



Administrative Action Administrative Site Review

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

Case File / Name: SR-7-15 / Studio 1912

General Location: This site is located on the north side of Hillsborough Street at the northeast corner of the intersection of Hillsborough Street and Pullen Road.

CAC: Wade

Request: Development of a 0.53 acre tract zoned CX-5-CU and SRPOD into a residential mixed use/apartment building containing less than 10,000 sq. ft. of nonresidential uses, 15 one-bedroom apartment units and 39 studio apartment units. North Carolina State University will be the party reviewing for and enforcing stormwater management guidelines as the land is owned by NCSU and thereby under NCSU NPDES permit

The City of Raleigh will be reviewing for sediment and erosion control at time of site final permit submittal. In instances where a private entity is building on North Carolina State land the City is the enforcing party for sediment and erosion control.

Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, waiving the street trees requirement along the frontage due to existing utility infrastructure.

Administrative

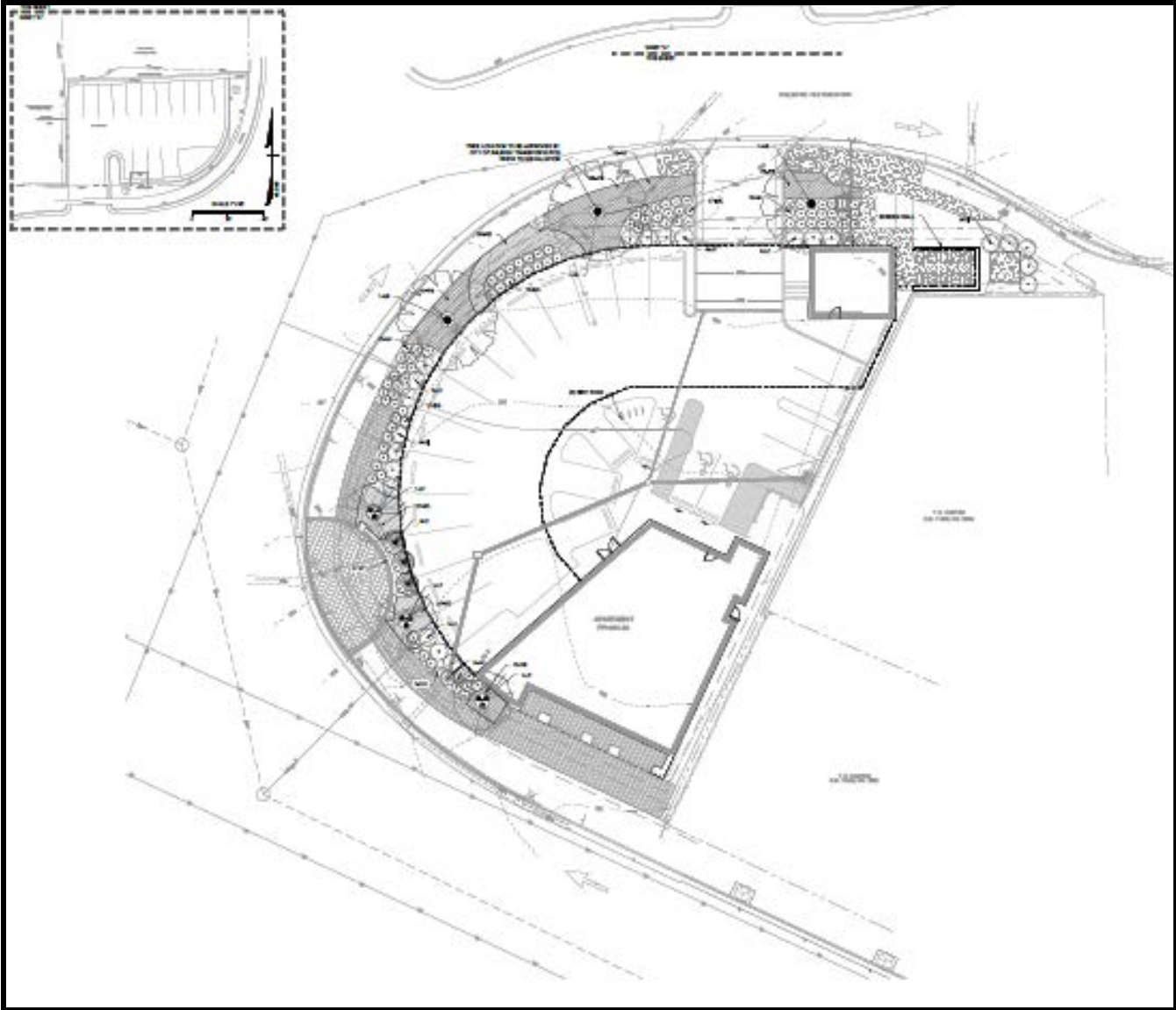
Alternate: One Administrative Alternate has been approved by the Planning Director for this project, allowing a reduction in the required number of parking spaces.

Contact: Blake Hall, Timmons Group

Cross-Reference: Z-31-14, TR # 425398



Site Map – 1912 Hillsborough Street



Preliminary Site Plan - 1912 Hillsborough Street

Click on Tools
PDF.



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	Hillsborough Square	Date Completed Application Received	4/22/15
	Case Number	SR-7-2015	Transaction Number	425398

Staff Response/Recommendation	Staff supports this request.		
	Staff Member	Daniel G. King, PE	Support Request <input checked="" type="checkbox"/> Does Not Support <input type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny

[Signature] _____ Date 6/2/15

Richard L. Kelly, Interim Public Works Director

*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).

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City of Raleigh Administrative Alternate

Administrative Decision

Case Number	AAD-3-15
Property Location	1912 Hillsborough Street, PIN 1704013300
Size of Property	23,522 sq ft (.54 ac)
Zoning	CX-5-CU/SRPOD (Z-31-14)

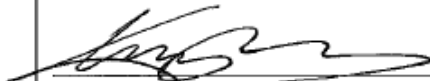
Alternate: The applicant requests an alteration to the required parking ratios contained within section 7.1.2.C of the UDO. This request is related to SR-7-15, which is a site plan for a commercial mixed use apartment building with offices on the lower floor, fifteen one bedroom units and 39 studio units above. Based on the standards contained in the UDO, 60 (1 space/unit + 1 space/10 units for visitors) parking spaces would be required. The applicant has submitted a parking study in accordance with section 7.1.2.B. The parking study, drafted by Ramey Kemp and Associates and dated May 11, 2015 is attached to this approval.

Standards for Approval

The UDO contains standards for approval to be considered by the Planning Director in reviewing the alternate.

1. Alternate parking ratios may be approved where an applicant submits a parking study, prepared and sealed by a registered professional engineer in the State of North Carolina. Such a study must illustrate that the required parking ratios of Sec. 7.1.2.C. do not accurately apply to a specific development proposal.
2. The data submitted must include, at minimum, the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses.
3. The data must be obtained either from relevant studies published in refereed journals or other secondary source of comparable authority; or from primary studies of no fewer than 3 comparable developments within the regional market. The regional market shall be the Consolidated Metropolitan Statistical Area.
4. The alternate shall not be subject to review by the Appearance Commission.

The Planning Director finds that the requested alternate meets the findings enumerated in the Unified Development Ordinance and therefore approves the alternate request.



Planning Director

6/8/15

Date

Administrative Alternate
Case AAD-3-15

1
6/3/2015

OFFICIAL ACTION: Approval with Conditions

**CONDITIONS OF
APPROVAL:**

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

- 1) 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:

- 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 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;
- 4) That the final building plans show conformance with the maximum allowable Blank Wall Area of 35' in either a horizontal or vertical dimension in accordance with UDO Sections 5.10 and 3.2.4;
- 5) That a fire flow analysis must be proven at time of building permits per the 2012 NCFPC, Section 507.3. This is required for verification that minimum fire flow does exist from the existing/new hydrants for the new building to supply the fire-fighting efforts;
- 6) That all conditions of Z-31-14 are satisfied;
- 7) That the applicant provide proof of an offsite parking lease, agreement or easement within 660 feet to fulfill the required parking, and the applicant shall sign agree in writing to provide the required off-street parking as long as the principal use shall continue and shall agree that the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels or their equivalent as required by Sections 6.4.7 C and 7.1.7 B;
- 8) 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 after recording and prior to the issuance of building permits.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kimth Bowers (S. Parker) Date: 6-24-15

Staff Coordinator: Michael Walters

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

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 5/28/15, submitted by Blake Hall, Timmons Group.

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: 6/24/18

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

4-Year Completion Date: 6/24/19

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.