



Administrative Approval Action

Case File / Name: ASR-SR-44-2018
Vault Craft Beer

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

LOCATION: The 0.11 acre site is located on the north side of W. South Street, east of S. Saunders Street and west of S. West Street, and zoned NX-3-UL. The site address is 518 W. South Street.

REQUEST: Change of Use of an existing 1,120 SF one-story building to a bar. Building was previously used for Retail Sales.

A variance has been approved by the Board of Adjustment for this project. Case BOA-0053-2019, granting relief from roadway and streetscape requirements, including i) a 5' variance to the required 45' ROW, ii) a 1' variance to the required 31' from back-of-curb to centerline, iii) a 3' variance to the sidewalk width of 8', iv) a 6' variance to the planting area width of 6', v) an 8.5' variance to the parallel parking lane width of 8.5', and vi) a 6' variance to the bike lane width of 6'. Additionally, a variance of 10 parking spaces to the amount of required parking to permit zero on-site parking.

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 April 16, 2020 by J DAVIS ARCHITECTS.

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:

LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

Cross Access Agreements Required

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RECORDED MAP(S) - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

Engineering



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1. A cross access agreement among the lots identified as PINs 1703466332, 1703465372 and 1703465311 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 within this time, further recordings and building permit issuance will be withheld.
2. Sight distance easements as indicated on the plans is to be recorded for those areas spanning private property.

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.

Urban Forestry

2. A fee-in-lieu for 1 street tree shall be paid to the City of Raleigh (UDO 8.1.10).

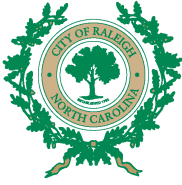
EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared 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 14, 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.

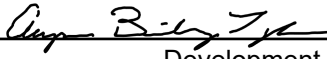


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I hereby certify this administrative decision.

Signed:  Date: 05/14/2020
Development Services Dir/Designee
Staff Coordinator: Justin Biegler