



Administrative Approval Preliminary Site Plan

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
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www.raleighnc.gov

Case File / Name: SP-20-14 / Taverna Agora

General Location: The subject property has frontage on Hillsborough and Edenton Streets, between Harrington and Dawson Streets.

Owner: Lambshank, LLC

Designer: LandDesign

CAC: North Central

Nature of Case: The renovation and 321 square foot expansion of an existing 4,920 square foot building including a 2,100 square foot rooftop terrace for a proposed restaurant. The subject property is .22 acres and zoned Business with Downtown Overlay District.

Key Issues: As presented, staff finds that this plan conforms to code standards and adopted land use policies.

Contact: David Gastel, LandDesign

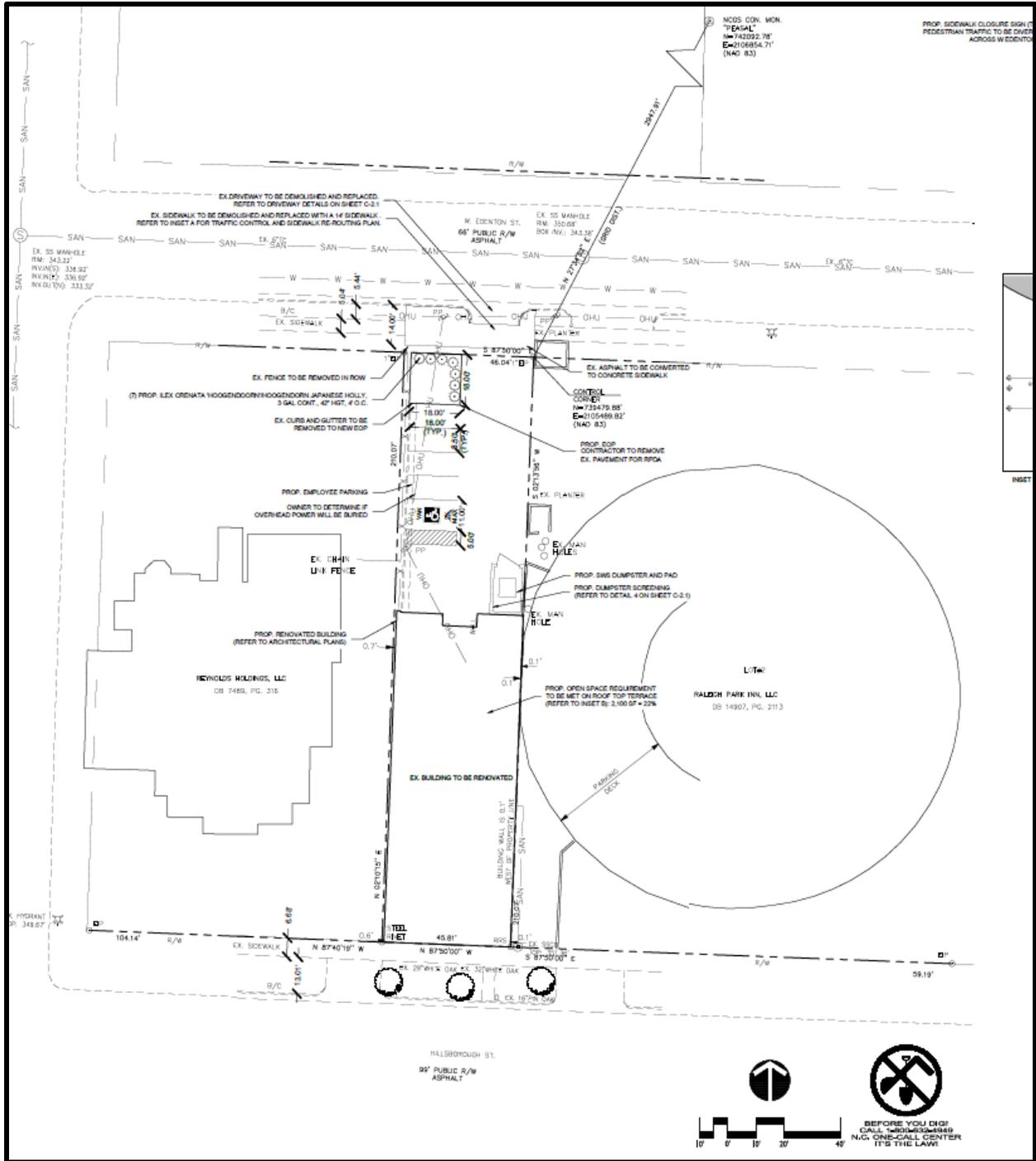
Design Adjustment: Two Design Adjustments have been granted by the Public Works Director for this project:

1. A Design Adjustment to not require right-of-way dedication on Edenton Street for an Avenue four-lane, parallel parking street section.
2. A Design Adjustment to not require streetscape improvements for Hillsborough Street.

**Administrative
Alternate:** NA



SP-20-14 / Taverna Agora – Location Map



SP-20-14 / Taverna Agora – Site Plan

SUBJECT: SP-20-14 / Taverna Agora

**CROSS-
REFERENCE** NA

LOCATION The subject property has frontage on Hillsborough and Edenton Streets between Harrington and Dawson Streets.

PIN: 1703594367

REQUEST: The renovation and 321 square foot expansion of an existing 4,920 square foot building for a proposed restaurant. The subject property is .22 acres and zoned Business with Downtown Overlay District.

OFFICIAL ACTION: Approval with Conditions

**CONDITIONS OF
APPROVAL:** Administrative Actions:

Prior to issuance of building permits:

1. That an offer of cross access easement be made to the property to the east, DB 14907 page 2113, and be recorded with the Wake County Register of Deeds and a copy be provided to the City prior to building permit issuance;
2. That the final site plan shows a sidewalk construction detail plan for the 14' sidewalk along Edenton Street showing the required 2' paver band at the back of curb and 2'x2' capital grid concrete for the remainder of the width in accordance with Public Works Department standards;
3. That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of construction for the 14' sidewalk installed on Edenton Street is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO.
trees

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kim Bowers (S. Bowers) Date: 4/13/14
Staff Coordinator: Justin Rametta

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Part 10, Chapter 2, Sections 10-2043, 10-2051, 10-2132.2, and Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated May 9, 2014, submitted by David Gastel, LandDesign.

ADDITIONAL NOTES: This plan was submitted after September 1, 2013 but is in a legacy zoning district.

ZONING:

ZONING DISTRICTS: Business (BUS), Downtown Overlay District (DOD).

SETBACKS / HEIGHT: This plan conforms to all minimum setback and height standards as set forth in Code Sections 10-2043 and 10-2051.

PARKING: No parking is required for this development. Section 10-2051 exempts up to 30,000 square feet of retail space in the Downtown Overlay District from parking requirements. The existing building with the proposed addition will be 4,920 square feet.

LANDSCAPING: No transitional protective yards or vehicular surface area screening is proposed or required. The existing building is being expanded by .6% and no new vehicular surface is proposed.

TREE CONSERVATION: Tree conservation is not required for this development as the parcel is less than two acres in size.

DEVELOPMENT INTENSITY: NA

PHASING: This is a one phase development.

UNITY OF DEVELOPMENT: Unity of development and sign criteria are not required.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET TYPOLOGY MAP:

Hillsborough Street is classified as an Avenue 3-lane, parallel parking and Edenton Street is classified as an Avenue 4-lane, parallel parking. Dedication of additional right-of-way is not required on Hillsborough Street. An administrative design adjustment from the Public Works Director has been granted for the additional right-of-way dedication required on Edenton Street.

TRANSIT: No transit-oriented features are incorporated into the proposed plan.

COMPREHENSIVE PLAN:

This site is located in the North Central Citizen Advisory Council, in an area designated as Central Business District.

HISTORIC DISTRICTS: The existing building is not a designated Historic Structure. This site is not located in or adjacent to a designated Historic District.

SUBDIVISION STANDARDS:

BLOCKS/LOTS/ ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: This development is subject to the Downtown Streetscape Master Plan. The proposal shows compliance with the standards of this plan by providing a 14' sidewalk along Edenton Street with a ramp-type driveway. A Design Adjustment has been granted by the Public Works Director to allow the existing streetscape on Hillsborough Street to be preserved with no additional improvements.

PUBLIC UTILITIES: City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Individual lot service by the City is to be provided.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. A new ramp-type driveway will be constructed from Edenton Street to replace the existing drive. An offer of cross-access will be required to the property to the east, identified on DB 14907 page 2113.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. Sidewalks exist along both Hillsborough and Edenton Streets. The construction of a 14' sidewalk is required along Edenton Street and shown on the plans.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This project is proposing no additional impervious surface and claiming exemption to active stormwater control requirements as afforded to them by UDO Section 9.2.2.A.4, Substitution of Impervious Surfaces. The plan shows an overall reduction of 64 square feet of impervious surface.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.