 80° TO BE SPACED AT
LIAST 200 APART, IN CROBER TO RETAIN ORDING DRIVEWAY DAY, BOULDAY, ARRIVE THAT 57, 107 ABO 147 AWAY FROM OTHER DRIVEWAYS ACCORD
THE STATEMATE AND TOOL-92-20 IN GOREST OT PERMIT A CHANGE OF LAST FROM AUTOMOBILE REPART TO RESTAURANT AND CONSTRUCT AN ADDITIONAL
BUILDING ON A 0.3-ACRE PARCEL ZONED INVF-UL LOCATED AT 530 MILLSBOROUGH ST.



September 2: 2520

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20007

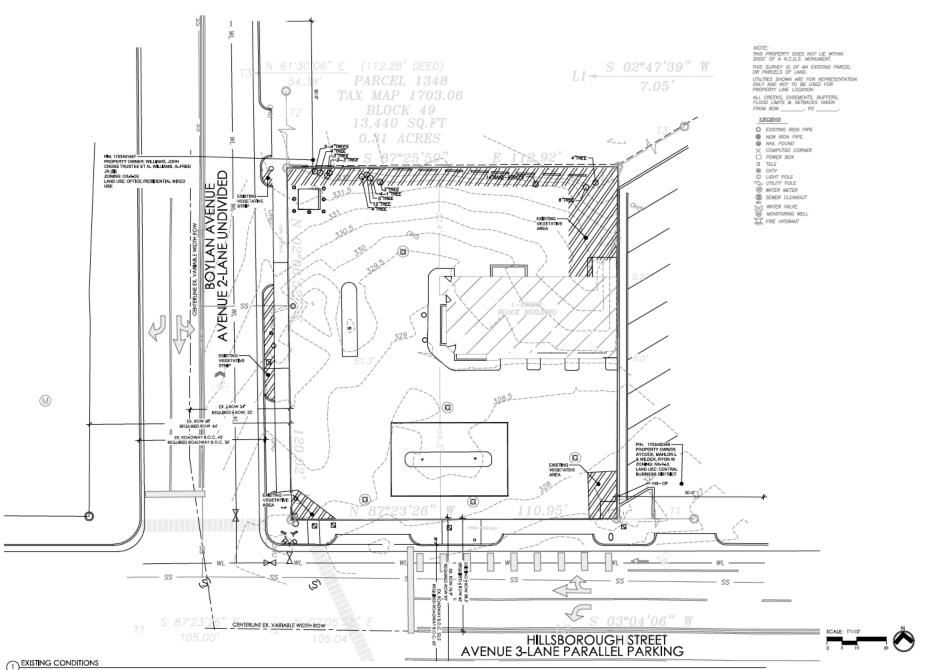
ADMINISTRATIVE SITE REVIEW

06,17,2020

ASR REV #1 11.03.2020 ASR REV #2 01.04.2021 ASR REV #3 03.01.2021

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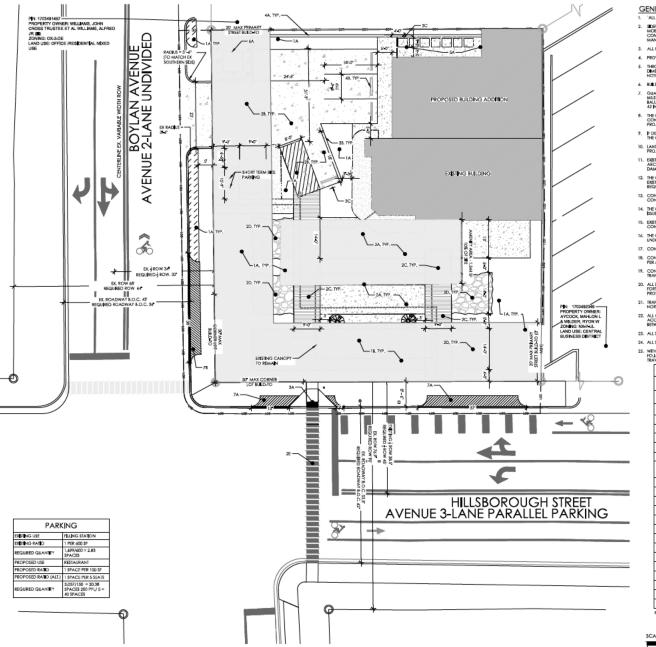
ADMINISTRATIVE SITE REVIEW

06,17,2020

ASR REV #1 11.03.2020 ASR REV #2 01.04.2021 ASR REV #3 03.01.2021

EXISTING: CONDITIONS

L100



LAYOUT AND MATERIALS PLAN

GENERAL SITE NOTE:

- 'ALL CONSTRUCTION IN RIGHT-OF-WAY PER CITY OF RALFIGH STANDARD.
- SECHMENT ALONG RIGHECKMAY AREPUBLY AND MASTER ACCESSING TO PESSORS WHO ARE SUAD, HAVE LOW WITCH AND REPORT WITH MODELLY CARRIES AND RIGHE REPORT WITH A CONTROL OF THE REPORT OF THE REPORT OF THE REPORT OF THE COMPLAY WHY HIS PUBLIC REPORT OF WAY ACCESSING CARRIES (PROWAG), 2019 AND STANDARDS FOR ACCESSING DISERS AND THE ANAMAC ON UNDON INSPIRE CONTROL ORYCES MUNICIPAL.
- 3. ALL PAVEMENTS TO SLOPE POSITIVELY AWAY FROM ALL BUILDINGS PONDING OF WATER IS PROHIBITED.
- 4. PROVIDE CONSTRUCTION JOINTS IN CONCRETE WALKWAYS AS SHOWN IN PLANS. IF NOT SHOWN ON PLANS MAX SPACING @ 10'
- THROUGHOUT PROJECT SITE. ALL DIMENSIONS TO BE RELD VERFIED. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DECRETARCY. ALL DIMENSIONS ARE TO OUTSIDE FACE OF EALIDING, TO CONTRIBUTE, CONTRIBUTE, ON STRIPES, AND/OR FACE OF CURB, UNLESS OTHERWISE.
 MOTED.
- BUILDING AND PUBLIC ROADWAY STAKE OUT SHALL BE PERFORMED BY A REGISTERED LAND SURVEYOR
- GLANDONAL MAJ DE JES ALLED DIN PRI OTHER SES OF EXPANDE NAME OF SERVICES THAN SECRET REPORTS IN HEIGHT. ALL DIMENSIALS AND SERVICES THAN SECRET REPORTS IN HEIGHT SALL DIMENSIALS AND SERVICES AND SERVICES AND SERVICES CONTROLLED SALL MAY BALLED SERVICES AND SERVI
- 8. THE CONTRACTOR, AT ALL TIMES, MUST KEEP THE PREMEES FREE FROM ACCUMULATIONS OF WASTE MATERIALS OR RUBBEN CAUSED BY THE CONTRACTOR, THE CONTRACTOR'S EMPLOYES OR THE CONTRACTOR'S SUSCONTRACTOR. ALL DESIGN SHALL BE REMOVED FROM THE PROJECT SEE ON A DULY SHALL.
- If DEPARTURES FROM THE DRAWINGS OR SPECIFICATIONS ARE DEEMED NECESSARY BY THE CONTRACTOR, DETAILS OF SUCH DEPARTURES FROM THE CONTRACT DOCUMENTS SHALL BE MADE WITH THE EXPRESS WRITTEN PERMISSION OF THE OWNER.
- LANDSCAPE ARCHITECT AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND/OR METHODS ASSOCIATED WITH THE PROJECT AS SET PORTH IN THESE PLANS.
- Existing urlines and structures shown, both underground and above, are based on a feld data provided to landscape archiect. The contractor shall locate existing urlines, underground unes, and structures as necessary to avoid damagings or destrotings destroyed.
- THE CONTRACTOR IS RESPONSIBLE FOR RELD VERIFYING THE ACTUAL AND EXACT LOCATION, SIZE, AND MATERIAL COMPOSITION OF ANY BISTING WATER OR SEWER SERVICE PROPOSED AND CONNECTION OR USE ON THIS PROJECT. THE RELOCATION OF ANY UTILITY SERVICES REGISTED TO COMPLETE ANY PORTION OF THIS CONSTRUCTION PLANS.
- CONTRACTOR SHALL MAINTAIN AN "AS BULL" SET OF DRAWINGS TO RECORD ANY RELD CHANGES, ALONG WITH ANY PPING PRIOR TO CONCEALMENT, DRAWINGS SHALL BE GIVEN TO THE OWNER AT THE END OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH PERMITS AS ISSUED, AND ANY AND ALL APPLICABLE STATE, COUNTY AND LOCAL CODES.
- 5. EXISTING IMPROVEMENTS DAMAGED OR DESTROYED DURING CONSTRUCTION SHALL BE REPLACED OR RESTORED TO THEIR ORIGINAL
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL INSPECTIONS, CERTIFICATIONS, AND/OR ANY OTHER REQUIREMENTS WHICH MUST BE M UNDER CONTRACT.
- 7. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSION
- CONTRACTOR SHALL COORDINATE CONSTRUCTION OF ALL UNDERGROUND UTILITIES FOR THIS PROJECT WITH THE OWNERS REPRESENTATIVE PER ALL APPLICABLE SECULIATIONS.
- CONTRACTOR SHALL COORDINATE WITH OTHER CONTRACTOR'S ON SITE AND UTILITY PROVIDERS DURING CONSTRUCTION TO ENSURE SMOOTRANSITION RETWEEN DISCIPLINES.
- 20. ALL DEMOLITION, AND ANY SUBSEQUENT CONSTRUCTION, SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS SE FORTH AND APPROVED BY THE CITY OF RALIESM THE CONTRACTOR IS RESPONDED FOR OBTAINING ALL REGULARD PERMITS. ALL TIETE PROJECTION INSINCED SHALL REMAIN IN TLACE JOURNES CONSTRUCTION.
- TRAFFIC CONTROLS FOR ANY UTILITY WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PERFORMED IN COMPLIANCE WITH STANDARDS OF THE NORTH CAROLINA MANUAL ON UNIFORM TRAFFIC CONTROL DIMOTS (MUTCO).
- 22. ALL CROSSWALK MARKENGS WITHIN RIGHT-OF-WAY SHALL BE CONSTRUCTED OF THE MOPLASTIC MATERIALS AND CONSTRUCTED IN ACCORDANCE WITH INCOOT SPECIFICATIONS, CONTRACTOR TO INSTALL CROSSWALKS IN SUCH A MAINTER THAT CROSSWALKS ARE ALIGNED BETWEEN HANDLOGAPWALKWAY ACCESS POUNT OF PREPROCINCAP TO THE PRODUMY OF DETINE LANGE.
- 23. ALL SIGNS AND PAVEMENT MARKINGS ARE TO MEET MUTCO (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES) AND INCIDOT STANDA
- 24. ALL SIGNS SHALL USE PRISMATIC SHEETING THAT MEETS MINIMUM RETROREFLECTIVITY STANDARDS FOUND IN THE LATEST EXTRON OF THE MUTCO.
- WITHIN THE AREA OF ABOVE DEFINED SIGHT TRIANGLE, THERE SHALL BE NO SIGHT DESTRUCTING OR PARTY OBSTRUCTING WALL, FENCE, SIGN,
 FOLIAGE, BERMS, OR PARKED VEHICLES BETWEEN THE HEIGHTS OF 24 INCHES AND BIGHT FIELD ABOVE THE CURS LINE SLEVATION OR THE NEAREST TRAYLID. WAY I'N OCUMENIC DISTS.

	KEYNOTE LEGEND (FURNISH AND INSTALL)					
KEY	DETAIL	DESCRIPTION/ SHEET				
1A.	PLANTING BED, TRIPLE SHREDDED HARDWOOD MULCH, SEE PLANTING PLAN	-				
18	LAWN					
2A.	€ THICK CONCRETE PAVING	1 & 2/L203				
28	€ THICK CONCRETE PAVING	i & 2/L203				
2C	INTERLOCKING PAVERS					
2D	RECYCLED CONCRETE PAVING					
2E	PAVEMENT MARKING- PEDESTRIAN CROSSWALK	T-20.05/L203				
3A	ACCESSIBLE CURB RAMP WITH WARNING DETECTION DEVICE PER CITY OF RALEIGH STANDARD	T-20.04.2, T-20.01.2 T-20.01.4 /L203				
38	← WIDE WHITE PAINTED STRIPE					
3C	HANDICAP PARKING SIGN PER CODE	7/L202				
44	RETAINING WALL	4/1.203				
48	CONCRETE WHEEL STOP	4/1.202				
5A.	ROLL OUT SOLID WASTE STORAGE AREA					
58	WATER CATCHMENT CISTERN	8/L202				
64	EXISTING DUKE ENERGY TRANSFER BOX AND BOLLARDS					
68	PROPOSED PED HEAD; POLE, SIGNAL, AND BUTTON					
6C	NEW GRANDE CURS AND GUTTER					
7A	BRICK PAVERS TO MATCH HILLSBOROUGH STREETSCAPE PLAN					
78	CONCRETE SEDEWALK					
BA.	BIKE RACKS PER CITY OF RALEIGH STANDARDS	9 & 10/L202				
88	REQUIRED AMENITY AREA: 1,343 SF (10% OF SIFE)					
	AGGESSINE ROUTE					







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PROJECT NUMB 20007

PROJECT PHASE
ADMINISTRATIVE
SITE REVIEW

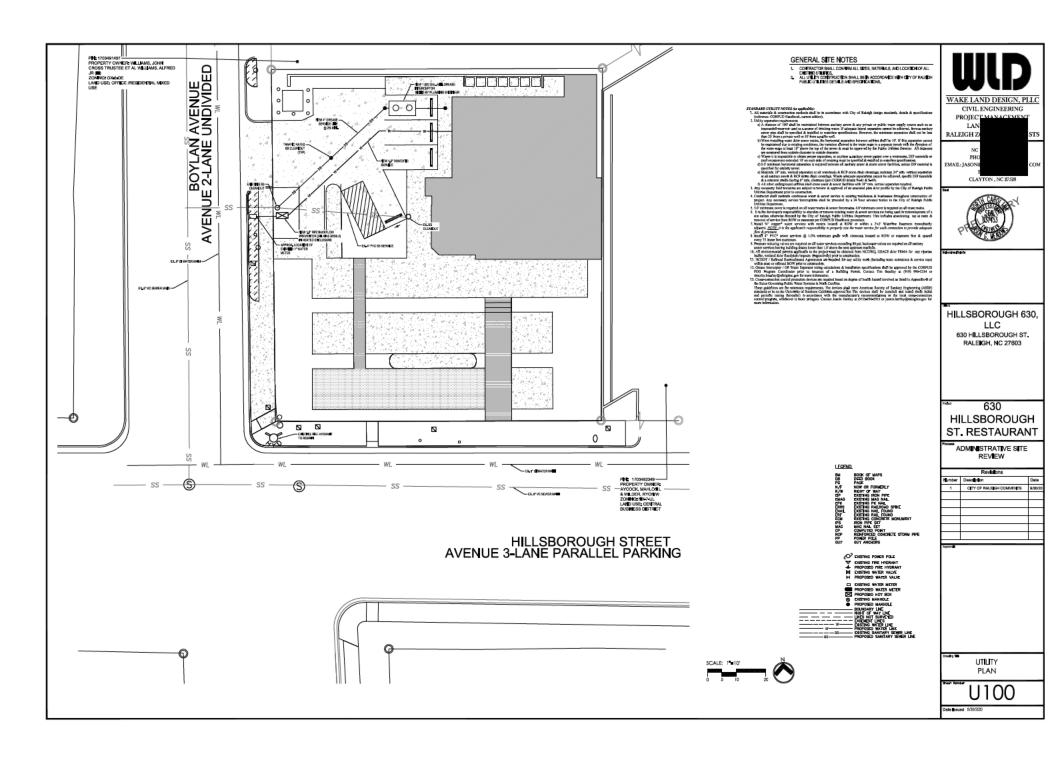
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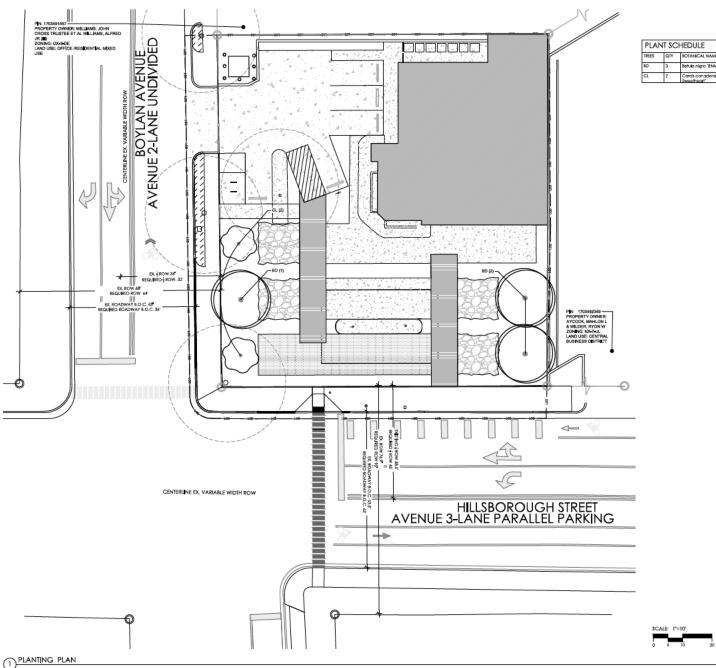
ASR REV #1 11.03.2020 ASR REV #2 01.04.2021 ASR REV #3 03.01.2021

LAYOUT AND MATERIALS PLAN

AMERICAN MARKET

L200





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TREES	ØIY	BOTANICAL NAME	COMMON NAME	HEIGHT	CAUPER AT DBH	B&B OR CON		
ND .	3	Betula nigra 'BNMTF' TM	Dura Heat River Birch	10,-15,	2°Col	888		
CL		Cerals canadensis 'Carolina	Carolina Sweetheart Redbud	10'-12'	2°Cal	888		

LANDSCAPE REQUIREMENTS

STREET TREES
REQUIRED: 1 SHADE TREE PER 40' OF FRONTAGE
BOYLAN AVENUE: 120' OF FRONTAGE
HILLSBOROUGH STREET: 111' OF FRONTAGE

REQUIRED HILLSBOROUGH ST: 111 / 40 = 2 SHADE TREES PROVIDED HILLSBOROUGH ST: 0 TREES VARIANCE REQUESTED

IF VARIANCE APPROVED, A FEE IN LIEU FOR 5 STREET TREES WILL BE PROVIDED

821 Wate Forest Road Refelat, NC 27604 | 918,805,7586

630 HILLSBOROUGH ST. HILLSBOROUGH 630 LLC 630 HILLSBOROUGH ST. RALEIGH, NC

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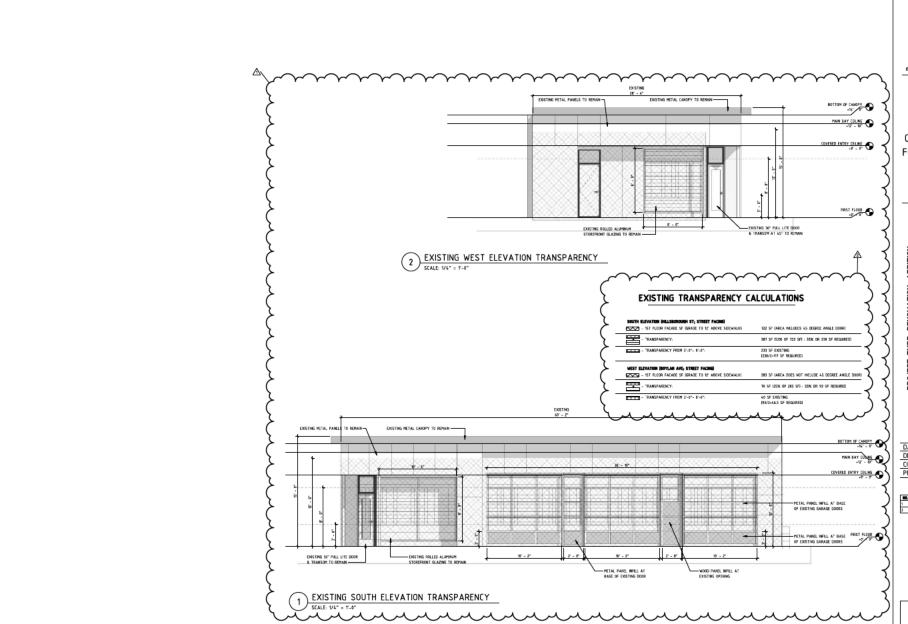
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PLANTING PLAN

L400





919 829 4969

115 1/2 E. Hargett St Suite 300 Raleigh, NC 27601 maurerarchitecture.com

NOT FOR CONSTRUCTION FOR REFERENCE ONLY

S

SBOROUGH

ATE	10.07.20		
R.	Author		
H.	Checker		
ROJ. #	20008		

REVISIONS

EXISTING ELEVATION TRANSPARENCY

