

# 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:

☑ <u>BUILDING PERMITS</u> - 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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City of Raleigh **Development Services Department** One Exchange Plaza Raleigh, NC 27602 (919) 996-2492 currentplanning@raleighnc.gov www.raleighnc.gov

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.

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

Staff Coordinator: Michael Walters

SITE DATA TABLE			
WINER	HAKAN MARKET PARTNERS INC		
WHER ADDRESS:	410 PALM AVE APT B4		
	CARPINTERIA, CA 93013		
YPE OF PROJECT:	COMMERCIAL SITE		
OUNTY:	WAKE		
ITE AREA:	0,08 AC		
STURBED AREA:	0.01 AC		
O, OF EXISTING BLDS:	1		
O, OF PROPOSED BLDGS:	RENOVATING EXISTING BUILDING		
XISTING IMPERVIOUS AREA:	0.08 AC		
ROPOSED IMPERVIOUS AREA:	0.08 AC		
ROPOSED PERCENT IMPERMOUS:	100,00%		
ETBACKS FRONT:			
BACK:			
SIDES:			
RONTAGE TYPE:	A1		
ANDUSE AND CLASS:	BUBINESS		
URRENT USE:	VIXED RETAIL & RESTAURANT		
	(UNKNOWN QUANTITY)		
ROPOSEO USE:	SHOPPING CENTER (19,900 SF)		
Pè .	1703671707		
EED BOOK & PAGE #:	DB:006669 PG:00092		
ONING:	DX-8-BH		
OWNSHIP:	RALEIGH		
ATERSHED:	CRASTREE CREEK		
ARKING SPACE CALCULATION:	1 SPACE PER 350SF		
	III = 57 SPACES		
	SINCE SPACE PER 5,000 SF OF GFA		
	= 4 BKE SPACES		
	19,800 SF TOTAL (14,860 USED)		
BASEMENT:	4,950 SF (UNUSED)		
FLOOR 1:			
FLOOR 2:	4,950 SF 4,950 SF		
PROPOSED SQUARE FEET:			
BASEMENT:	4.950 SF		
FLOOR 1:	4,950 SF		
FLOOR 2:	4,950 SF		
ROOF:	4,950 SF		

GENERAL MOTES:

1. THE ENGINEER IS: JOHN W. HARRIS, P.E. CONSULTING ENGINEER INC, 5112 BUR OAK CIRCLE, RALEIGH, N.C.



(1" = 400")

DEVELOPMENT SERVICES

Administrative Site Review Application



	Building Type		Sits Transaction History
0000	Detected Attented Apartment Townhouse	Geren	Stetch transaction #: SCOPE 0081 2018 Certificate of Appropriateness #: Board of Adjustment #:
		GENERAL	NFORMATION
Development r	rame: City Market -	224 E Martin St	
Inside City limit	to? 🗹 Yos 🗌 No		
Property addre	******* 220 & :	224 E. Mart	in Street
Die FIRes 1	700071707 & 170	3870776	
Owner would	ty Owner/Developer	Include any additions in inside and bring Contact Name: Mich presented when subs	
Owner would  Current Proper	ty Owner/Developer	e inside and bring  Contect Nome: Mich	the building up to fire and ACA codes.
Owner would  Current Proper NOTE: please Company:Hak	ty Owner/Developer attach purchase a um Market Proper	e inside and bring  Contect Nome: Mich	the building up to fire and ACA codes.  seed Helson  titling this form.
Current Proper NOTE: priesse Company:Hak Address:410 F	ty Owner/Developer attach purchase a um Market Proper Palm Ave Apt B4;	e inside and bring Contest Name: Mid present when subs see INC Corpinteria, CA 93	the building up to fire and ACA codes.  seed Helson  titling this form.
Owner would  Current Proper NOTE: please Company:Hak Address:410 F Phone #:885-	ty Owner/Developer attach purchase a um Market Proper Palm Ave Apt B4;	e inside and bring Contest Name: Mid present when subs see INC Corpinteria, CA 93	the building up to fire and ACA codes.  and Helson  othing this form.  This Cover
Current Proper NOTE: please Company Halo Address: 410 F Phone #: 805-1 Applicant Nare	ty OwnerDoveloper attach purchase a our Market Proper Palm Are Apt B4; 886-7799	e inside and bring  Contact Name: Micro  present when subs  fee ING  Corpinteria, CA 93	the building up to fire and ACA codes.  and Helson  othing this form.  This Cover

DEVELOPMENT TYPE + SITE DATE TABLE (Applicable to all developments)

SEE DATA zorang distrat (F) acreage of pach): DK-3-SH = Gross site arreage ©.11
Foll parking spaces required:
Foll parking spaces required:
Foll parking spaces proposed:
Overlay Desire (F applicable):
Existing use (UOD 6.1-4): Mixed - Refail & Reshara
Proposed use (UOD 6.1-4): Shoopping Center Disting Impervious Student

Aprel A 191
Is this a floorheated eres? Yes X 400
If yes, please provide:
About a oly;
Flood student E

Reuse Floor Buffer Yes X No Netlands Yes 

I've have real, acknowledge, and affirm that this project is confor with the proposed development yet. I acknowledge that this applie selected policy, which super applies from wit export when 10th day Signature. I have been selected to the project of the selection of the project of the proj Date: 05 Nov 2019

Page 2 of 2

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N.C. UNDERGROUND UTILITIES 3 DAYS REFORE DECEMB CALL TOLL PREE STI OF (SCORES) 4549

raleighnc.gov

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EAST ELEVATION PROPOSED	
SOUTH ELEVATION PROPOSED	. A4.3



Martin 224

John W. Harris, P.E.
Consulting Engineer, Inc.
3112 But on de Carle
Racial, N.C. 2602
(919) 780704

St

1 City Market

John W. Harris, P.E.
Consulting Engineer, Inc.
10 State of the Releigh No. 27612
(919) 789-0744

- 224 Martin St

City Market

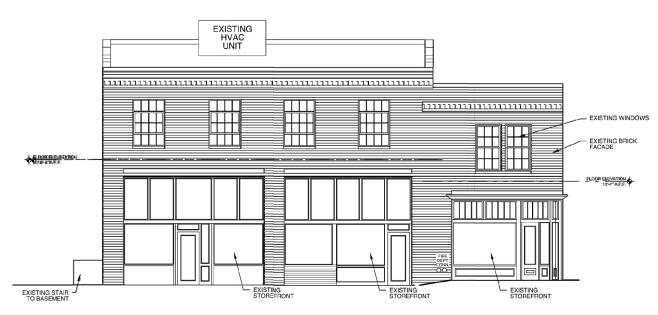
**Existing Conditions** 

EXISTING 6" CI WATER MIN -- 78 STATIC PRESSURE

224 Martin St City Market -

Site Plan

3



NORTH ELEVATION

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

EAST MARTIN STREET (PRIMARY STREET ELEVATION)

WEEKS TURNER ARCHITECTURE

WEEKS TURNER ARCHITECTURE, PA 8305-109 Durham Drive Raleigh, North Carolina 27603 919.779.5797 fax: 919.779.0826 www.weeksturner.com

PROJECT TITLE
CITY MARKET EAST

224 EAST MARTIN STREET RALEIGH, NORTH CAROLINA

PROJECT NO. **1414a** 

DRAWING TITLE

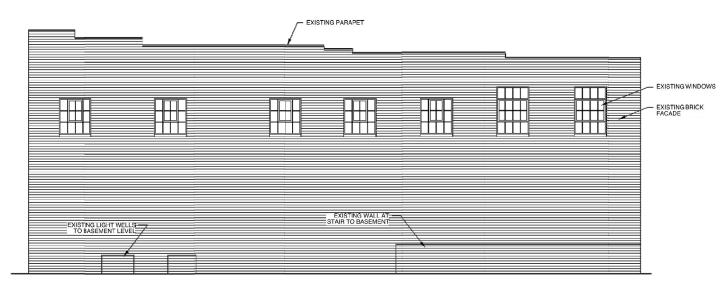
EXISTING ELEVATION

A3.0

PLOT DATE REVISION 4/20/20

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

WEEKS TURNER ARCHITECTURE

WEEKS TURNER ARCHITECTURE, PA 3305-108 Dutham Drive Raiolgh, North Caroline 27603 919, 779,977 fax: 912,779,0926 www.weeksturner.com

PROJECT TITLE
CITY MARKET EAST

224 EAST MARTIN STREET RALEIGH, NORTH CAROLINA

PROJECT NO. **1414a** 

DRAWING TITLE

EXISTING

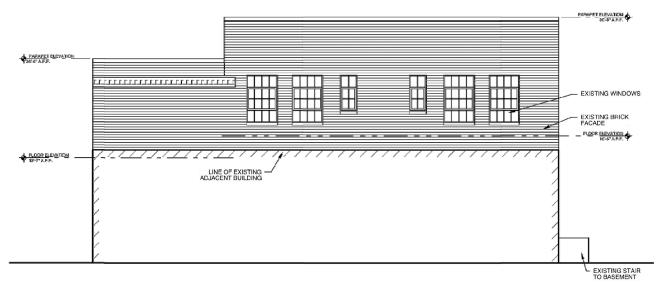
ELEVATION

A3.2

PLOT DATE REVISION 4/20/20

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WEEKS TURNER ARCHITECTURE, PA 3305-109 Durham Drize Raleigh, North Carolina 27603 919.779.977 fax: 919.779.0828 www.woeksturner.com

PROJECT TITLE CITY MARKET EAST

224 EAST MARTIN STREET RALEIGH, NORTH CAROLINA

PROJECT NO.

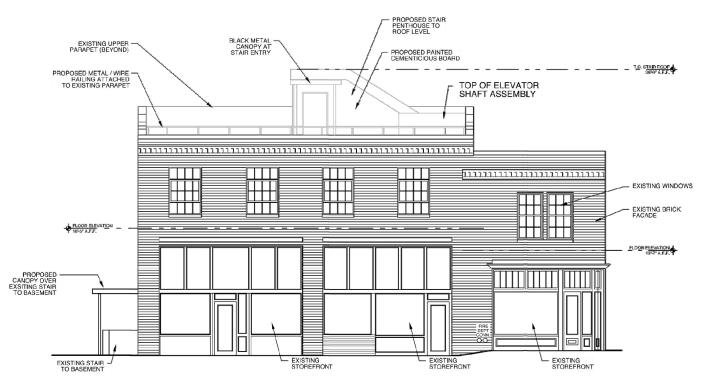
1414a

CRAWING TITLE **EXISTING** ELEVATION

PLOT DATE REVISION

4/20/20 00/00/20

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NORTH ELEVATION

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

EAST MARTIN STREET (PRIMARY STREET ELEVATION)

WEEKS TURNER ARCHITECTURE

WEEKS TURNER ARCHITECTURE, PA 3305-109 Durham Drive Ralolgh, North Carolina 27603 919.779.9797 fax: 919.779.0826 www.weeksturner.com

PROJECT TITLE
CITY MARKET EAST

224 EAST MARTIN STREET RALEIGH, NORTH CAROLINA

PROJECT NO.

1414a

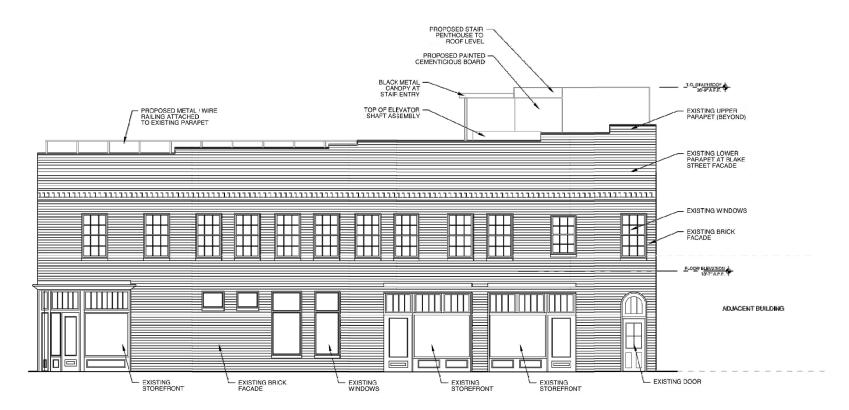
PROPOSED ELEVATION

A4.0

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PROJECT TITLE
CITY MARKET EAST

224 EAST MARTIN STREET BALEIGH, NORTH CAROLINA

PROJECT NO. 1414a

DRAWING TITLE

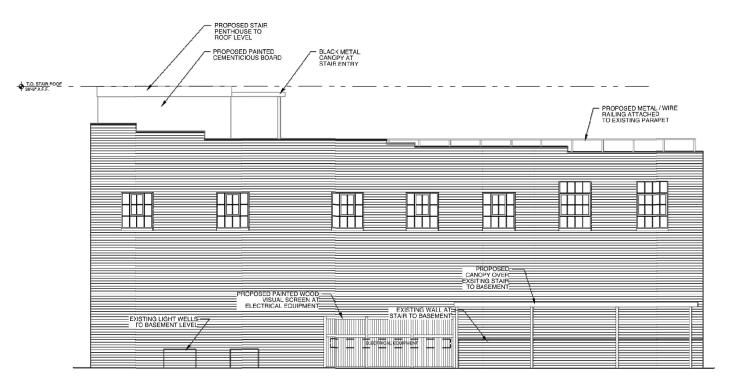
PROPOSED ELEVATION

A4.1

PLOT DATE REVISION 4/20/20

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

WEEKS TURNER ARCHITECTURE

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PROJECT TITLE
CITY MARKET EAST

224 EAST MARTIN STREET RALEIGH, NORTH CAROLINA

PROJECT NO. 1414a

DRAWING TITLE

PROPOSED ELEVATION

A4.2

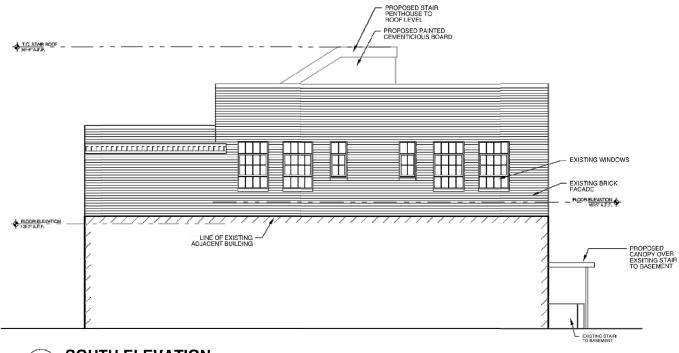
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WEEKS TURNER ARCHITECTURE, PA 3305-109 Durham Drive Raleigh, North Carolina 27603 919.779.9797 (av. 319.779.0826 www.weeksturner.com



**SOUTH ELEVATION** SCALE: 1/16" = 1'-0"

PROJECT TITLE CITY MARKET EAST

224 EAST MARTIN STREET RALEIGH, NORTH CAROLINA

PROJECT NO. 1414a

PROPOSED ELEVATION

PLOT DATE REVISION

4/20/20 00/00/20

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