



# Administrative Approval Action

Case File / Name: ASR-0091-2019  
City Market - 224 Martin St

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

**LOCATION:** The site is an existing building zoned DX-3-SH, and within an HOD-G overlay district located in the City of Raleigh Downtown Market on the southeast corner of East Martin and Blake Street at 220 and 224 E. Martin Street.

**REQUEST:** Change of Use from restaurant and retail to shopping center along with an interior upfit and renovation of an existing 19,800 square foot building in the City Market.

**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 October 7, 2020 by Harris Engineering.

## **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**

1. A certificate of appropriateness from the Historic Development Commission shall be obtained for any exterior building changes prior to building permit issuance.

### **Engineering**

2. An encroachment submittal for the grease trap within the public right-of-way shall be approved by City Council. The executed encroachment agreement shall be filed with the Development Services Department for the approval by City and returned to the Owner. The Owner is responsible to record the executed encroachment agreement with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.
3. A cross access agreement for the entrance to the basement across the property between 224 E Martin Street (PIN 1703871707) and 226 E Martin Street (PIN 1703871749) shall be approved by the Development Services Department for recording in the Wake County Registry, and a copy of the recorded cross access easement shall be returned to the Development Services Department within one day of plat recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

### **Urban Forestry**



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4. A tree impact permit will be issued at Site Permitting Review for the installation and inspection of Tree Protection Fence, installed in accordance with the approved plans.

***The following are required prior to issuance of building occupancy permit:***

## Urban Forestry

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

**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:

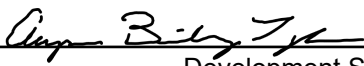
### **3-Year Expiration Date:** November 17, 2023

Obtain a valid building permit for the total area of the project, or a phase of the project.

### **4-Year Completion Date:**

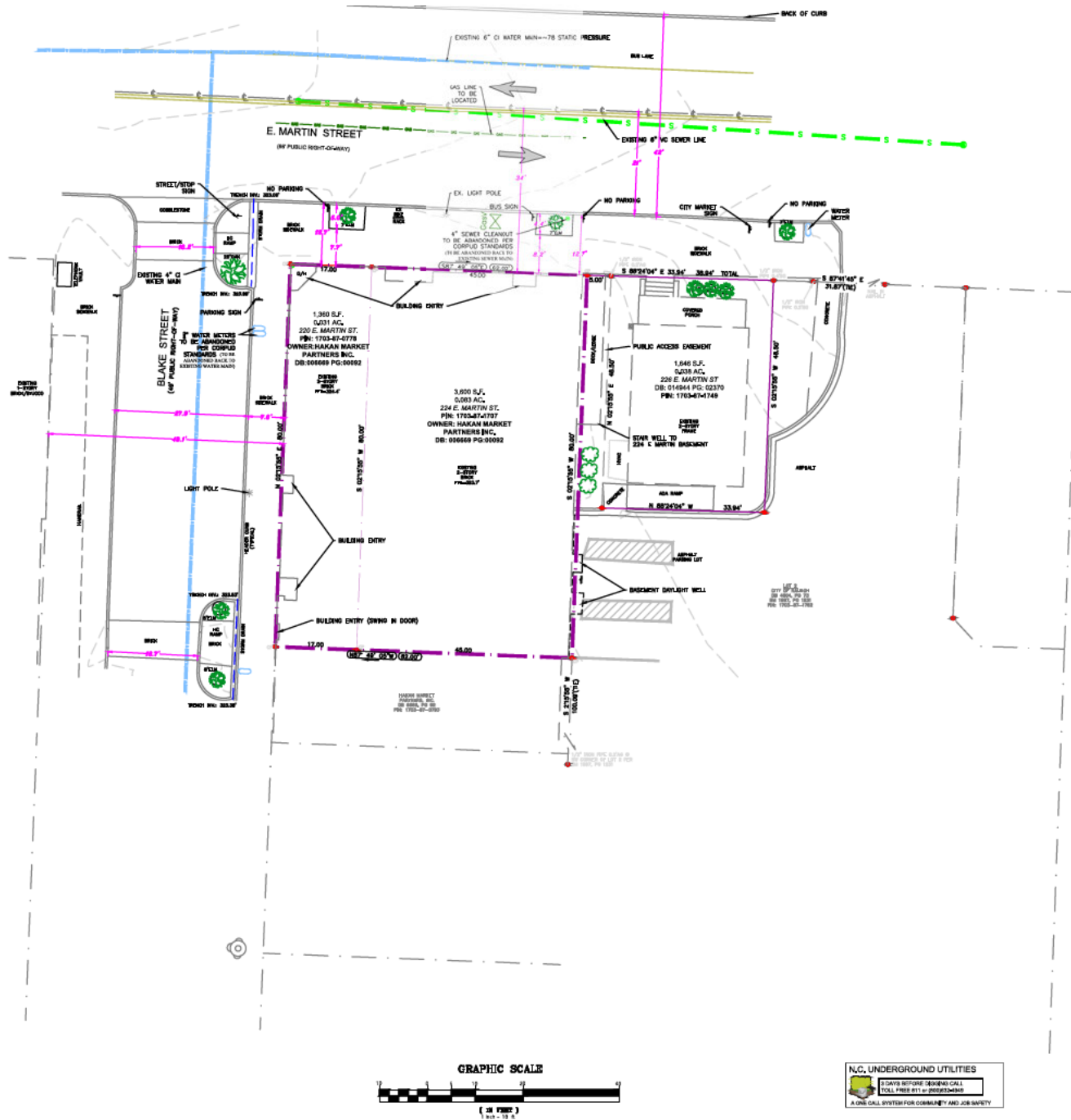
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:  Date: 11/17/2020  
Development Services Dir/Designee

Staff Coordinator: Michael Walters





# Existing Conditions For City Market - 224 Martin St

2

**John W. Harris, P.E.**  
 Consulting Engineer, Inc.  
 5112 Bar Oak Circle  
 Raleigh, N.C. 27612  
 (919) 798-0764  
 www.harriseng.net

Drawn: 11 August 2015	Reviewed: 11 August 2015
By: JWH	By: JWH
Check: JWH	Check: JWH
Printed Date: 11 August 2015	Printed Date: 11 August 2015
File: JWH-224 Martin St.dwg	File: JWH-224 Martin St.dwg
Sheet: 224 Martin St.dwg	Sheet: 224 Martin St.dwg
Project: 224 Martin St.dwg	Project: 224 Martin St.dwg

Revision: 2014-10-10 BAH



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1

**NORTH ELEVATION**

SCALE: 1/16" = 1'-0"

EAST MARTIN STREET (PRIMARY STREET ELEVATION)

PROJECT TITLE  
**CITY MARKET EAST**

224 EAST MARTIN STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.  
**1414a**

DRAWING TITLE  
**EXISTING  
ELEVATION**

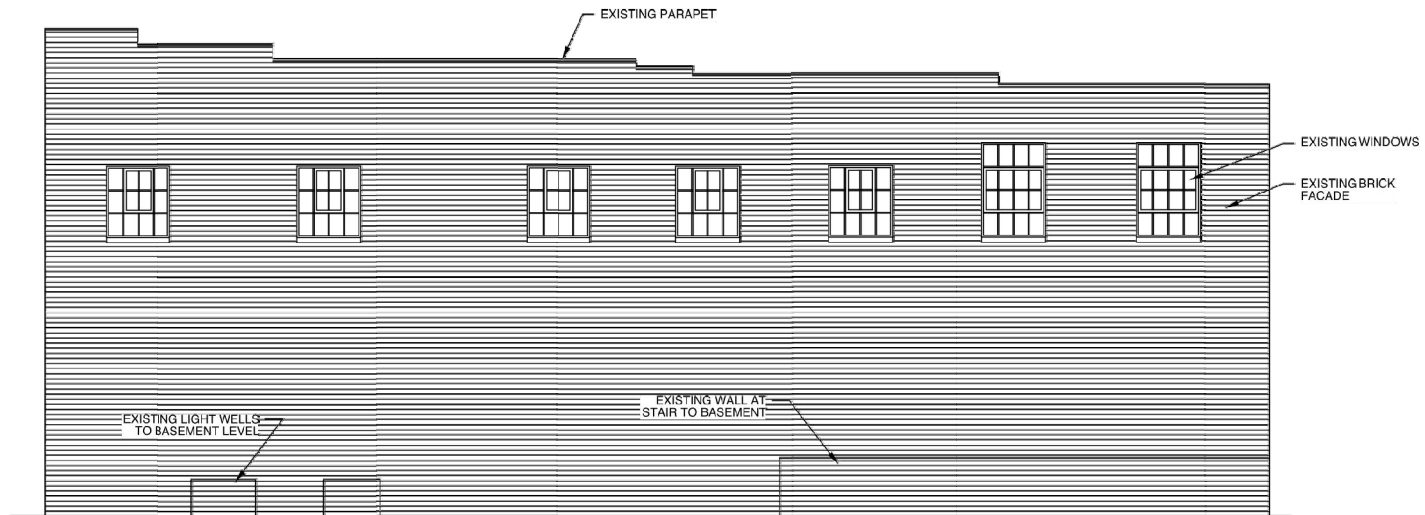
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PLOT DATE 4/20/20  
REVISION 00/00/20

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1

## EAST ELEVATION

SCALE: 1/16" = 1'-0"

PROJECT TITLE  
**CITY MARKET EAST**

224 EAST MARTIN STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.  
**1414a**

DRAWING TITLE  
**EXISTING  
ELEVATION**

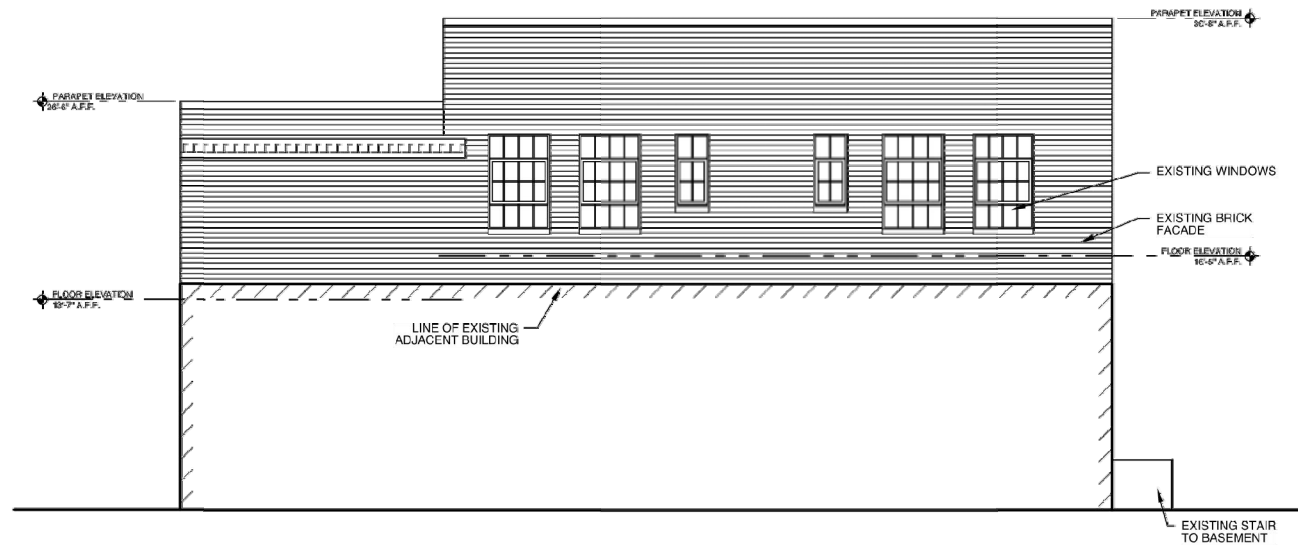
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1

## SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

PROJECT TITLE  
**CITY MARKET EAST**

224 EAST MARTIN STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.  
**1414a**

DRAWING TITLE  
**EXISTING  
ELEVATION**

# A3.2

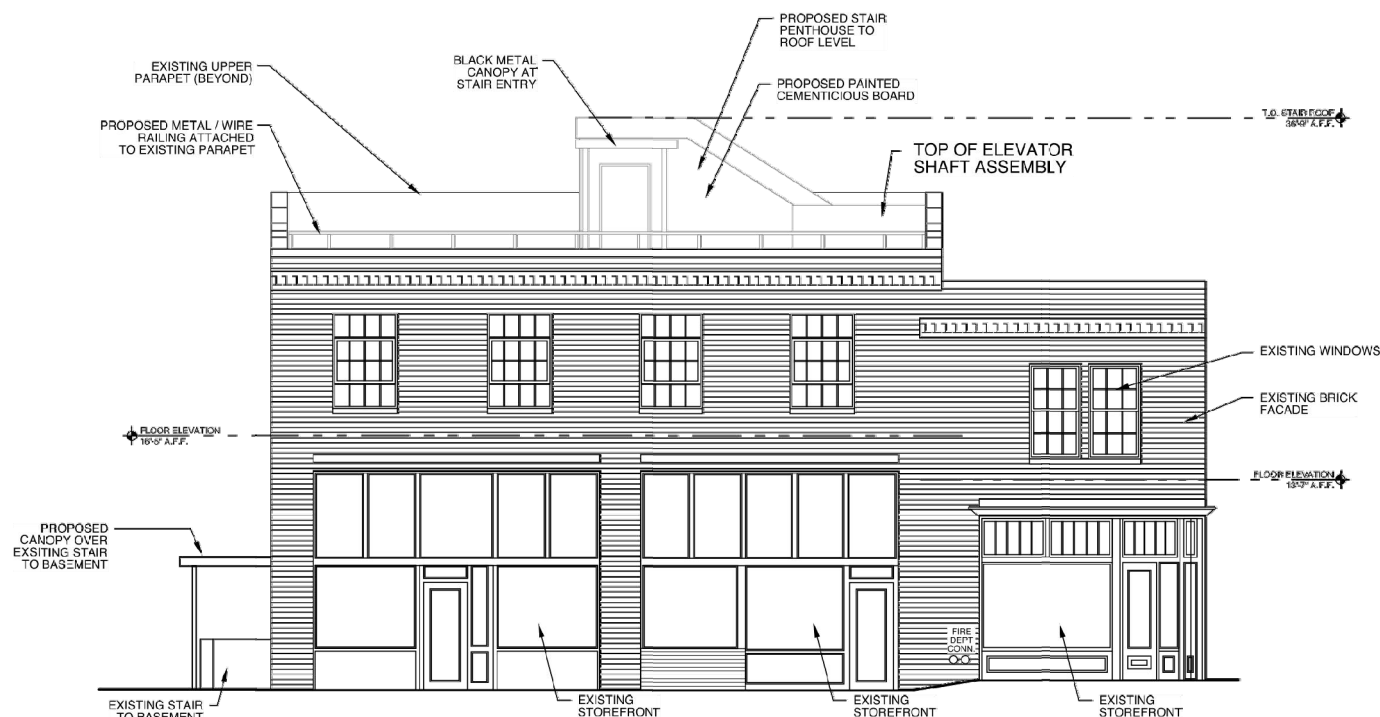
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## 1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"

EAST MARTIN STREET (PRIMARY STREET ELEVATION)

PROJECT TITLE  
**CITY MARKET EAST**

224 EAST MARTIN STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.  
**1414a**

DRAWING TITLE  
**PROPOSED  
ELEVATION**

# A4.0

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REVISION 09/02/20

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**PROJECT TITLE  
CITY MARKET EAST**

224 EAST MARTIN STREET  
RALEIGH, NORTH CAROLINA

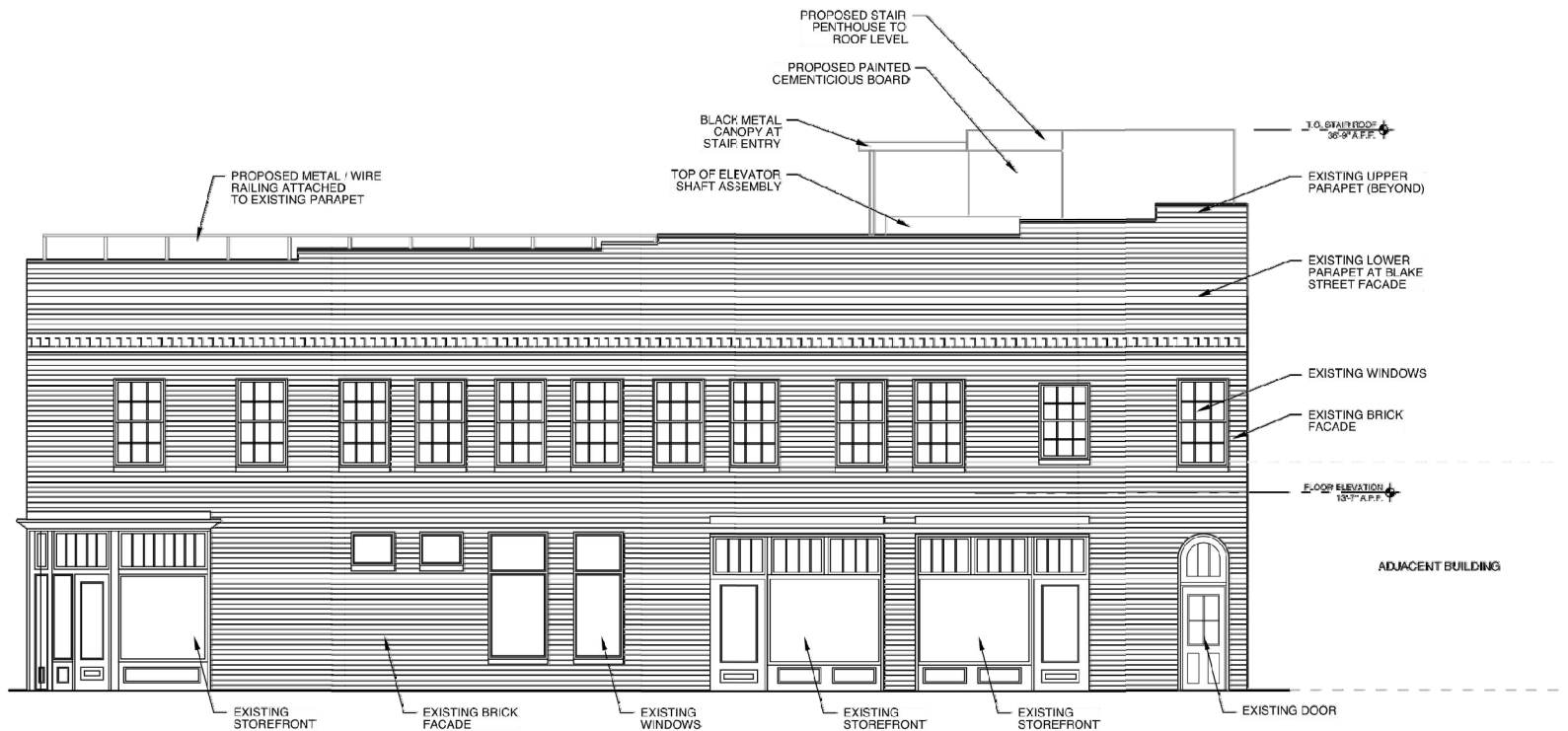
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1414a

**DRAWING TITLE  
PROPOSED  
ELEVATION**

**A4.1**

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REVISION 03/05/20

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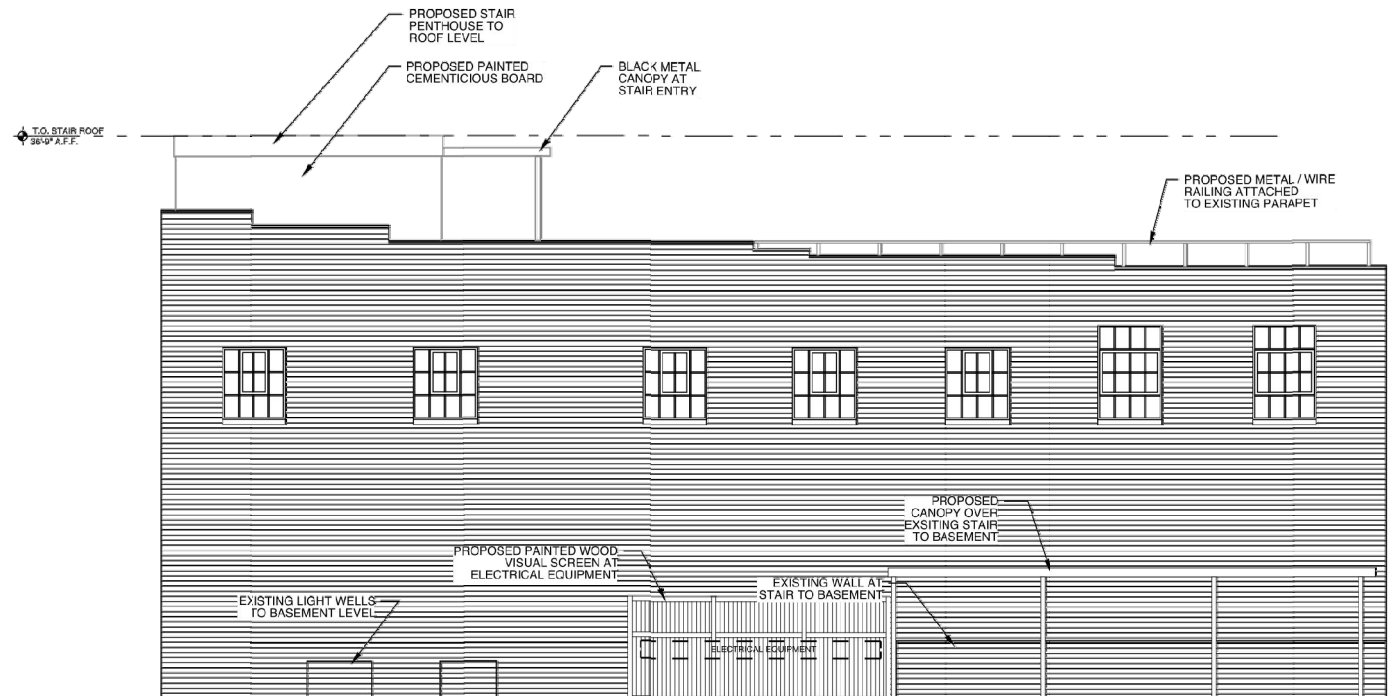
1

**WEST ELEVATION**

SCALE: 1/16" = 1'-0"

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1

**EAST ELEVATION**

SCALE: 1/16" = 1'-0"

PROJECT TITLE  
**CITY MARKET EAST**

224 EAST MARTIN STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.  
**1414a**

DRAWING TITLE  
**PROPOSED  
ELEVATION**

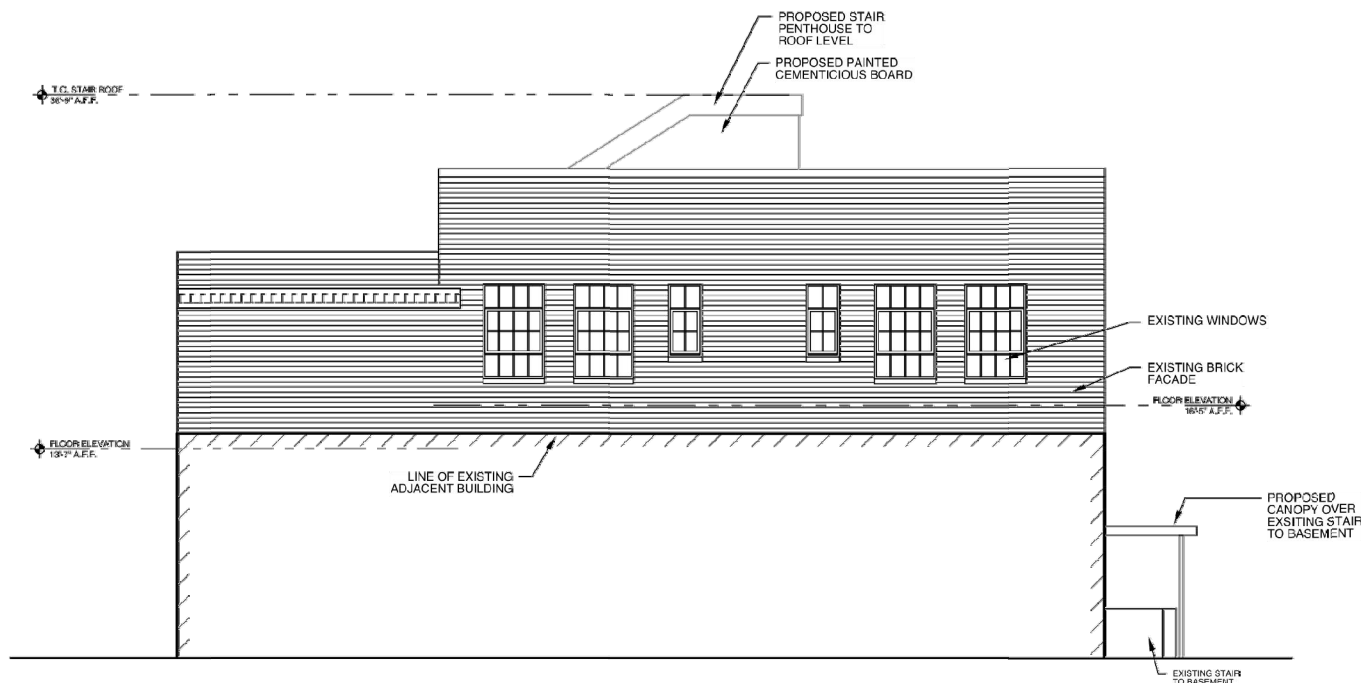
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**1**

**SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"

**PROJECT TITLE  
CITY MARKET EAST**

224 EAST MARTIN STREET  
RALEIGH, NORTH CAROLINA

PROJECT NO.  
**1414a**

**DRAWING TITLE  
PROPOSED  
ELEVATION**

**A4.3**

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