LOCATION: This site is located on the south side of Peace Street, east of Glenwood Avenue at 612 Glenwood Avenue.

REQUEST: Development of a 0.19 acre tract zoned DX-5-SH. This is a proposed change of use for an existing building of 1,830 sf area to a proposed restaurant/bar structure, including a proposed addition of 233 sf to the existing ground first floor and a proposed second floor addition of 607 sf gross area for a total proposed gross floor area of 840 sf. The overall gross floor area will be 2,670 sf.

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 February 12, 2020 by C3 DESIGN & ENG.

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. Applicant revises the floorplan sheet and seat count total, as depicted on sheet 4 of 9 - "lower level floorplan" to show 55 seats (currently 51 seats shown), on the BLDNR (or SPR) plans sets, or both if SPR plans are required.

Engineering

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

3. 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

4. A public infrastructure surety for a street tree in a tree grate shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).
5. A tree impact permit must be obtained for the removal of one existing street tree and the approved streetscape tree installation in the right of way. This development proposes 1 street tree in a tree grate along Glenwood Avenue.

**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:** May 7, 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: [Signature]

Development Services Dir/Designee

Date: 05/07/2020

Staff Coordinator: Jermont Purifoy
ADMINISTRATIVE SITE REVIEW PLANS
612 GLENWOOD AVENUE
RALEIGH, NC 27603
ASR-SR-42-2018/TRANS #554021

GENERAL NOTES:

1. DRAWING SHEETS C-1.1 THROUGH C-2.2 ARE THE COMPLETE SET OF SHEETS FOR THE ADMINISTRATIVE SITE REVIEW PLANS.

2. SHEET C-1.1 IS THE COVER SHEET AND PROFFERS SITE & UTILITY PLANS.

3. SHEET C-1.2 IS THE EXISTING CONDITIONS & DEMO PLAN / PROOF SITE & UTILITY PLANS.

4. SHEET C-1.3 IS THE PROOF GRAADING & DRAINAGE, HARD / LANDSCAPE PLAN.

5. SHEET C-2.1 IS THE SITE & UTILITY DETAILS.

6. SHEET C-2.2 IS THE UPPER FLOOR PLAN.

SITE NOTES:

1. DRAWING SHEETS C-1.1 THROUGH C-2.2 ARE THE COMPLETE SET OF SHEETS FOR THE ADMINISTRATIVE SITE REVIEW PLANS.

2. SHEET C-1.1 IS THE COVER SHEET AND PROFFERS SITE & UTILITY PLANS.

3. SHEET C-1.2 IS THE EXISTING CONDITIONS & DEMO PLAN / PROOF SITE & UTILITY PLANS.

4. SHEET C-1.3 IS THE PROOF GRAADING & DRAINAGE, HARD / LANDSCAPE PLAN.

5. SHEET C-2.1 IS THE SITE & UTILITY DETAILS.

6. SHEET C-2.2 IS THE UPPER FLOOR PLAN.
3. In a mixed use building, or general building where an Urban Frontage is applied, a minimum of 60% of the street-facing, street-level window pane surface area must allow views into the ground story use for a depth of at least 8 feet. Windows shall not be made opaque by non-operable window treatments (except curtains, blinds or shades within the conditioned space).

4. Glass shall be considered transparent where it has a transparency higher than 60% and external reflectance of less than 2%. Glass on upper stories may have any level of transparency and external reflectance.

**TRANSPARENCY NOMENCLATURE PER CITY OF RALEIGH UDO 1.S.B.3 AND 1.S.B.4**

**TRANSPARENCY REQUIREMENTS FOR STREET-FACING FAÇADE**

<table>
<thead>
<tr>
<th>Description</th>
<th>Area</th>
<th>Transparency</th>
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</thead>
<tbody>
<tr>
<td>Upper Facade Total Area</td>
<td>108 42/42</td>
<td>60% 60-85%</td>
</tr>
<tr>
<td>Upper Facade Total Transparency Area</td>
<td>40 52/42</td>
<td>40% 40-65%</td>
</tr>
<tr>
<td>Lower Facade Total Area</td>
<td>56 34/34</td>
<td>50% 50-75%</td>
</tr>
<tr>
<td>Lower Facade Total Transparency Area</td>
<td>28 22/22</td>
<td>40% 40-65%</td>
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</table>

**AVERAGE GRADE CALCULATIONS**

<table>
<thead>
<tr>
<th>Elevation</th>
<th>Existing</th>
<th>Proposed</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>HIGH (FT)</td>
<td>LOW (FT)</td>
</tr>
<tr>
<td>WEST</td>
<td>380.7</td>
<td>395.6</td>
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<tr>
<td>EAST</td>
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</tr>
<tr>
<td>NORTH</td>
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<td>385.6</td>
</tr>
<tr>
<td>SOUTH</td>
<td>380.0</td>
<td>385.5</td>
</tr>
</tbody>
</table>

*AVG RCP ON 3.5 ELEV (17.15 TO 382.75) ALL FACINGS. EXCLUDED FROM DONE ISabella MURPHY THIN 0.01" PER CENTI STONE. AVERAGE GRADE IS DETERMINED BY CALCULATING THE AVERAGE OF THE HIGH AND LOW GRADES FOR EACH FACADE AND THEN TAKING THE AVERAGE OF ALL ELEVATIONS TO DETERMINE THE AVERAGE GRADE FOR THE PROJECT.*

**WEST ELEVATION (PRIMARY STREET)**