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

LOCATION:
The site is located at 1930 Wake Forest Road and the PIN is 1714184795.

REQUEST:
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:
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 reconsideration. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recording 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 reconsideration. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recording 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
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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
NOTES
1. SURVEY, BOUNDARY & TOPO DATA PROVIDED BY CAWTHORNE, MOSS & PANCIERA, PC ON FEBRUARY 12, 2019.
2. THERE ARE NO FLOOD PRONE AREAS IDENTIFIED PER FEMA FIRM PANEL NO. 3720171400J, EFFECTIVE MAY 2, 2006.
3. PARKS, STREETS, STORM SEwers 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.