



Administrative Approval Action

Case File / Name: ASR-SR-22-2019
Bowstring Bar

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

LOCATION:
REQUEST:

The site is located at 1930 Wake Forest Road and the PIN is 1714184795. This is a proposed change of use for an existing building. The applicant is proposing 3,387 square feet of gross floor area within the existing building and additional outdoor seating as a bar. The site will adhere to Unified Development Ordinance (UDO) Section 6.4.10 as a bar and is permitted in an Industrial Mixed Use zoning district with a Parking Limited Frontage (IX-3-PL). 7,450 square feet of warehouse space is located in a separate building on site.

A Design Adjustment was requested under case A-94-19 and approved by the Board of Adjustment on July 8/2019. The applicant requested a 6,120 foot design adjustment from the 4,000 foot maximum block perimeter requirements set forth in UDO Section 8.3.2.A. of the Unified Development Ordinance that results in a block perimeter of 10,120 feet and a design adjustment for complete relief from the cross-access requirements set forth in UDO Section 8.3.5.D.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:**

SPR-0221-2019: DSLC - Site Permitting Review/Major [Signature Set]

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 September 12, 2019 by FLM 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:

☒ **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 right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

☒ **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:



Administrative Approval Action

Case File / Name: ASR-SR-22-2019
Bowstring Bar

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

Engineering

1. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.
2. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering.
3. A fee-in-lieu for 6' in sidewalk width across the entire Wake Forest Road frontage shall be paid to the City of Raleigh (UDO 8.1.10).
4. A fee-in-lieu for (2) street trees shall be paid to the City of Raleigh (UDO 8.1.10).
5. A slope easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on a 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.
6. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.
7. 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 this document must be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided within this time, further recordings and building permit issuance will be withheld.

Public Utilities

8. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
9. Infrastructure Construction Plans (concurrent submittal) must be approved by the City of Raleigh Public Utilities Department for all public water, public sewer and/or private sewer extensions.

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

General

1. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

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



Administrative Approval Action

Case File / Name: ASR-SR-22-2019
Bowstring Bar

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

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:

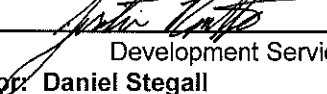
3-Year Expiration Date: September 24, 2022

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: 09/25/2019
Development Services Dir/Designee
Staff Coordinator: Daniel Stegall

SUMMARY INFORMATION	
DEVELOPMENT NAME: BOWSTRING BAR	
STREET ADDRESS: 1930 WAKE FOREST ROAD	
PIN NUMBER: 1714-18-4795	
TOTAL ACREAGE: 1.29 AC (56,126 SF)	
LESS R/W DEDICATION: 0.05 AC (2,014 SF)	
NET AREA: 1.24 AC (54,112 SF)	
JURISDICTION: CITY OF RALEIGH	
ZONING DISTRICT: IX-3-PL	
EXISTING USE: LIGHT INDUSTRIAL	
PROPOSED USE: BAR	
PL PRIMARY STREET MAXIMUM BUILD-TO: 100'	
PROPOSED PRIMARY STREET BUILD-TO: 49'	
BUILDING WIDTH: 55'	
BUILDING WIDTH IN PRIMARY BUILD-TO: 56% (55' / 98')	
EXISTING BUILDING AREA: 10,837 (3,387 & 7,450 SF; EASTERN BUILDING TO REMAIN VACANT)	
EXISTING PARKING REQUIREMENTS:	
LIGHT INDUSTRIAL: 1 SPACE PER 3,000 SF @ 10,837 SF INDOOR AREA = 4 SPACES	
PROPOSED 7,450 SF BUILDING PARKING REQUIREMENTS:	
LIGHT INDUSTRIAL: 1 SPACE PER 3,000 SF @ 7,450 SF INDOOR AREA = 2 SPACES	
PROPOSED BAR USE PARKING REQUIREMENTS:	
1 SPACE PER EVERY 5 SEATS SF @ 140 SEATS (99 INSIDE, 41 OUTSIDE) = 28 SPACES	
TOTAL PARKING SPACES REQUIRED: 30 SPACES	
TOTAL PARKING SPACES PROVIDED: 30 SPACES (2 ADA)	
SHORT TERM BICYCLE SPACES REQUIRED	
(1 SPACE PER 50,000 SF GFA, MIN. 4); 4 SPACES	
SHORT TERM BICYCLE SPACES PROVIDED: 4 SPACES	
LONG TERM BICYCLE SPACES REQUIRED	
(1 SPACE PER 25,000 SF GFA, MIN. 4); 4 SPACES	
LONG TERM BICYCLE SPACES PROVIDED: 4 SPACES	
BUILDING SETBACKS	
PRIMARY STREET: 3'	
SIDE STREET: 3'	
SIDE LOT LINE: 0' OR 6'	
REAR LOT LINE: 0' OR 6'	
PARKING SETBACKS:	
FROM PRIMARY STREET: 10'	
FROM SIDE STREET: 10'	
FROM SIDE LOT LINE: 0' OR 6'	
FROM REAR LOT LINE: 0' OR 6'	
REQUIRED AMENITY AREA: 5,407 SF; 0.12 AC (10%)	
PROPOSED AMENITY AREA: 5,560 SF; 0.13 AC (10.3%)	
DEVELOPER:	
ISAAC HUNTER'S HOSPITALITY	
227 FAYETTEVILLE STREET	
RALEIGH, NC 27601	
919.622.0520	
BYANNESSA@GMAIL.COM	
ENGINEER:	
FLM ENGINEERING, INC.	
PO BOX 91727	
RALEIGH, NC 27675	
919.423.8975	

CALL 48 HOURS BEFORE
YOU DIG

North Carolina 811
www.nc811.org

NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

ADMINISTRATIVE SITE PLANS FOR BOWSTRING BAR

1930 WAKE FOREST ROAD
RALEIGH, NORTH CAROLINA 27608
PIN: 1714-18-4795
TRANS. # 589608
ASR-SR-22-19[△]

NOTES

1. THE SITE (1.29 AC) IS EXEMPT FROM TREE CONSERVATION AREAS (TCAs) PER CITY OF RALEIGH UNIFIED DEVELOPMENT ORDINANCE (UDO) SECTION 9.1.2.
2. THIS SITE IS EXEMPT FROM STORMWATER RUNOFF CONTROLS PER SECTION 9.2.2.A.3.b OF THE UDO. THERE IS NO INCREASE IN IMPERVIOUS AREA.
3. SOLID WASTE INSPECTIONS STATEMENT: THE DEVELOPER HAS REVIEWED AND IS IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLID WASTE DESIGN MANUAL. CITY OF RALEIGH SOLID WASTE SERVICES (SWS) IS INTENDED TO HANDLE TRASH NEEDS THROUGH USE OF PROPOSED DUMPSTERS.
4. BLOCK PERIMETER (UDO 8.3.2.A) & CROSS ACCESS REQUIREMENTS CROSS-ACCESS (UDO 8.3.5.D) DESIGN ADJUSTMENTS APPROVED BY BOA ON JULY 8, 2019 PER CASE NUMBER A-94-19.



POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"

PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION

ENGINEER OF RECORD:


FLM ENGINEERING, INC
CONTACT: CHASE MASSEY, PE
PO BOX 91727
RALEIGH, NC 27675
919.423.8975
CMASSEY@FLMENGINEERING.COM

DEVELOPER:

ISAAC HUNTER'S HOSPITALITY
CONTACT: BEN YANNESSA
227 FAYETTEVILLE STREET
RALEIGH, NC 27601
919.622.0520
BYANNESSA@GMAIL.COM

SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING



IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

ADMINISTRATIVE SITE PLANS
TRANS. # 589608
ASR-SR-22-2019

BOWSTRING BAR
1930 WAKE FOREST ROAD
RALEIGH, NC 27608

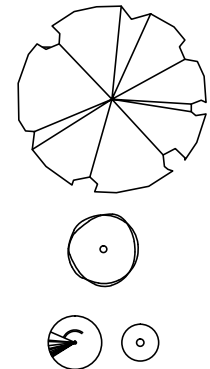
DATE:	03-14-2019
SCALE:	AS SHOWN
DESIGNED BY:	TCM
APPROVED BY:	FLM
PROJECT NO.:	19003

COVER

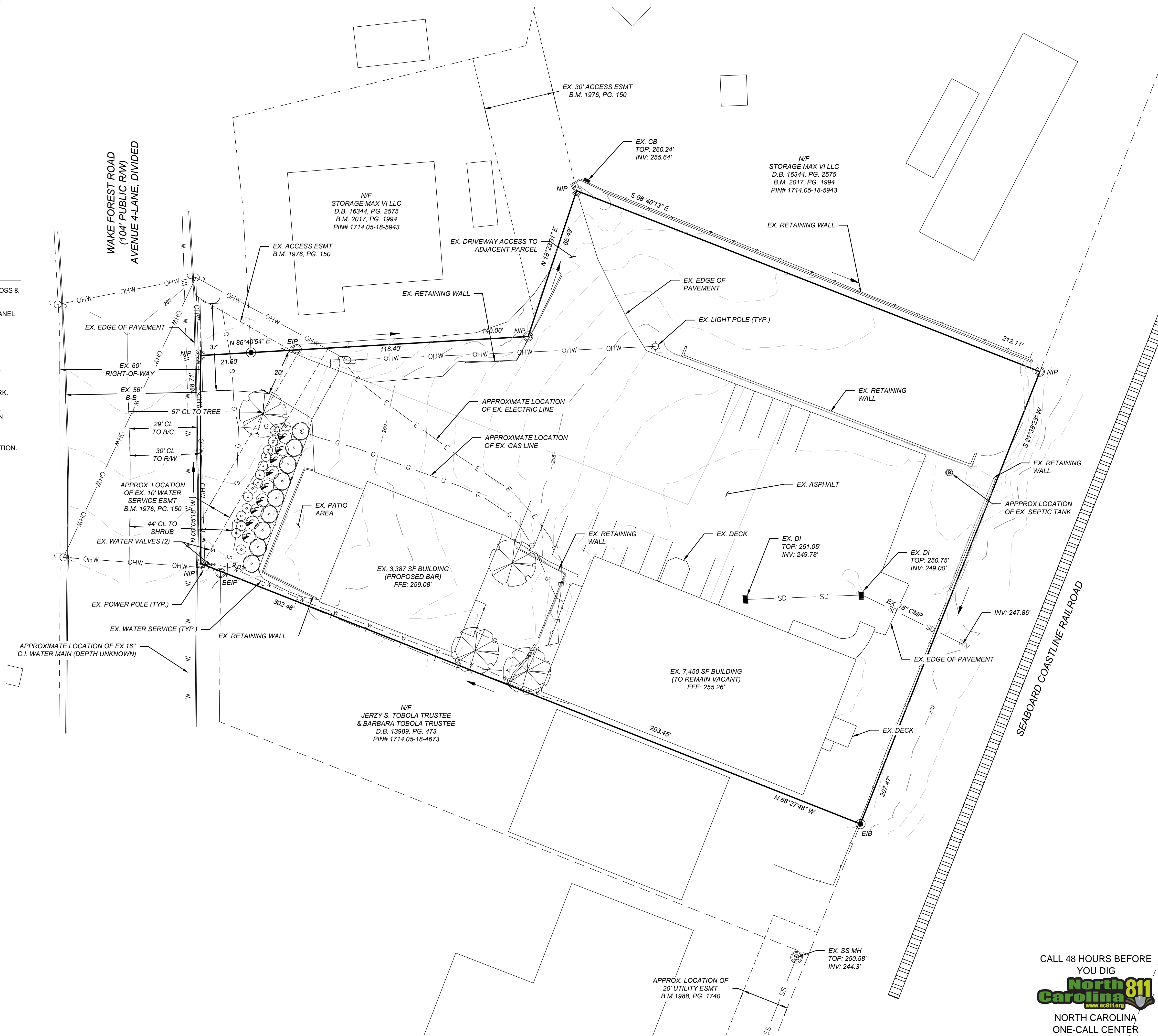
C-1

SHEET 1 OF 6

	EX. PROPERTY LINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT OWNERS
	EX. EASEMENT
	EX. MAJOR CONTOUR (5')
	EX. MINOR CONTOUR (1')
	EX. FENCE
	EX. OVERHEAD ELECTRIC LINE
	EX. WATER LINE
	EX. GAS LINE
	EX. STORM SEWER
	EX. ELECTRIC LINE
	EX. TELEPHONE LINE



1. SURVEY, BOUNDARY & TOPO. DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON FEBRUARY 12, 2019.
2. THERE ARE NO FLOOD PRONE AREAS PRESENT PER FEMA FIRM PANEL NO. 3720171400J, EFFECTIVE MAY 2, 2006.
3. PARKING STALLS, STRIPING & LANDSCAPING SHOWN PER FIELD VERIFICATION AND AERIAL PHOTOGRAPHY.
4. THE UTILITIES SHOWN ARE NOT GUARANTEED TO BE A REPRESENTATION OF ALL UTILITIES WITHIN THE PROJECT EXTENT.
5. THE CONTRACTOR SHALL CALL THE NORTH CAROLINA ONE-CALL-CENTER AT LEAST 48 HOURS PRIOR TO BEGINNING WORK.
6. THE CONTRACTOR SHALL VERIFY DEPTHS AND LOCATIONS OF ALL UTILITIES PRIOR TO BEGINNING WORK AND SHALL USE CARE WHEN OPERATING AROUND EXISTING UTILITIES.
7. THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE FOR THE REPAIR OF ANY EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.



FLM
ENGINEERING

POST OFFICE BOX 91727
RALEIGH, NORTH CAROLINA 27675
PHONE: 919.610.1051
FIRM NC LICENSE NUMBER C-4222

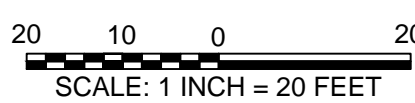
REVISION HISTORY

[illegible]

ORIGINAL PLAN SIZE: 24" X 36"


PRELIMINARY PLANS

DO NOT USE FOR CONSTRUCTION



SCALE ADJUSTMENT

THIS BAR IS 1 INCH IN LENGTH
ON ORIGINAL DRAWING



0 1"

IF IT IS NOT 1 INCH ON THIS
SHEET, ADJUST YOUR SCALE
ACCORDINGLY

ADMINISTRATIVE SITE PLANS
TRANS. # 589608
ASR-SR-22-2019

BOWSTRING BAR
1930 WAKE FOREST ROAD
RALEIGH, NC 27608

DATE:	03-14-2019
SCALE:	AS SHOWN
DESIGNED BY:	TCM
APPROVED BY:	FLM
PROJECT NO.:	19003

EXISTING CONDITIONS

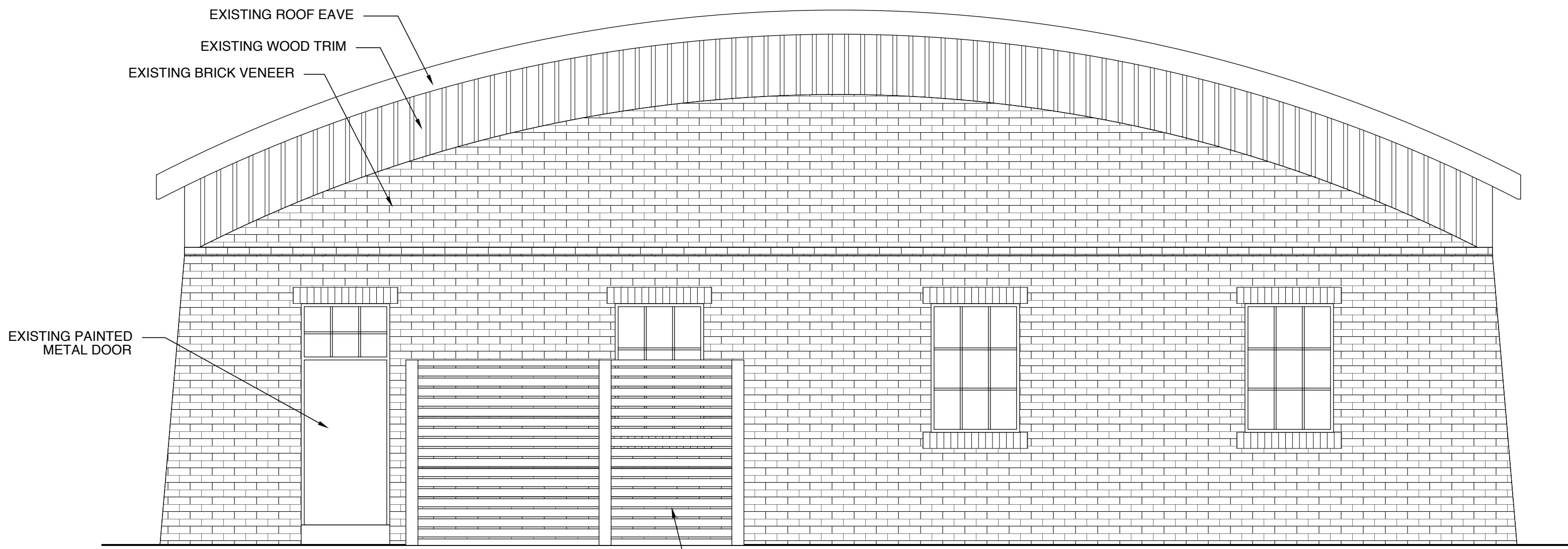
C-2

SHEET 2 OF 6

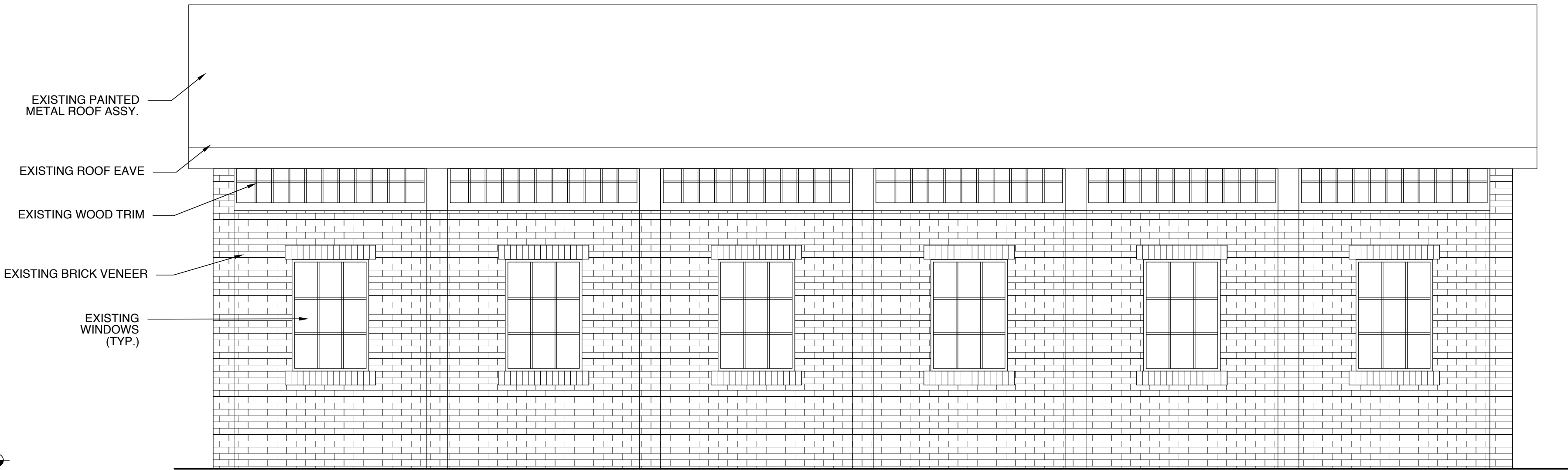
CALL 48 HOURS BEFORE
YOU DIG



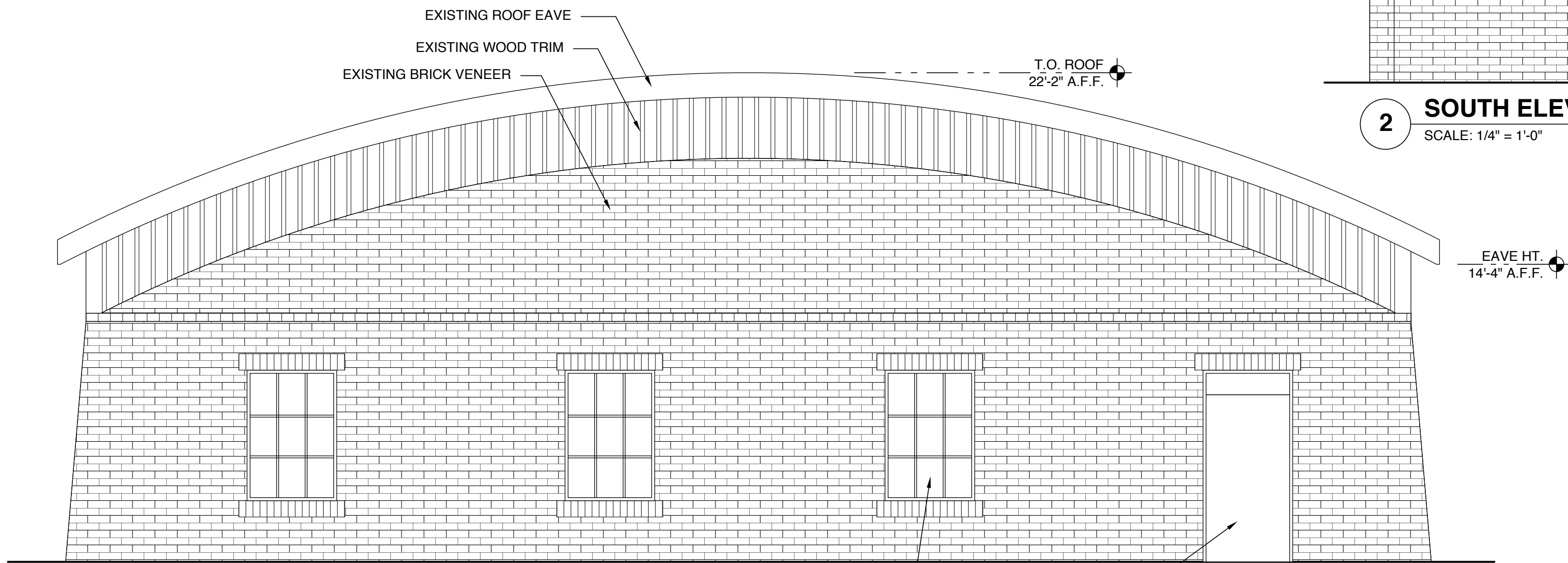
NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949



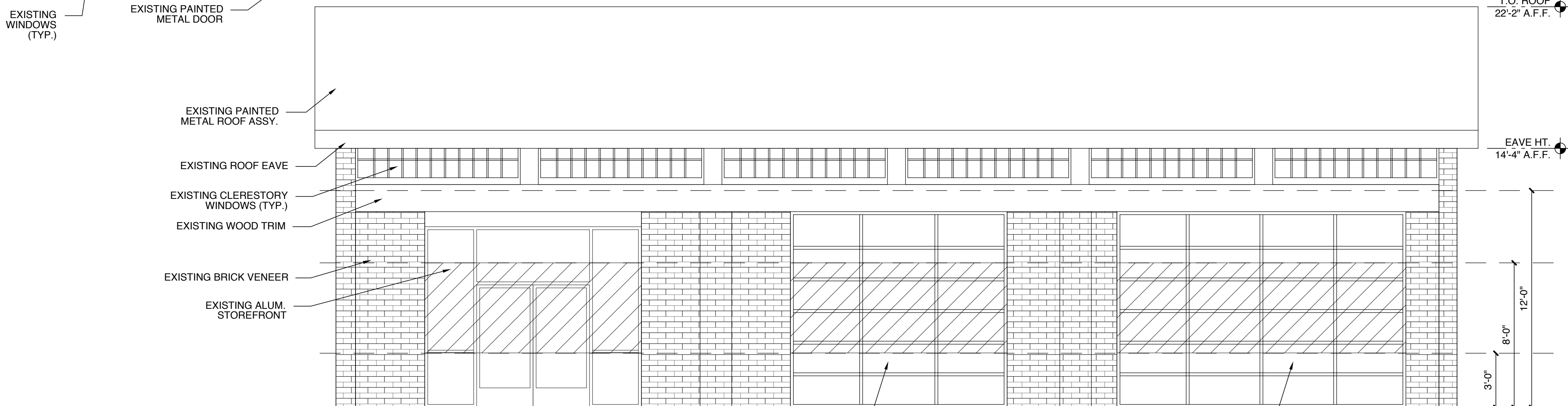
1 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



2 **SOUTH ELEVATION**
SCALE: 1/4" = 1'-0"



3 **WEST ELEVATION**
SCALE: 1/4" = 1'-0"



4 **NORTH ELEVATION**
SCALE: 1/4" = 1'-0" ELEVATION VISIBLE FROM STREET

TRANSPARENCY FOR STREET VISIBLE FACADE:	
LOWER FACADE TOTAL AREA TO 12 FT:	745 SQ FT
LOWER FACADE TOTAL TRANSPARENCY:	423 SQ FT (56% OF FACADE)
TRANSPARENCY LOCATED BTWN 3' - 8' ON LOWER FACADE	212 SQ FT (50% OF TRANSPARENCY)
NOTES: 1. ALL TRANSPARENCY / WINDOWS SHOWN ARE EXISTING; NO CHANGES PROPOSED. 2. FRONT FACADE OF BUILDING IS LEVEL WHERE BUILDING MEETS GRADE. BUILDING HEIGHTS SHOWN ARE FOR THE MOST RESTRICTIVE HEIGHT ABOVE GROUND LEVEL.	

PROJECT TITLE
BOWSTRING BAR RENOVATIONS
1930 WAKE FOREST RD.
RALEIGH, NORTH CAROLINA

PROJECT NO.
1913

DRAWING TITLE
EXISTING ELEVATIONS

SHEET 1 OF 2

A1.0

PLOT DATE 2/28/19
REVISION 00/00/17

This original sheet is 24" x 36"; other dimensions indicate it has been altered.

All information on this sheet is the property of Weeks Turner Architecture and may not be duplicated in whole or in part without written authorization from Weeks Turner Architecture. 2017 ©