LOCATION: The site is located at 1415 Hillsborough Street and the PIN number is 1704105336.

REQUEST: The applicant is proposing to convert a single family dwelling into an attached home. The site is zoned Office Mixed Use with a Detached Frontage (OX-3-DE). There are two 2-Bedroom units accommodated by four tandem parking spaces at the rear of the site.

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 November 1, 2019 by DAVID SMOOT.

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 NOT REQUIRED AT THIS TIME - However, plan revisions or further development that includes land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. will require site permitting review.

- 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 fee-in-lieu for 1-ft width of sidewalk along length of frontage shall be paid to the City of Raleigh (UDO 8.1.10).

2. A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

Urban Forestry

3. A tree impact permit must be obtained for tree fence protection for the 2 Japanese Zelkova trees located in the right of way. Chapter 2 of the City Tree Manual

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

Stormwater
Administrative Approval Action
Case File / Name: ASR-SR-35-2019
1415 Hillsborough Street

1. As-built impervious survey is accepted by the Engineering Services Department (UDO 9.2).

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 13, 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: 11/14/2019
Development Services Dir/Designee

Staff Coordinator: Daniel Stegall
Cameron Dental Professionals, LLC
DA 13536, PG 311

Peck Dental
DA 14536, PG 908

Cameron Dental Professionals, LLC
DA 13536, PG 311

Peck Dental
DA 14536, PG 908

TRANSPORTATION PLAN; TWO BUS STOPS WITHIN 1 BLOCK

EXISTING 6" WOOD FENCE
EXISTING 2-S-F-B W/ BASEMENT PORCH

EXISTING LARGE GARDENIA
EXISTING STREET TREES (PLANTED BY CITY OF RALEIGH)

EXISTING 3-1/2" TRANSFORMER
PROPERTY BY DUKES POWER HAS BEEN RELOCATED OFF ACCESS

EXISTING 15" RCP STORM DRAIN
EXISTING FIRE HYDRANT
EXISTING 4" P.H.

EXISTING 10' RCP STORM DRAIN
EXISTING 4" S.S.
EXISTING 6" S.S.
EXISTING 8" S.S.
EXISTING 4" I.D. STORM DRAIN

EXISTING TRANSFORMER HAS BEEN RELOCATED OFF PROPERTY BY DUKES POWER

EXISTING 2" IRON POST
EXISTING 1/2" E.I.P.

EXISTING 4" COPPER W/ 5/8" METER
EXISTING 3/4" COPPER W/ 5/8" METER

EXISTING 10' PRIMARY STREET BUILDING SETBACK
EXISTING 10' PRIMARY STREET BUILDING SETBACK

EXISTING 3' REAR PARKING SETBACK
EXISTING 3' REAR PARKING SETBACK

EXISTING 5' SIDE BUILDING SETBACK
EXISTING 5' SIDE BUILDING SETBACK

EXISTING 15' SIDE BUILDING SETBACK
EXISTING 15' SIDE BUILDING SETBACK

EXISTING 20' REAR BUILDING SETBACK
EXISTING 20' REAR BUILDING SETBACK

EXISTING CONCRETE DRIVEWAY
EXISTING CONCRETE DRIVEWAY

EXISTING 15" RCP STORM DRAIN
EXISTING FIRE HYDRANT
EXISTING 4" P.H.

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