LOCATION: This site is located on the south side of W. Cabarrus Street, west of S. Dawson Street at 301 W. Cabarrus Street. (PIN#1703-56-5859).

REQUEST: Development of an existing 2-story building, 23,607 sf gross floor area (11,752 sf - for the lower level; 11,855 sf gross floor area for upper level) on a 0.47 acre tract zoned DX-12-UG for a change of use. The existing uses are office/retail and the proposed change of use will be a mixed use development: office/restuarant/bar/indoor recreation. The proposed Indoor Recreation on the lower level floor will include two proposed uses (Golf Simulation (5,236 sf) and Health Club (6,516 sf)). On the upper level 11,855 sf gross floor area will include 3 new proposed uses, office (2,754 sf); restaurant/bar (3,160 sf) & Indoor Recreation (5,941 sf). Per UDO Sec.7.1.3.A.1.E, the site is exempt from providing the required 88 parking spaces for the new uses; however the site is providing 6 new redesigned parking spaces. This site is an existing structure & therefore exempt from transparency requirements noted in UDO Sec.3.2.6 and Sec.3.4.2.C.1.6. The applicant has indicated on the elevation sheets A 3.1, A 3.2, no existing transparency is being removed. Transparency is either being replaced in the same location or new additional transparency is being added from what currently exists to the same or new areas as noted on the elevation plans.

PRIMARY STREET DETERMINATION: Per TC-5A-18, S. Dawson Street & W. Cabarrus Street are both designated as Primary Street Designations.

BOARD of ADJUSTMENT - APPROVED VARIANCE DECISIONS.
A-137-19: • BLOCK PERIMETER
A-137A-19: • PARKING VARIANCE
A-164-19: • DESIGN ADJUSTMENT

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 February 11, 2020 by Crumpler Consulting Services.

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


2. A detail of the proposed solid waste services screening and dumpster layout is provided with a SPR or Building Permit plans set, whichever is reviewed first.

Engineering

3. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way. Depending on the impacts and duration of construction phases, public outreach to adjacent properties and businesses may be required.

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3) covering the cost of public infrastructure improvements in the right-of-way.

5. An encroachment agreement for the proposed curb, to provide vertical separation from the drive aisle and adjacent public sidewalk, within the public right-of-way shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

Stormwater

6. Director approved 'Stormwater Design Exception' shall be provided to permit retaining wall encroachment into slope setback requirements from property line(s) and building(s); See UDO 9.4.2, Guidelines for Land Disturbing Activities Appendix 'B'.

Urban Forestry

7. A fee-in-lieu for 5 street trees along S.Cabarrus St. and 2 street trees along S. Dawson St. shall be paid to the City of Raleigh (UDO 8.1.10).

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: March 4, 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: 03/04/2020
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy
ADMINISTRATIVE SITE PLAN
FOR
301 W. CABARRUS STREET
RALEIGH, NORTH CAROLINA

PREPARED FOR:
COMPASS RALEIGH 1031, LLC
2217 STANTONSBURG ROAD
GREENVILLE, NC 7834

PREPARED BY:
CRUMPLER Consulting Services, PLLC
2708 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-613-7104 P. 1023

CALL 24 HOURS BEFORE YOU DIG

CITY OF RALEIGH COMMENTS JAC 02/11/20
DECISION: APPROVED AS REQUESTED.

CITY OF RALEIGH FILE: ASR-0062-2019

BOARD OF ADJUSTMENT-APPROVED VARIANCE DECISIONS
(A-137-19 – 12/09/19)
DECISION: ALL REMAINING REQUESTS APPROVED AS REQUESTED.

WHEREAS COMPASS RALEIGH 1031, LLC, PROPERTY OWNER, REQUESTS A 5 FOOT DESIGN ADJUSTMENT AND A 14.5 FOOT DESIGN ADJUSTMENT PERMITTING THE RETENTION OF THE EXISTING 40 FOOT RIGHT-OF-WAY NORTH AND A 42 FOOT BACK OF CURB TO BACK OF CURB WITH SOUTH DAWSON STREET, A MAIN STREET, PARALLEL PARKING STREET WHICH IS LESS THAN THE 250 FOOT MINIMUM BLOCK PERIMETER SET FORTH IN SECTION 8.3.2.A THAT RESULTS IN A BLOCK PERIMETER OF 2,262 FEET TO PERMIT A CHANGE IN USE FROM OFFICE/RETAIL TO BAR/OFFICE/INDOOR RECREATION ON A 0.47 ACRE PROPERTY ZONED DOWNTOWN MIXED-USE-12 URBAN GENERAL LOCATED AT 301 WEST CABARRUS STREET.

DECISION: APPROVED AS REQUESTED.

WHEREAS COMPASS RALEIGH 1031, LLC, PROPERTY OWNER, REQUESTS VARIANCE FROM SECTION 8.4.5.D TO PERMIT THE RETENTION OF THE EXISTING 59 FOOT RIGHT-OF-WAY WEST CABARRUS STREET, A MAIN STREET, PARALLEL PARKING STREET WHICH IS LESS THAN THE 126 FOOT RIGHT-OF-WAY WIDTH AND A 33.5 FOOT DESIGN ADJUSTMENT AND A 27.36 FOOT BACK OF CURB TO BACK OF CURB WIDTH SET FORTH IN SECTION 8.4.5.D WHEREAS COMPASS RALEIGH 1031, LLC, PROPERTY OWNER, REQUESTS VARIANCE FROM SECTION 3.4.8.D.2 OF THE UNIFIED DEVELOPMENT ORDINANCE TO PERMIT THE CONTINUED USE OF AN EXISTING PARKING AREA BETWEEN THE EXISTING BUILDING AND WEST CABARRUS STREET AND SOUTH DAWSON STREET WHICH IS LESS THAN THE 200 FOOT MINIMUM DISTANCE SET FORTH IN UDO SECTION 8.4.5.C AND REFERENCED IN UDO SECTION 8.5; A 50 FOOT MINIMUM SIDEWALK WIDTH REQUIREMENT AND A DESIGN ADJUSTMENT FOR COMPLETE RELIEF FROM PROVIDING CROSS-ACCESS TO THE PROPERTY TO THE SOUTH PIN 1703565779 REQUIRED IN UDO SECTION 3.3.3.C TO PERMIT A CHANGE IN USE FROM OFFICE/RETAIL TO BAR/OFFICE/INDOOR RECREATION ON A 0.47 ACRE PROPERTY ZONED DOWNTOWN MIXED-USE-12 URBAN GENERAL LOCATED AT 301 WEST CABARRUS STREET.

DECISION: APPROVED AS REQUESTED.

WHEREAS COMPASS RALEIGH 1031, LLC, PROPERTY OWNER, REQUESTS A VARIANCE FROM SECTION 5.0.2 OF THE UNIFIED DEVELOPMENT ORDINANCE TO PERMIT THE CONTINUED USE OF AN EXISTING SCREENED SERVICE AREA ALONG WEST CABARRUS STREET WHICH WILL BE DESIGNATED A PRIMARY STREET TO PERMIT A 120 FOOT DESIGN ADJUSTMENT TO THE MINIMUM 10 FOOT SIDEWALK WIDTH RESULTING IN A BLOCK PERIMETER OF 2,262 FEET TO PERMIT A CHANGE IN USE FROM OFFICE/RETAIL TO BAR/OFFICE/INDOOR RECREATION ON A 0.47 ACRE PROPERTY ZONED DOWNTOWN MIXED-USE-12 URBAN GENERAL LOCATED AT 301 WEST CABARRUS STREET.

DECISION: APPROVED AS REQUESTED.

WHEREAS COMPASS RALEIGH 1031, LLC, PROPERTY OWNER, REQUESTS A VARIANCE FROM SECTION 8.3.5.D TO PERMIT A CHANGE IN USE FROM OFFICE/RETAIL TO BAR/OFFICE/INDOOR RECREATION ON A 0.47 ACRE PROPERTY ZONED DOWNTOWN MIXED-USE-12 URBAN GENERAL LOCATED AT 301 WEST CABARRUS STREET.

DECISION: APPROVED AS REQUESTED.

WHEREAS COMPASS RALEIGH 1031, LLC, PROPERTY OWNER, REQUESTS a VARIANCE FROM SECTION 8.3.5.E TO PERMIT A CHANGE IN USE FROM OFFICE/RETAIL TO BAR/OFFICE/INDOOR RECREATION ON A 0.47 ACRE PROPERTY ZONED DOWNTOWN MIXED-USE-12 URBAN GENERAL LOCATED AT 301 WEST CABARRUS STREET.
EXISTING CONDITIONS

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY BASS, NIXON, AND KENNEDY, DATED 06-20-2019.
2. PROPERTY IS LOCATED IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAINS) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.

NOTES
EXISTING BUILDING HEIGHT IS 19'-7" PER UDO 1.5.7.

PRE-DEVELOPMENT PROPOSED ELEVATION (PRE-DEVELOPMENT) FLR. 0'-12' FLR. 3'-8'

UPPER FOOTAGE 0'-12' ABOVE NORTH 312.0' (NO CHANGE)

FOOTAGE 0'-12' ABOVE SIDEWALK 309.0' (NO CHANGE)

MAX. ALLOWED BLANK WALL AREA FOR A MIXED USE BUILDING IN DX-: 20'

TRANSPARENCY LOW GRADE LOWER LOWER LOWER

1.1.11 ALLOWS EXISTING TRANSPARENCY & BLANK WALL NONCONFORMITIES TO TRANSPARENCY)

AVG. GRADE DETERMINED PER UDO 1.5.7.A.2

1.1.11 ALLOWS FOR EXISTING TRANSPARENCY NONCOMPLIANCE OF SEC.

PROPOSED NEW TRANSPARENT STOREFRONT DOORS & TRANSOM

AVERAGE GRADES

BY ELEVATION PROJECTED IN W/ TRANSPARENT OPENING W/ TRANSPARENT MASONRY OPENING.

PROPOSED NEW TRANSPARENT STOREFRONT DOORS & TRANSOM

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

4' - 0"

5' - 8"

6' - 4"

7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

4' - 0"

5' - 8"

6' - 4"

7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

4' - 0"

5' - 8"

6' - 4"

7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

4' - 0"

5' - 8"

6' - 4"

7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

4' - 0"

5' - 8"

6' - 4"

7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

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5' - 8"

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7' - 0"

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GREASE EXISTING ROOF

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5' - 8"

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7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

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5' - 8"

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7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

4' - 0"

5' - 8"

6' - 4"

7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

4' - 0"

5' - 8"

6' - 4"

7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

4' - 0"

5' - 8"

6' - 4"

7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

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6' - 4"

7' - 0"

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EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

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5' - 8"

6' - 4"

7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

4' - 0"

5' - 8"

6' - 4"

7' - 0"

EXISTING GUARDRAIL BEYOND, PAINT EXISTING BRICK EXISTING ROOF

EXISTING CMU WALL, PAINT TYP.

GREASE EXISTING ROOF

4' - 0"

5' - 8"

6' - 4"

7' - 0"
1. EXISTING BUILDING HEIGHT IS 31.7' PER UDO.
2. EXISTING 12-STORY BUILDING HEIGHT IS 150' PER UDO.
3. EXISTING BUILDING HEIGHT IS 12-STORY BUILDING HEIGHT.
4. POST-DEVELOPMENT BUILDING HEIGHT.
5. USE NOTES:
   - EXISTING BUILDING HEIGHT IS 31.7'.
   - EXISTING BUILDING HEIGHT IS 150'.
   - EXISTING BUILDING HEIGHT IS 12-STORY BUILDING.
   - USE NOTES:

**Total Transparency:**

- PRE-DEVELOPMENT PROPOSED
- PROPOSED

**Grades at Each Building Elevation:**

- PRE-DEVELOPMENT PROPOSED
- PROPOSED

**Average Grades:**

- PRE-DEVELOPMENT
- PROPOSED

**Notes:**

- Post- & Pre-Development Elevations
- Notes for Post- & Pre-Development Elevations
- Notes for Post- & Pre-Development Elevations

**Legend:**

- FOOTAGE: 0'-12'
- FLR. 0'-12'
- FLR. 3'-8'
- FLR. 12'-19'
- FLR. 22'-29'
- FLR. 30'-37'
- FLR. 40'-47'
- FLR. 50'-57'
- FLR. 60'-67'

**Scale:**

- 1/8" = 1'-0"