LOCATION: This site is located south of E. Whitaker Mill Road, on the north side of Gavin Street at 1428 Gavin Street.

REQUEST: Development of a vacant 0.25 acre/11,172 sf tract zoned IX-3 (Industrial Mixed-Use) into a proposed 3,312 square foot mixed-use building structure with three 1-bedroom apartments for multi-unit living. The site development also includes 434 sf of right-of-way dedication or .01 acres with a net site area .25 acres/10,737.9 sf after right-of-way dedication. The proposed mixed-use structure will include a 2,148 sf gross area indoor animal care and pet service business on the ground level and 1,164 sf of gross floor area for the proposed apartments above on the second floor.

A-178-19: Board of Adjustment - Cross-Access

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 March 13, 2020 by Coaly Design, PC.

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


Engineering

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

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 5’ utility placement easement and associated deed of easement shall be approved by the City 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 recorded plat. A recorded copy of this document must 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 within this time, further recordings and building permit issuance will be withheld.

5. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Urban Forestry

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

7. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.

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: April 16, 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:  
Development Services Dir/Designee

Date:  04/16/2020

Staff Coordinator:  Jermont Purifoy
NOTES

1. BOUNDARY AND Topographic SURVEY PROVIDED BY BARRY Scott, PE. DATED JUNE 2019.
2. NO CREOSOTE PRESSURE TREATED WOOD HAS BEEN IDENTIFIED WITHIN THE
   PROJECT OR PARCEL AS SHOWN.
3. THE DRAWING IS NOT FOR RECOGNITION.

CITY OF RALEIGH UTILITIES NOTES

1. ALL MASONRY & CONSTRUCTION METHODS SHALL BE IN ACCORDANCE WITH 
   CITY OF RALEIGH REQUIREMENTS FOR WATER, SEWER, GAS, 
   ELECTRIC, GROUND WATER, DISPOSABLE PRODUCTS, AND OREGAN. 
2. SEWER SEPARATION REQUIREMENT:
   A SEPARATION OF EEK. SHALL BE MAINTAINED BETWEEN SEWAGE 
   SEWERAGE PIPE OR DRAIN AND GROUND WATER PIPE OR DRAIN 
   IN ESSENTIAL SERVICES. IF THESE REQUIREMENTS ARE NOT 
   MET, THE OWNER OF THE PROPERTY SHALL BE REQUIRED TO ENSURE 
   THE SEPARATION OF WASTE WATERS FROM GROUND WATER 
   PIPE OR DRAIN. THE SHADY DRAINING AWWA STANDARDS 
   FOR SEWAGE SEPARATION SHALL BE ADHERED TO. 
   PROPOSAL TO INCREASE SEWER SEPARATION.
3. ELECTRICAL CONSTRUCTION:
   ALL ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 
   CITY OF RALEIGH REQUIREMENTS FOR ELECTRICAL INSTALLATION 
   OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
4. GAS INSTALLATION:
   ALL GAS INSTALLATION SHALL BE IN ACCORDANCE WITH 
   CITY OF RALEIGH REQUIREMENTS FOR GAS INSTALLATION 
   OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
5. WATER INSTALLATION:
   ALL WATER INSTALLATION SHALL BE IN ACCORDANCE WITH 
   CITY OF RALEIGH REQUIREMENTS FOR WATER INSTALLATION 
   OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
6. GAS INSTALLATION:
   ALL GAS INSTALLATION SHALL BE IN ACCORDANCE WITH 
   CITY OF RALEIGH REQUIREMENTS FOR GAS INSTALLATION 
   OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
7. ELECTRICAL CONSTRUCTION:
   ALL ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 
   CITY OF RALEIGH REQUIREMENTS FOR ELECTRICAL INSTALLATION 
   OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
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   ALL WATER INSTALLATION SHALL BE IN ACCORDANCE WITH 
   CITY OF RALEIGH REQUIREMENTS FOR WATER INSTALLATION 
   OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
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   ALL GAS INSTALLATION SHALL BE IN ACCORDANCE WITH 
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   OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
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    OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
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    CITY OF RALEIGH REQUIREMENTS FOR WATER INSTALLATION 
    OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
12. GAS INSTALLATION:
    ALL GAS INSTALLATION SHALL BE IN ACCORDANCE WITH 
    CITY OF RALEIGH REQUIREMENTS FOR GAS INSTALLATION 
    OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
13. ELECTRICAL CONSTRUCTION:
    ALL ELECTRICAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH 
    CITY OF RALEIGH REQUIREMENTS FOR ELECTRICAL INSTALLATION 
    OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
14. WATER INSTALLATION:
    ALL WATER INSTALLATION SHALL BE IN ACCORDANCE WITH 
    CITY OF RALEIGH REQUIREMENTS FOR WATER INSTALLATION 
    OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.
15. GAS INSTALLATION:
    ALL GAS INSTALLATION SHALL BE IN ACCORDANCE WITH 
    CITY OF RALEIGH REQUIREMENTS FOR GAS INSTALLATION 
    OF LIVE ELECTRIC WIRE, SERVICE PANEL & FUSES.