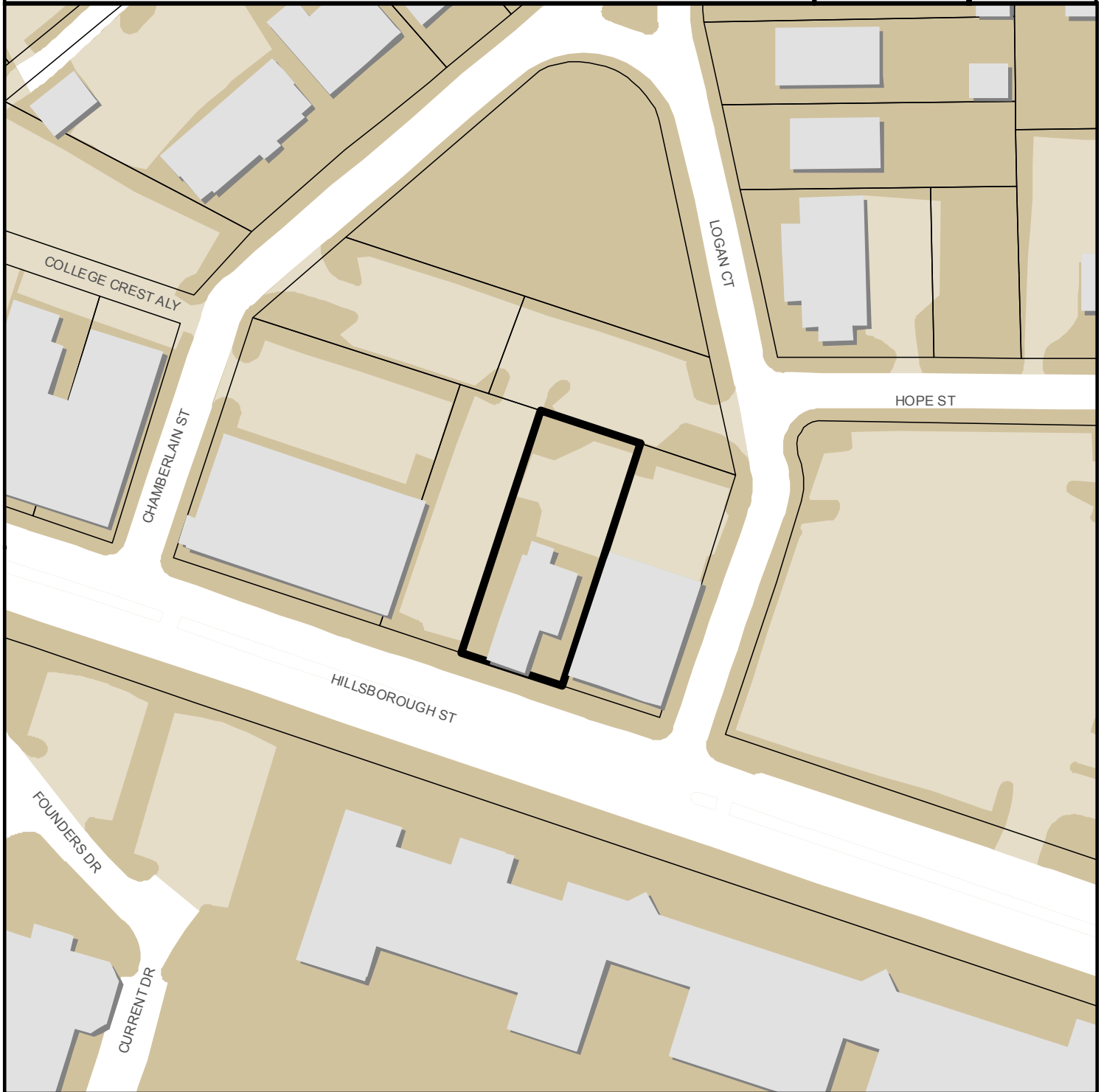


# 2304 HILLSBOROUGH SR-6-2015



0 120 240 Feet

Zoning: **NX-5-SH-CU**

CAC: **Wade**

Drainage Basin: **Rocky Branch**

Acreage: **0.2**

Square Feet: **31,490**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **T&L Partnership**

Phone: **(919) 417-0886**





## Administrative Action Administrative Site Review

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2626  
www.raleighnc.gov

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**Case File / Name:** SR-6-15 / Hillsborough Development

**General Location:** This site is located on the north side of Hillsborough Street between the intersections of Hillsborough Street and Chamberlain Street, and Hillsborough Street and Logan Court.

**CAC:** Wade

**Request:** Development of a 0.21 acre tract zoned NX-5-SH-CU with SRPOD into a residential mixed use/apartment building of 31,490 square feet size, containing less than 10,000 sq. ft. of nonresidential uses, three two-bedroom apartment units and nine three-bedroom apartment units. The proposed building height is 73 feet and five stories. Three parking spaces will be provided, two of which are ADA accessible.

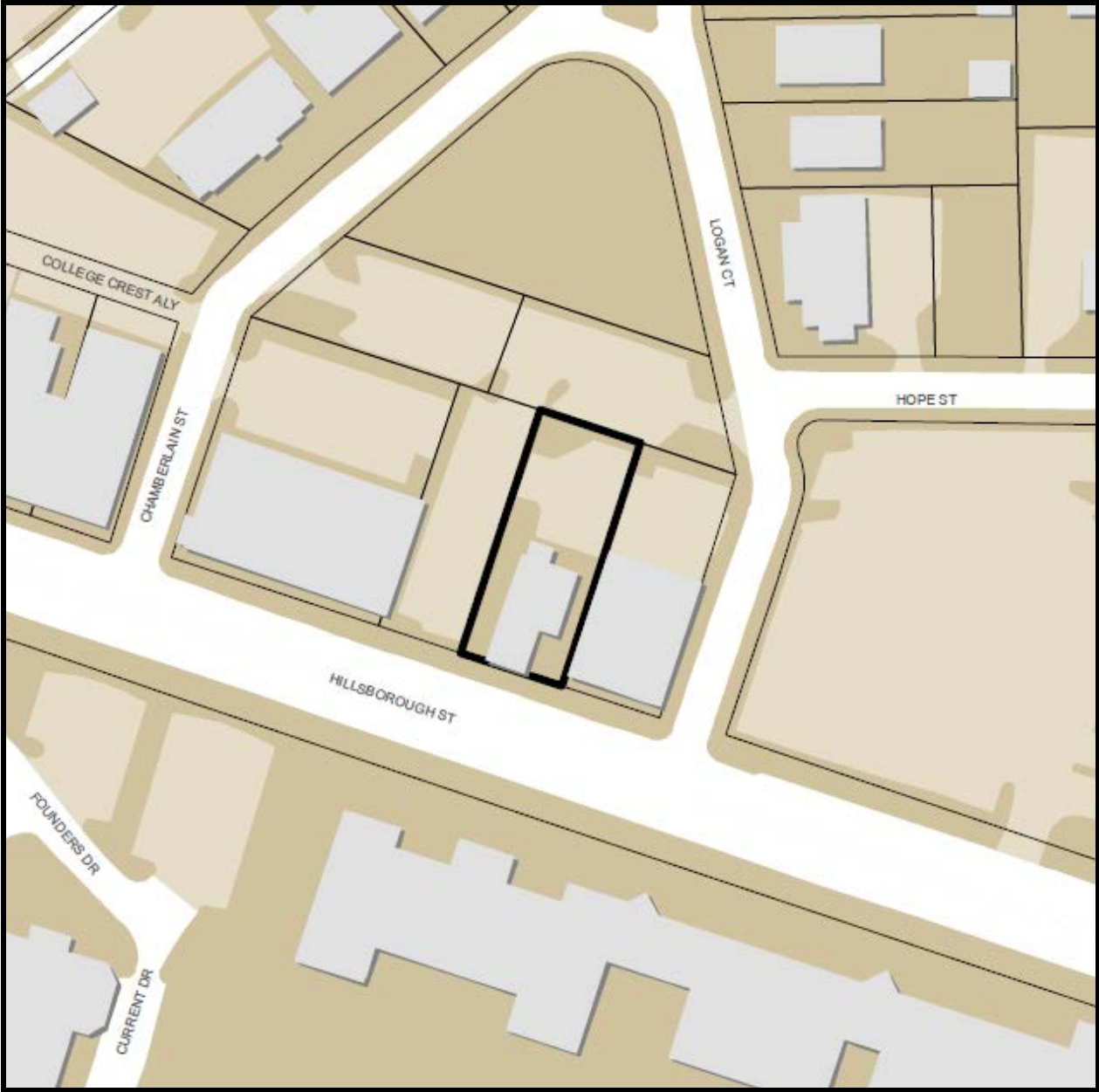
**Design Adjustment:** One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment waiving Right-of-Way Dedication as the street cross section exists as per the Hillsborough Streetscape Plan.

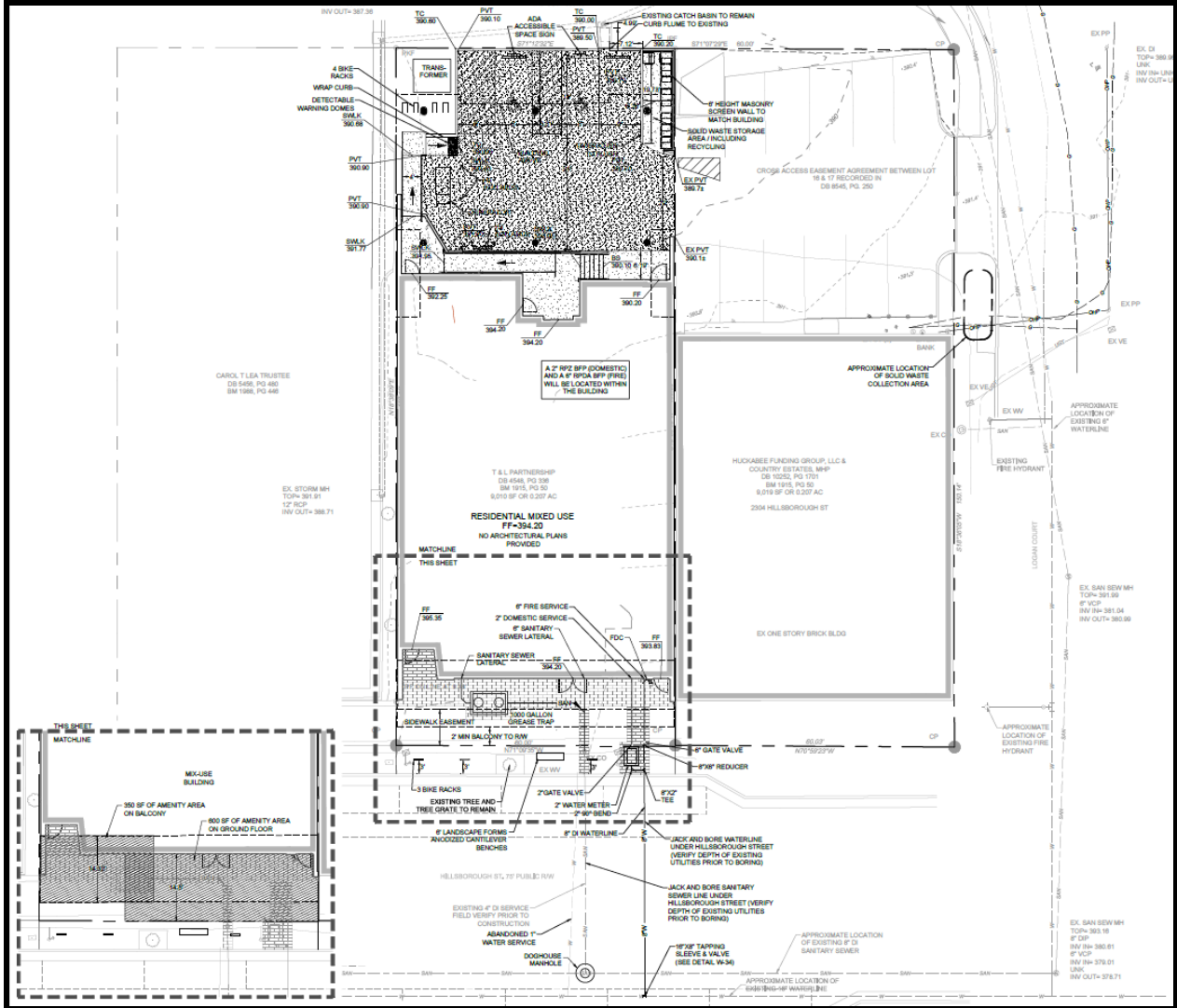
**Administrative Alternate:** NA

**Contact:** Blake Hall, Timmons Group

**Cross-Reference:** Z-9-14, TR # 424846



Site Map – 2304 Hillsborough Street



Preliminary Site Plan - 2304 Hillsborough Street



## Public Works Design Adjustment – Staff Response

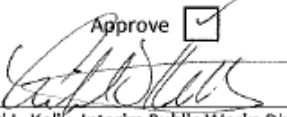
Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	2304 Hillsborough Development	Date Completed Application Received	4/30/2015
	Case Number	SR-6-15	Transaction Number	424846

Staff Response/Recommendation	Staff recommends approval. This section of Hillsborough Street has been constructed with the Hillsborough Street Phase 1 Project. Right-of-way is sufficient and the client is providing an easement on the property.		
	Staff Member	Rene Haagen	Support Request <input checked="" type="checkbox"/> Does Not Support <input type="checkbox"/>

### Public Works Director's Action:

Approve 
 Approval with Conditions 
 Deny

  
 Richard L. Kelly, Interim Public Works Director

Date 5/6/15

\*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300  
Raleigh, NC 27601

Phone: 919-996-3030  
www.raleighnc.gov

**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

**Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:**

- 1) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- 2) That the existing oak tree located in the right of way will require tree protection fencing for the duration of development and a tree protection plan be approved by the City;
- 3) That a Tree Impact Permit is required prior to the beginning of construction;
- 4) That as the 0.2 acre tract is exempt from stormwater regulations pursuant to Sec.9.2.2.A (2), the developer is to ensure any drainage into the right of way complies with City of Raleigh standards and details, including any roof drainage should it be proposed to tie to the Right of Way;
- 5) That the survey provided shows that the existing storm drainage system is not on site, but on the adjacent site, should at any point the storm drainage system be shown site, more discussion/analysis will be required;
- 6) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

**Prior to issuance of building permits:**

- 7) That the final building plans show conformance with the maximum allowable Blank Wall Area of 35' in either a horizontal or vertical dimension per UDO Sections 5.10 and 3.2.4;
- 8) That a final detailed utilities plan be approved by the City with the existing 1" water and 4" sanitary sewer services should be shown as to be abandoned per CORDPUD standards if not being reused;
- 9) That an encroachment agreement for any plantings, planters, awnings or stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;
- 10) That a fire flow analysis must be proven at time of building permits as per the 2012 NCFPC, Section 507.3;

- 11) That all conditions of Z-9-14 are satisfied;
- 12) That the City Attorney approves a sidewalk easement deed for the portion of the proposed pedestrian ways on private property adjacent to public right of way along Hillsborough Street and that it be recorded in the Wake County Registry and that a recorded copy of the easement be returned to the City of Raleigh after recording and prior to the issuance of building permits;
- 13) That a pedestrian plan for access along the right-of-way during site construction be approved by the Public Works Department.

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) *Kenneth Bowen (S. Barlow)* Date: 6-25-15

**Staff Coordinator:** Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 4/29/2015, submitted by Blake Hall, Timmons Group.

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**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:** 6/25/18

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:** 6/25/19

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.

**WHAT NEXT?:**

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION 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 Public Works Department for street construction; by the first working day in November and May each year.