



# Administrative Approval Preliminary Site Plan

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 516-2626  
www.raleighnc.gov

**Case File / Name:** SP-55-15 / 11 North West Street Parking Lot

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

**Owner:** Playmaker Properties, LLC

**Designer:** JDavis

**CAC:** North Central

**Nature of Case:** The establishment of a parking lot containing five spaces on a vacant lot of .005 acres, zoned Business with Downtown Overlay District.

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

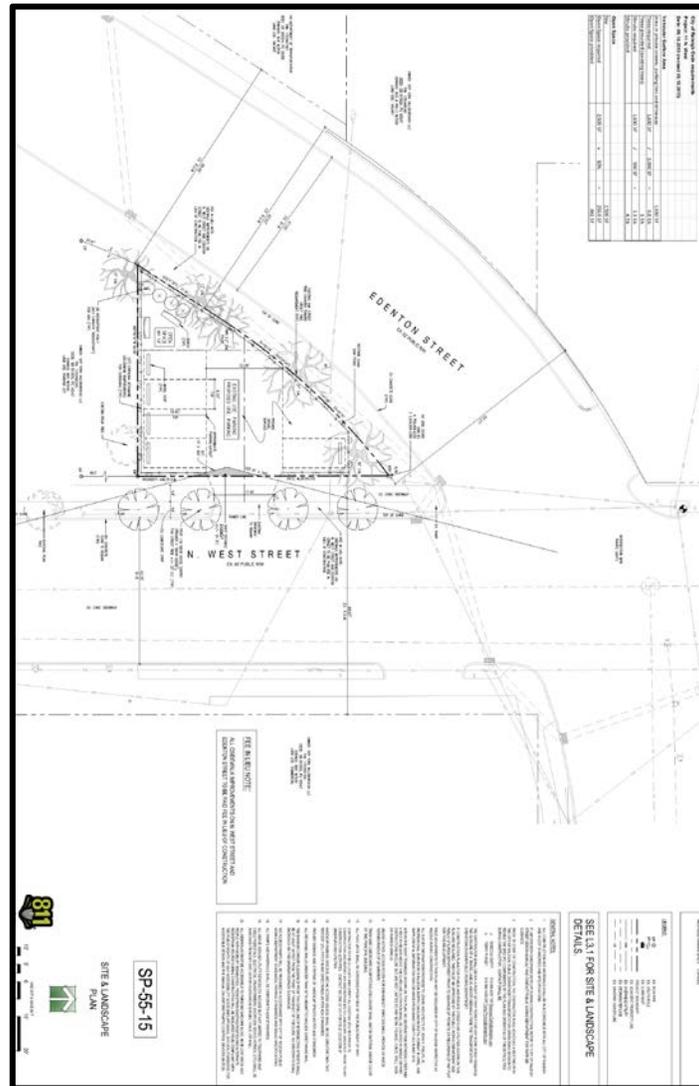
**Contact:** Ken Thompson, JDavis

**Design Adjustment:** One Design Adjustment has been granted by the Public Works Director for this project:

1. A Design Adjustment to not require right-of-way dedication and to allow the use of existing trees to meet the street tree requirement on West Edenton Street.



**SP-55-15 Location Map**



SP-55-15 Preliminary Site Plan

**SUBJECT:** SP-55-15 / 11 North West Street Parking Lot

**CROSS-REFERENCE** NA

**LOCATION** The subject property is located on the west side of North West Street at its intersection with West Edenton Street.

**PIN:** 1703499472

**REQUEST:** The establishment of a parking lot containing five spaces on a vacant lot of .005 acres, zoned Business with Downtown Overlay District.

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**OFFICIAL ACTION:** Approval with Conditions

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**CONDITIONS OF APPROVAL:** Administrative Actions:

*Prior to approval of Final Site Review or issuance of any permits for construction:*

1. That a fee-in-lieu of construction be paid to the Public Works Department for 14' of sidewalk along West Edenton Street and 9' of sidewalk along North West Street;
  2. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
  3. That the City Attorney approves a public sidewalk easement for future construction of public sidewalk along North West Street. The easement shall be recorded and copy of the recorded document shall be provided to the Public Works Department.
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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kimeth Boman (J. Boman) Date: 10-15-15

**Staff Coordinator:** Justin Rametta

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**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 August 10, 2015, submitted by Ken Thompson, JDavis Architects.

**ZONING:**

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

**SETBACKS / HEIGHT:** This plan conforms to all minimum setback standards as set forth in Code Sections 10-2043 and 10-2051. No buildings are proposed.

**PARKING:** There are no minimum parking requirements for a parking lot as a principal use. The site plan shows five proposed spaces.

**LANDSCAPING:** Vehicular Surface Area landscaping is shown as required by Section 10-2082.6. One shade tree and four shrubs are provided based on 1,630 square feet of vehicular surface area.

**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.

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**STREET TYPOLOGY MAP:** West Edenton Street is classified as an Avenue 6-lane divided and North West Street is classified as a Main Street, parallel parking. Dedication of additional right-of-way is not required on either street. An administrative design adjustment from the Public Works Director has been granted for the additional right-of-way dedication required.

**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:** 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. A Design Adjustment has been granted by the Public Works Director to allow the existing street trees on West Edenton Street to be preserved to meet the street tree requirements. Understory trees shall be planted along North West Street due to the presence of overhead utility lines. A fee in lieu is to be paid for 14' of sidewalk on West Edenton Street. Five foot sidewalks exist on North West Street. A fee in lieu is to be paid for 9' of sidewalk to meet the minimum 14' requirement.

**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.

**PEDESTRIAN:**

Proposed sidewalk locations conform to City regulations. Five foot sidewalks exist on North West Street. A fee in lieu is to be paid for 9' of sidewalk to meet the minimum 14' requirement. A fee in lieu is also to be paid for 14' of sidewalk on West Edenton Street.

**FLOOD HAZARD:**

There are no flood hazard areas on this site.

**STORMWATER  
MANAGEMENT:**

This project is claiming exemption to stormwater control requirements as afforded to them by UDO Section 9.2.2.A.2. This is a site plan of ½ acre or less in aggregate size that contains less than 12,000 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.

**SUNSET DATES:** The sunset provisions of City Code Section 10-2132.2 (j), including the ability to request extensions in the sunset date, apply to this site plan. If significant construction has not taken place on a project after preliminary site plan approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

**3-Year Sunset Date:** 10/15/2018  
Complete construction of entire development.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES  
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.