Administrative Approval Action
Case File / Name: ASR-SR-37-2019
East End Market

LOCATION: This project is zoned IX-3 and is located on the east side of Progress Court, north of the intersection of Progress Court and E. Whitaker Mill Rd., at 2020 Progress Court.

REQUEST: This is a renovation and change of use of an existing warehouse into 43,671 gross square footage of office space and 11,412 gross square footage of restaurant. No additions or expansions to either of the existing warehouses are being provided.

One Design Adjustment (A-122-19) has been approved by the Board of Adjustment for this project, noted below.
1. A Design Adjustment has been approved waiving the block perimeter requirement (8.3).

One Hardship Variance (A-127-19) has been approved by the Board of Adjustment for this project, noted below.
1. A Variance (A-127-19) waiving right of way dedication and street scape improvements.

One Administrative Alternate (AAD-21-19) has been approved by the Planning Director for this project, noted below.
1. An Administrative Alternate has been approved allowing an alternative solid waste/dumpster location.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: SPR-0001-2020: 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 November 15, 2019 by Stewart.

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:

☑ 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:

General

1. The applicant shall provide proof of compliance with remote (Valet) parking standards by submitting a signed agreement or lease indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels (UDO 7.1.5).

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

3. A cross access agreement among the lots identified as PINs 1714196735 and 1714198573 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.

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Public Utilities

5. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

Urban Forestry

6. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).

7. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

8. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1).

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

General

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

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: December 18, 2022
Obtain a valid building permit for the total area of the project, or a phase of the project.
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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: 12/19/2019
______________________________
Development Services Dir/Designee

Staff Coordinator: Michael Walters
EAST END MARKET
2020 PROGRESS COURT
RALEIGH, NC 27608

CITY OF RALEIGH
ADMINISTRATIVE SITE REVIEW
ASR-SR-37-2019
SUBMITTED ON JUNE 6, 2019
RESUBMITTED ON AUGUST 28, 2019
EXPRESS REVIEW ON OCTOBER 31, 2019
RESUBMITTED ON NOVEMBER 15, 2019
EXISTING LOADING DOCK
EXISTING OVERHEAD DOORS
EXISTING STOREFRONTS
EXISTING OVERHEAD DOORS
EXISTING BRICK
EXISTING BRICK
T.O. WALL (E)
20' - 0"
LEVEL 01
0' - 0"
BUILDING HEIGHT (UDO 1.5.7)
20' - 10"
LOWEST POINT = 253.9'
AVERAGE GRADE PLANE (UDO 1.5.7)
GRADE LINE
AVERAGE GRADE PLANE (UDO 1.5.7)
HIGHEST POINT = 255.8'
TOTAL GROSS AREA 12'-0" ABOVE GRADE (THIS SECTION) = 5,953 SF
AREA BETWEEN 3'-0" AND 8'-0" (UDO 1.5.9)
LINE OF 12'-0" OFFSET FROM GRADE (UDO 1.5.9)
TOTAL TRANSPARENT AREA 12'-0" ABOVE GRADE = 3,539 SF
TOTAL TRANSPARENT AREA BETWEEN 3'-0" AND 8'-0" = 1,669 SF
HEIGHT / STORY COMPLIANCE - UDO 3.3.2 (DISTRICT 3)
UDO 3.3.2 - MAX HEIGHT:
3 STORIES ALLOWED 1 STORY ACTUAL
50' MAX HEIGHT ALLOWED 20' - 8" ACTUAL
BLANK WALL AREA COMPLIANCE - UDO 1.5.10:
UDO 3.2.5 - MAX BLANK WALL:
30' MAX NO BLANK WALL
GROUND LEVEL TRANSPARENCY - UDO 1.5.9 & 3.2.5 (IX)
0 AND 12' ABOVE ADJ. SIDEWALK = 5,953 SF
TRANSPARENT AREA = 3,539 SF
TRANSPARENCY % REQUIRED 20% (1,190 SF)
TRANSPARENCY % PROVIDED 59%
TRANSPARENCY REQ. B/W 3'-0" & 8'-0" (1/2 OF 20%)
595 SF
TRANSPARENCY PROVIDED B/W 3'-0" & 8'
595 SF
NEW ALUMINUM AND GLASS OVERHEAD DOOR
NEW ALUMINUM AND GLASS STOREFRONT
ROOFTOP UNITS NOT VISIBLE FROM RIGHT OF WAY - REFER TO SECTION DIAGRAM A
ROOFTOP UNITS NOT VISIBLE FROM RIGHT OF WAY - REFER TO SECTION DIAGRAM A
LEVEL 01
0' - 0"
T.O. WALL (W)
19' - 4"
B.O. DOCK
-4' - 0"
T.O. WALL (E)
20' - 0"
RIGHT OF WAY PARKING LOT BUILDING
RTU
SIGHT LINE FROM OPPOSITE SIDE OF PUBLIC RIGHT OF WAY
HATCHED AREA NOT VISIBLE FROM PUBLIC RIGHT OF WAY
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