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
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
WEST ELEVATION

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