



Administrative Approval Preliminary Site Plan

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File / Name: SP-64-13 / McClatchy Interactive Addition

General Location: The subject property faces West Hargett Street and can be found between South McDowell and South Salisbury Streets.

OWNER: The News and Observer Publishing Company

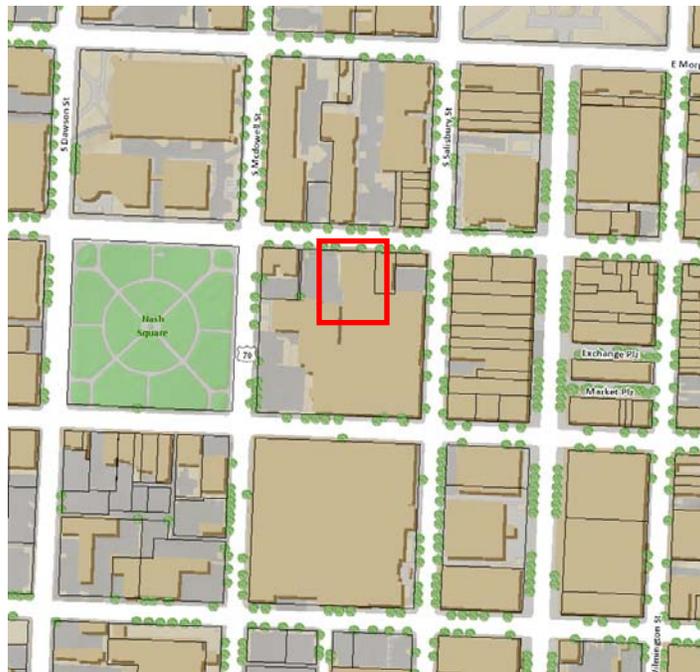
DESIGNER: Sean A. Dolle, Grounded Engineering, Inc.

CAC: Central

Nature of Case: The 7,450 square foot addition to an existing building for office use. The proposed subject property is .30 acres and is zoned Business and Downtown Overlay District. As the subject property is located in the Downtown Overlay District it requires preliminary site plan approval by the Department of City Planning.

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

CONTACT: Sean A. Dolle, Grounded Engineering, Inc.



SP-64-13 / McClatchy Interactive Addition – Location Map

SUBJECT: SP-64-13 / McClatchy Interactive Addition

**CROSS-
REFERENCE** NA

LOCATION The subject property faces West Hargett Street and can be found between South McDowell and South Salisbury Streets.- Site Address - 111 West Hargett Street

PIN: 1703684390

REQUEST: The 7,450 square foot addition to an existing building for office use. This site plan is on a site .30 acres in size zoned Business and Downtown Overlay District.

OFFICIAL ACTION: **Approval with Conditions**

**CONDITIONS OF
APPROVAL:** **Administrative Actions:**

Prior to issuance of building permits:

1. That a cross-access easement be established with the property to the west, BM 2014 page 120, and an offer of cross access easement be made to the property to the west, DB 12337 page 593, and the easement agreements shall be recorded with the Wake County Register of Deeds and a copy be provided to the City prior to building permit issuance;
 2. That construction drawings provide evidence that the precast veneer and cap bench located outside of the 14' right of way and on private property is not attached prior to release of permits. (Part 10 Section 10-2051 (D) (5));
 3. That the City Attorney approve a public sidewalk easement for any portion of the proposed 14' wide pedestrian ways on private property adjacent to public right of way along West Hargett Street, and the approved easement deed be recorded in the Wake County Registry. The proposed easement shall also be shown on a plat for recording and a copy of the easement deed and plat shall be provided to the City prior to building permit issuance.
-

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell L. Linn (S. Burton)

Date:

2/19/14

Staff Coordinator:

Michael Walters

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 January 23, 2014, submitted by Sean Dolle, Grounded Engineering, Inc.

ADDITIONAL

NOTES:

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

**VARIANCES /
ALTERNATES:**

Under Chapter 8, Section 4.3.3 Main Street-Parallel Parking, page 19, of the Street Design Manual, under the Unified Development Ordinance, Hargett Street is required to meet the Right of Way width of $\frac{1}{2}$ of 73 feet as measured from the center line. The applicant made request for a variance of 3.5 feet of Right of Way dedication, as this section of Hargett Street is within the original William Christmas Boundary Plan, and the City's policy has been not to require additional Right of Way along these streets since the original width has been deemed adequate for future maintenance operations. A variance of the dedication of 3.5 feet of Right of Way was approved by the Public Works Director January 21, 2014.

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 Section 10-2043.

PARKING: Off-street parking conforms to minimum requirements: 106 spaces are required, based on 1 parking space per 300 square feet. 106 spaces are provided off site through a combination of parking garages and surface lots. (Part 10-2081)

LANDSCAPING: Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. Transitional protective yards are not required.

TREE CONSERVATION: NA

DEVELOPMENT INTENSITY: NA

PHASING: Construction is to be done in one phase.

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: West Hargett Street is classified as a Main Street under the Unified Development Ordinance (8.5.2). Dedication of additional Right of Way is not required. An administrative design adjustment from the Public Works Director was granted for the additional required Right of Way width of 3.5 feet on January 21, 2014.

TRANSIT: NA

COMPREHENSIVE PLAN: This site is located in the Central Citizen Advisory Council.

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:** The applicable streetscape is of a Mainstreet Typology (per 8.5.2 A.)
The proposed streetscape conforms to the standards of the UDO and the
Downtown Overlay District.

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. Individual lot service is to be
provided by private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction
standards. The proposal includes a shared driveway and parking through
existing parking lots. Cross Access easements will be required between the two
parcels, and an offer of cross access easement shall be made to the property to
the west, DB 12337 page 593.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk exists along
both sides of West Hargett. However, additional sidewalk construction is required
along West Hargett Street frontage for a 14' width section. The proposed
construction is to be outside the existing right-of-way within a public sidewalk
easement as shown on the site plan.

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

**STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with
Article 9 chapter 2 of the Unified Development Ordinance. This site conforms to
code by showing a reduction in impervious surface area of 64 sf.

**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.