LOCATION: This 0.29 acre site zoned CX-5-SH CU (Z-11-10) is located on the southeast corner of the intersection of Hillsborough Street and Park Avenue at 1313 Hillsborough Street.

REQUEST: The redevelopment and upfit of an existing 2,400 square foot building to be used as a restaurant along with the addition of a 10,869 square foot multi-family apartment building consisting of 16 units.

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, 2022 by FMW Real Estate.

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. The Proposed uses, and the Required parking shown on the site data tables found on sheets C0.0. C2.0, and C2.1 should not read "bar/Tavern" as these are prohibited by Z-11-10.

2. The final striping, markings and signage plan to be finalized prior to SPR approval. This includes the extension of the median in Hillsborough Street and removal of the pork chop at the adjacent driveway. The coordination with the signal will continue and look to be finalized with the SPR.

3. Proposed amenity areas (both private and public) should be shaded in and labeled indicating locations and demonstrating compliance to 1.5.3 of the UDO (as was shown on previous submittals).

4. Under all site data tables, all references to bars and/or taverns as a use are to be revised to read "restaurant" (as previously discussed and as alcohol will not exceed 70% of annual sales as stated on application/cover sheet).

Engineering

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.
Public Utilities

6. A Downstream Sewer Capacity Study in compliance with the City of Raleigh Public Utilities Department Handbook shall be submitted by the Project Engineer for review and approval.

Stormwater

7. 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

1. Comply with all conditions of Z-11-10.

Engineering

2. A public infrastructure surety for 4 street trees shall be provided to City of Raleigh Transportation – Development Engineering Division (UDO 8.1.3) in the amount of 100% of the improvement cost for the NCDOT portion and 125% of the improvement cost for the City of Raleigh infrastructure.

3. A public street right-of-way deed of easement, in addition to a plat showing the location of the easement, shall be submitted to the Planning and Development Services Department for review, and if acceptable, approved for recordation. Approved plats must be recorded at the Wake County Register of Deeds Office on or before the 14th day following approval by the City. The 14-day expiration date shall be clearly indicated on the plat. By the end of the next business day following recordation of the plat, all required legal instruments (including deeds of easement) shall be recorded, and recorded copies of the plat and all legal instruments required by the City in association with development approval shall be provided to the City. (Reference: UDO 8.1.7.A; 10.2.5.F.4.d)

Public Utilities

4. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 3 street trees along Park Avenue and 1 street tree along Hillsborough Street.
The following are required prior to issuance of building occupancy permit:

General

1. Final inspection of all right of way street trees by Urban Forestry Staff.

Stormwater

2. 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 6, 2025
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: Alyxia Bailey Taylor
Development Services Dir/Designee

Staff Coordinator: Michael Walters

Date: 03/09/2022
PROPOSED ADDITION
16 APARTMENT UNITS
FFE: 300.00

EXISTING VACANT
1000 SQ. FT. BUILDING TO BE RENOVATED FOR NEW BUSINESS
FFE: 200.00

SITE DATA TABLE

PROJECT
1317 HILLSBOROUGH ST

FLOOR/LEVEL
HILLSBOROUGH

REMARKS
PRELIMINARY - NOT RELEASED FOR CONSTRUCTION

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF TAHLEQUAH, MODE, AND NDD'S STANDARDS, SPECIFICATIONS, AND DETAILS.