



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-73-15 / Dram & Draught

General Location: The subject property is located at the southeast quadrant of Hillsborough Street and Boylan Avenue, within the city limits.

Owner: Dram & Draught
Designer: Sears Architecture, PLLC

CAC: Hillsborough

Nature of Case: A change of use from a 1,437 square foot, 3-bay automotive service facility to a bar/tavern. The site is .27 acres, zoned Neighborhood Business within the Downtown Overlay District. As the subject property is located in the Downtown Overlay District and the request exceeds the thresholds of a plot plan, but falls short of the thresholds to warrant a public hearing, this project requires preliminary site plan approval by the Development Services Department.

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

Contact: David Sears, Sears Architecture

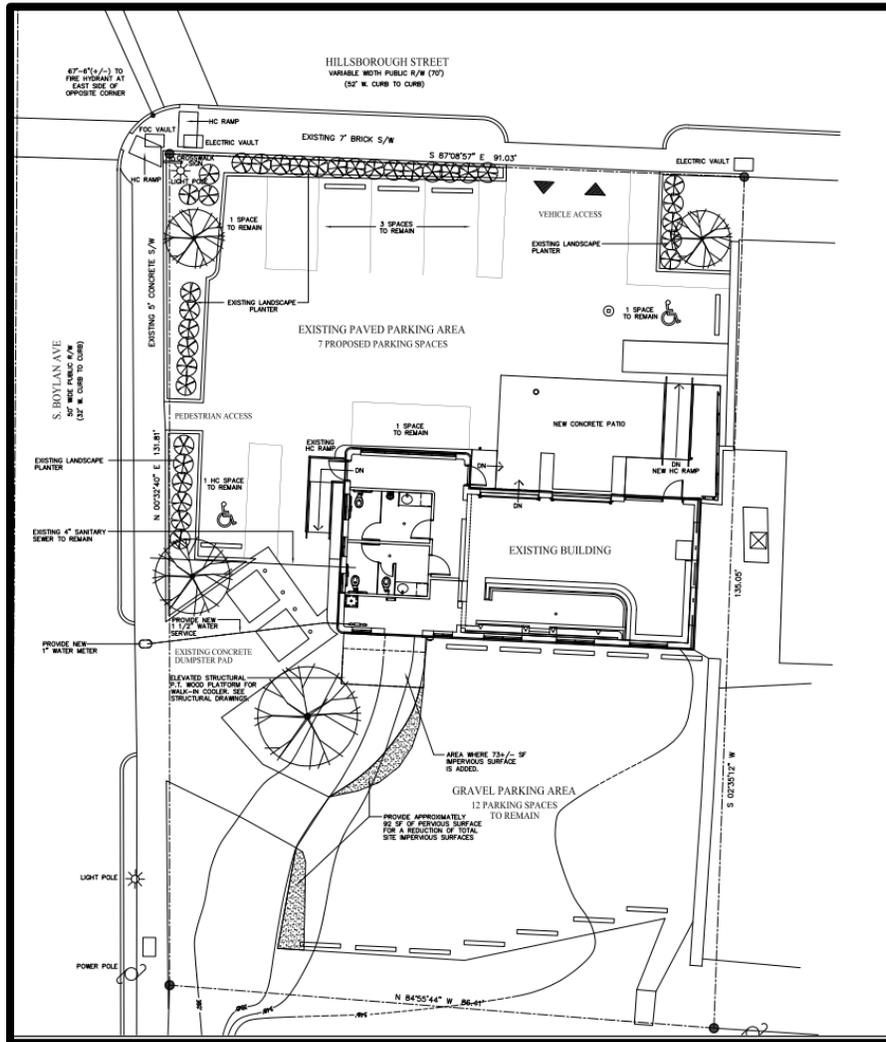
Design Adjustment: One Design Adjustments have been granted by the Public Works Director for this project:

1. A Design Adjustment to not require additional sidewalk construction or tree installation within the right-of-way with this site plan. The Design Adjustment defers the installation of street trees and sidewalk construction until a future site plan is submitted.

Administrative Alternate: NA



SP-73-15 / Dram & Draught – Location Map



SP-73-15 / Dram & Draught – Site Plan

SUBJECT: SP-73-15 / Dram & Draught

CROSS-REFERENCE A-111-15

LOCATION The subject property is located at the southeast quadrant of Hillsborough Street and Boylan Avenue, within the city limits.

PIN: 1703491158

REQUEST: A change of use from a 1,437 square foot, 3-bay automotive service facility to a bar/tavern. The site is .27 acres, zoned Neighborhood Business within the Downtown Overlay District. As the subject property is located in the Downtown Overlay District and the request exceeds the thresholds of a plot plan, but falls short of the thresholds to warrant a public hearing, this project requires preliminary site plan approval by the Development Services Department.

OFFICIAL ACTION: **Approval**

CONDITIONS OF APPROVAL: N/A

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Ken Bann (C.A.Cy)

Date:

1-4-16

Staff Coordinator:

Meade Bradshaw

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 December 15, 2015, submitted by David Sears, Sears Architecture, PLLC.

ADDITIONAL NOTES:

The Board of Adjustment approved a variance from right-of-way dedication along Hillsborough Street and Boylan Avenue as part of Case A-111-15 on December 14, 2015.

ZONING:

ZONING DISTRICTS: Neighborhood Business with Downtown Overlay District

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 is 1,473 square feet.

LANDSCAPING: No transitional protective yards are required. Vehicular Surface Area conforms to Code Section 10-2082.6.

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 Boylan Avenue is classified as an Avenue 2-lane, undivided. The Board of Adjustment approved a variance (A-111-15) from right-of-way dedication along both Hillsborough Street and Boylan Avenue until a new site plan is submitted on this property. At that time, right of way dedication will be provided along with other required public improvements, including sidewalk and streetscape installation.

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

COMPREHENSIVE PLAN: This site is located in the Hillsborough 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:** A Design Adjustment has been approved by the Interim Public Works Director to allow the existing sidewalk width on Hillsborough Street and Boylan Street to be preserved with no additional improvements, as well as no additional tree plantings along Hillsborough Street or Boylan Avenue until the property is developed as a site plan in the future.

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 will be provided by a private contractor.

CIRCULATION: The site will have one access point on Hillsborough Street.

PEDESTRIAN: A Design Adjustment was approved by the Interim Public Works Director from constructing a 14' sidewalk. A 7' sidewalk exists along Hillsborough Street and a 5' sidewalk exists along Boylan Avenue.

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.2, Substitution of Impervious Surfaces.

**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: 1/4/2019
Submit a final site plan and valid building permit application for the total area of the project, or a phase of the project.

5-Year Sunset Date: 1/4/2021
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.