LOCATION: This .19 acre site zoned NX-7-SH-CU is located on the north side of Hillsborough Street, west of the intersection of Hillsborough and Horne Street at 2510 Hillsborough Street.

REQUEST: This is an 18,141 gross square foot mixed use building (restaurant, bar, and retail establishment).

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 April 13, 2022 by Pabst Design Group, PA.

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:

Engineering

1. 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

2. The water meters must be proposed in a location acceptable to the City of Raleigh Public Utilities Department.

☑ 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. The final location for the GOTriangle Bus stop is coordinated with the Transit Division and all accommodations are in place to install the infrastructure for the bus stop.
2. Revise the plan taking advantage of Text change TC-11-21 (Maximum parking limits). (FYI - TC-11-21 went into effect recently limiting parking to a maximum number as opposed to a minimum requirement.) Should you wish to utilize this recently effective text change please note this on the cover sheet and remove sheet C-2.2.

3. Comply with all conditions of Z-2-14

Engineering

4. 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

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

Urban Forestry

6. 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 Hillsborough St.

7. A public infrastructure surety for (3) tree pit 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.

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: September 22, 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.
Administrative Approval Action
Case File / Name: ASR-0087-2021
DSLC - 2510 Hillsborough St. Revitalization

I hereby certify this administrative decision.

Signed: ___________________________ Date: __05/26/2022__
Daniel L. Stogall
Development Services Dir/Designee

Staff Coordinator: Michael Walters
TIER 3 SITE PLAN REVIEW FOR:

2510 HILLSBOROUGH STREET
REVITALIZATION
RALEIGH, NORTH CAROLINA

VICINITY MAP

INDEX TO PLANS

LIMITS OF USE STANDARD PLANS 6.0-11.0

DEVELOPER

SITUATION

COMPILATION WITH LIMITS OF USE STANDARD PLANS 6.0-11.0

ASR-0087-2021