



Administrative Approval Action

Case File / Name: ASR-0104-2019
Josef's Pharmacy Expansion

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 located on the south side of New Bern Avenue east of the intersection of New Bern Avenue and S King Charles Road, with a street address of 2100 New Bern Avenue.

REQUEST: Approximately 3,015 square foot addition to an existing 2,350 square foot building to expand the existing use as a pharmacy. The total building size will be 5,365 square feet. The existing lot is approximately 0.72 acres, zoned CX-3-UL.

**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 July 29, 2020 by Finny Joseph.

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:

Urban Forestry

1. Tree protection fence protecting existing right of way trees must be inspected by Urban Forestry staff prior to the issuance of site or building permits.

☒ **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:

Engineering

1. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.



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2. A Slope easement deed of easement shall be approved by City staff and the location of the easement shall be shown on a plat approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recording. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.
3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on a map approved for recordation. A recorded copy of this document must be provided to the Development Services Department prior to building permit issuance.

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

Urban Forestry

1. Final inspection of all 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:

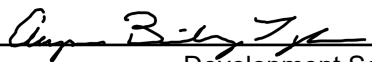
3-Year Expiration Date: September 25, 2023

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: 09/25/2020
Development Services Dir/Designee
Staff Coordinator: Kasey Evans

ADMINISTRATIVE SITE REVIEW
ASR-0104-2019GENERAL NOTES

-

COVER SHEET

SCALE: 1" = 40'

NOT FOR CONSTRUCTION

Digitally signed by Kasey Evans
Reason: I am approving this document
Date: 2020.08.21 12:58:43 -0400

ADMINISTRATIVE SITE PLAN (ASR-0104-2019) FOR:
JOSEF'S PHARMACY
2100 NEW BERN AVENUE
WYOMING, NORTH CAROLINA

Drawn	JH
By	
Checked	SR
by	

DATE:
05 DEC 2019
REVISED:
16 MAR 2020
09 JUN 2020
29 JUL 2020

ADMINISTRATIVE
SITE PLANS

COVER SHEET

Job Code	JPN
Dwg No.	

PA
1.0[illegible]

	EXISTING MAX. GRADE ELEV.(FT)	EXISTING MIN. GRADE ELEV.(FT)	EXISTING AVG. GRADE ELEV.(FT)	PROPOSED MAX. GRADE ELEV.(FT)	PROPOSED MIN. GRADE ELEV.(FT)	PROPOSED AVG. GRADE ELEV.(FT)	TOP OF ROOF GRADE ELEV.(FT)	HEIGHT/AVG HEIGHT (FT)
NORTH	321.5	320.0	320.60	321.8	319.0	320.1	332.21	15.11 / 10
EAST	321.5	320.0	320.60	321.8	319.0	320.1	332.21	15.11 / 10
SOUTH	321.5	320.0	320.60	321.8	319.0	320.1	332.21	15.11 / 10
WEST	321.5	320.0	320.60	321.8	319.0	320.1	332.21	15.11 / 10
TOTAL	321.5	320.0	320.60	321.8	319.0	320.1	332.21	15.27 / 10

*BUILDING CONFORMS WITH MIN. AND MAX. BUILDING HEIGHT RESTRICTIONS OF THE COB UO.I.

*BUILDING CONFORMS WITH MIN. AND MAX. BUILDING HEIGHT RESTRICTIONS OF THE COR. LDD.

ACTIVE STORMWATER CONTROL EXEMPTION

9. SUBSTITUTION OF IMPERVIOUS SURFACES WHEN ALL THE STANDARDS OF SEC. 10.3.4.1 ARE MET.

TREE CONSERVATION EXEMPTION:

TRCE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDD SECTION 9.1.2)

FLOODPLAIN NOTE

THIS SITE IS NOT IN ANY SPECIAL FLOOD HAZARD AREAS OR FUTURE CONDITIONS FLOOD HAZARD AREAS, AS SHOWN ON FIRM PANEL 37201213004, DATED MAY 3, 2006.

BUILD-TO CALCULATIONS:

THIS BUILDING WAS CONSTRUCTED PRIOR TO THE BUILD-TO REQUIREMENTS IN THE CITY
 RALDISH UDD. COR UDD 3.4.2.3.1 & II APPLY TO THIS EXPANSION.

THE PROPOSED ADDITION ADDS MORE PHARMACY SQUARE FOOTAGE AND DOES NOT INCLUDE LOADING AREAS, STORAGE, KITCHENS OR REPAIR FACILITIES. THE NON-STREET SIDE ADD IS AT LEAST AS CLOSE TO THE BUILD-TO AS THE EXISTING BUILDING.

TOTAL SITE STREET FRONTAGE:	130.0 LF
EXISTING BUILDING WITHIN BUILD-TO:	0.0 LF (38.3 LF NOT IN BUILD-TO)
NEW BUILDING WITHIN BUILD-TO:	0.0 LF (21.7 LF NOT IN BUILD-TO)
TOTAL BUILDING WITHIN BUILD-TO:	0.0 LF (60.0 LF NOT IN BUILD-TO)

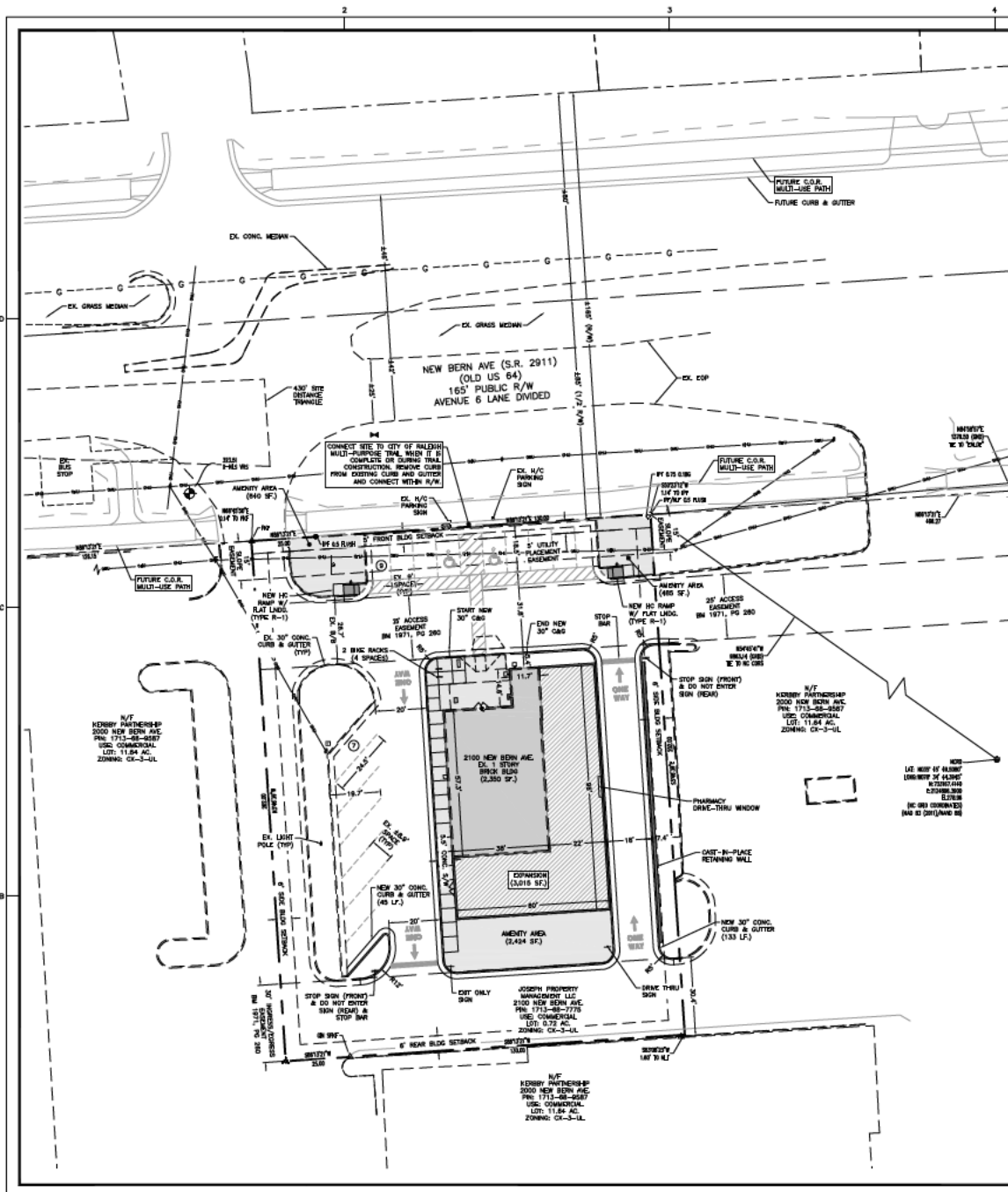
DRAWINGS INDEX:

PA 1.0	COVER SHEET
PA 2.0	EXISTING CONDITIONS & DEMOLITION PLAN
PA 3.0	SITE LAYOUT PLAN
PA 3.1	OUTDOOR AMENITY AREA PLAN
PA 4.0	GRADING PLAN
PA 5.0	UTILITY & SITE LIGHTING PLAN
PA 6.0	LANDSCAPE PLAN
PA 7.0	DETAILS
PA 8.0	DETAILS
S 201	BUILDING ELEVATION (BY OTHERS)

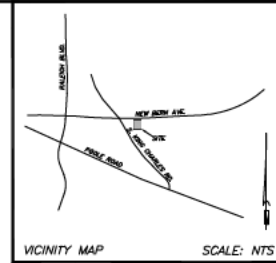
OWNER:
JOSEPH PROPERTY MANAGEMENT, LLC
ATTN: RENEY JOSEPH
6078 DELSHIRE COURT
RALEIGH, NC 27614-7315
PHONE: 919-840-8975
EMAIL: frank@jpmreal.com

ARCHITECT:
INTEGRATED DESIGN, PA
ATTN: RYAN LOCKETT, PA
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: 919-832-6858
EMAIL: ec@id-nc.com

CONTACT:
THE SITE GROUP, PLLC
ATTN: SAMUEL R. NYE, P.J.
1111 OBERLIN ROAD
RALEIGH, NC 27605
PHONE: (919) 835-4787
FAX: (919) 839-2255
EMAIL: srn@thesitegroup.net



LINE & HATCH LEGEND	
---	PROPERTY BOUNDARY
---	EX. INTERIOR/ADA LOT LINE
---	ACCESS EASEMENT
---	BUILDING SETBACK
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING FIBER OPTIC LINE
---	EXISTING OVERHEAD POWER
---	EXISTING UNDERGROUND POWER
---	EX. BUILDING FOOTPRINT
---	PROPOSED BUILDING EXPANSION



GENERAL NOTES

1. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF RALEIGH AND THE STATE OF NORTH CAROLINA STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR SHALL HAVE NORTH CAROLINA ONE CALL (811) LOCATE ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO BEGINNING CONSTRUCTION.
4. BOUNDARY AND SURVEY INFORMATION IS TAKEN FROM A SURVEY BY HANCOCK, PLLC TITLED: EXISTING CONDITIONS SURVEY FOR JOSEPH'S PHARMACY DATED 20 SEPTEMBER 2019.
5. ALL CONSTRUCTION SHALL CONFORM TO A.D.A. STANDARDS.
6. THE PROPERTY IS NOT LOCATED IN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP NO. 3720171300U EFFECTIVE DATE MAY 5, 2008.
7. URBAN LIMITED FRONTAGE REQUIRES THAT NO NEW PARKING OR VEHICULAR SURFACE AREAS PERMITTED BETWEEN THE BUILDING AND THE STREET.

SITE DATA SUMMARY

PROJECT NAME:	JOSEPH'S PHARMACY EXPANSION
PRN:	1713-88-7775
SITE ADDRESS:	2100 NEW BERN AVE, RALEIGH, NC
JURISDICTION:	CITY OF RALEIGH
ZONING:	CK-3-UL
OVERLAY DISTRICT:	N/A
FRONTAGE REQUIREMENT:	URBAN LIMITED (EXISTING)
WATERSHED:	CHARTWELL CREEK
RIVER BASIN:	NEUSE
TOTAL EXISTING ACRES:	0.72 AC/21,383 SF
CURRENT USE:	PHARMACY
PROPOSED USE:	PHARMACY
EXISTING BUILDING AREA:	2,350 SF
NEW BUILDING AREA:	3,015 SF
TOTAL BUILDING AREA:	5,365 SF
REQUIRED ADJACENT AREA:	3,138 SF (10% OF SITE)
EXISTING IMPERVIOUS AREA:	3,548 SF (11.3% OF SITE)
PROPOSED IMPERVIOUS AREA:	27,380 SF/ 0.828 AC
TOTAL DISTURBED AREA:	28,443 SF/ 0.807 AC
EXISTING PARKING SPACES:	18
PROPOSED PARKING SPACES:	16 (5,365/500=11 REQ'D)
BICYCLE PARKING SPACES:	4 REQUIRED/ 4 PROVIDED (80% TDM)
BUILDING SETBACKS:	
FRONT:	5'
SIDE:	0' OR 6'
REAR:	0' OR 6'
PARKING SETBACKS:	
FRONT:	10'
SIDE:	0' OR 3'
REAR:	0' OR 3'

BUILDING HEIGHT CALCULATIONS:

	EXISTING MAX. GROSS CLS./FT.	EXISTING MIN. GROSS CLS./FT.	EXISTING AVE. GROSS CLS./FT.	PROPOSED MAX. GROSS CLS./FT.	PROPOSED MIN. GROSS CLS./FT.	PROPOSED AVE. GROSS CLS./FT.	TOP OF ROOF HEIGHT (FT)	HEIGHT/MAX. HEIGHT (FT)
NORTH	321.2	320.0	320.60	321.2	319.0	320.1	335.21	15.11 / 50
EAST	321.0	318.8	319.90	321.0	318.4	319.4	335.21	15.81 / 50
SOUTH	320.5	318.8	319.65	321.2	319.0	320.1	335.21	15.56 / 50
WEST	321.2	320.8	320.95	321.2	321.0	321.0	335.21	14.96 / 50
TOTAL AVE.	320.98	319.53	320.25	320.85	319.55	320.30	335.21	15.21 / 50

BUILDING CONFORMS WITH MIN. AND MAX. BUILDING HEIGHT RESTRICTIONS OF THE COR UDO.

ACTIVE STORMWATER CONTROL EXEMPTION:

§ 22.2.3.3.1 & § 22.2.3.3.2
A. SUBSTITUTION OF IMPERVIOUS SURFACES WHEN ALL THE SETBACKS OF SEC. 10.3.4.1 ARE MET.
C. SUBSTITUTION OF IMPERVIOUS SURFACES WITH APPROVED PERVIOUS SURFACES.

BUILD-TO CALCULATIONS:

THIS BUILDING WAS CONSTRUCTED PRIOR TO THE BUILD-TO REQUIREMENTS IN THE CITY OF RALEIGH UDO. COR UDO 3.4.2.3.4.1 & 3.4.2.3.4.2 APPLY TO THIS DEVELOPMENT.
THE PROPOSED ADDITION ADDS MORE PHARMACY SQUARE FOOTAGE AND DOES NOT INCLUDE LOADING AREAS, STORAGE, KITCHENS OR MECHANICALS. THE HIGH-STREET SIDE ADDITION IS AT LEAST AS CLOSE TO THE BUILD-TO AS THE EXISTING BUILDING.

TOTAL SITE STREET FRONTAGE:	130.0 LF
EXISTING BUILDING WITHIN BUILD-TO:	0.0 LF (0.0 LF NOT IN BUILD-TO)
NEW BUILDING WITHIN BUILD-TO:	0.0 LF (0.0 LF NOT IN BUILD-TO)
TOTAL BUILDING WITHIN BUILD-TO:	0.0 LF (0.0 LF NOT IN BUILD-TO)

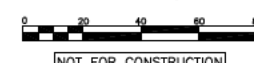
TREE CONSERVATION EXEMPTION:

TREE CONSERVATION IS NOT REQUIRED FOR SITE PLANS OF PARCELS LESS THAN 2.0 LESS THAN 2 ACRES IN SIZE. (REFERENCE: RALEIGH UDO SECTION 10.1.5)



NORTH
SITE
LAYOUT PLAN

SCALE: 1" = 20'



NOT FOR CONSTRUCTION

THE SITE GROUP
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS
THE SITE GROUP, PLLC
1111 Glenview Road
Raleigh, NC 27605
OFFICE: 919.433.4787
FAX: 919.433.4787
E-Mail: info@thesitegroup.net

ADMINISTRATIVE SITE PLAN (ASR-0104-2019) FOR:
JOSEPH'S PHARMACY
2100 NEW BERN AVENUE
RALEIGH, NORTH CAROLINA

Drawn By: JHU
Checked By: SRN

DATE:
05 DEC 2019
REVISION:
16 MAR 2020
09 JUN 2020
29 JUL 2020

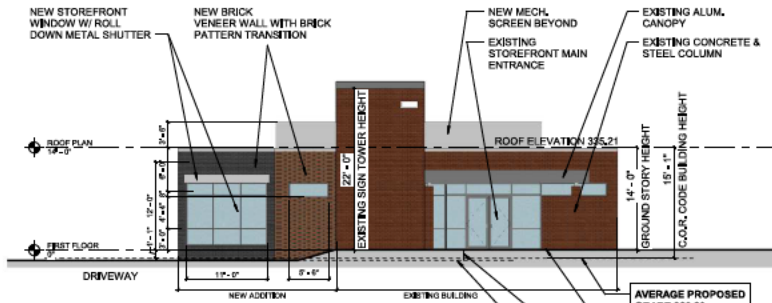
ADMINISTRATIVE
SITE PLANS

SITE
LAYOUT PLAN

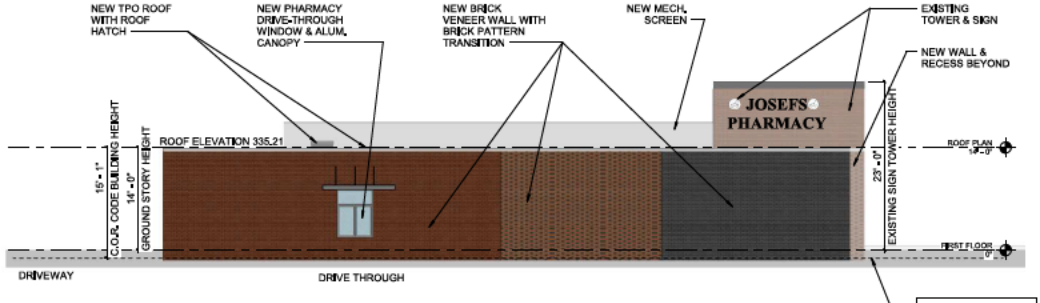
Job Code: JPNBA

Dwg No.
**PA
3.0**

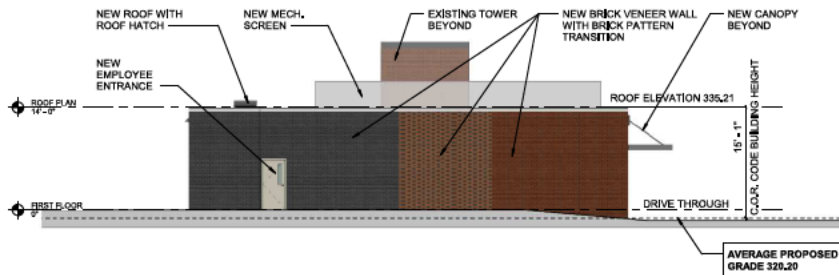
NEW GLAZING BETWEEN 3'-0" - 8'-0" = 60" X 132" = 8448 SQ.FT.
BRICK UP TO 12'-0" = 160" X 144" = 23,040 SQ.FT.
TOTAL % GLAZED = 36.67%



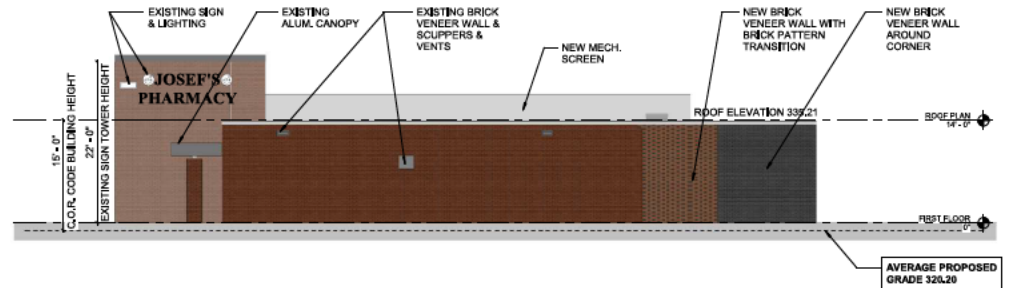
1 | PROPOSED NORTH ELEVATION - FACING NEWBERN AVE
Scale: 1/8" = 1'-0"



3 | EAST ELEVATION - PROPOSED
Scale: 1/8" = 1'-0"



4 | SOUTH ELEVATION - PROPOSED
Scale: 1/8" = 1'-0"



2 | WEST ELEVATION - PROPOSED
Scale: 1/8" = 1'-0"

T 919.332.4603
F 919.332.2255
1111 Ochs Road
Raleigh, NC 27601
www.jkdesign.com



JOSEF'S PHARMACY
2100 NEW BERN AVE
RALEIGH, NC 27610

BUILDING ADDITION
DWG BY: KD
CHK BY: RCL
DATE: 06/01/2020
REVISIONS
NO. DESCRIPTION

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Drawing created for 3D/4D plots.

BUILDING
ELEVATIONS

JOB CODE: JPNBAA
DRAWING NUMBER

A201