



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-10-14 / Hillsborough Lofts

General Location: This site is located on Hillsborough Street, west of its intersection with Horne Street.

CAC: University

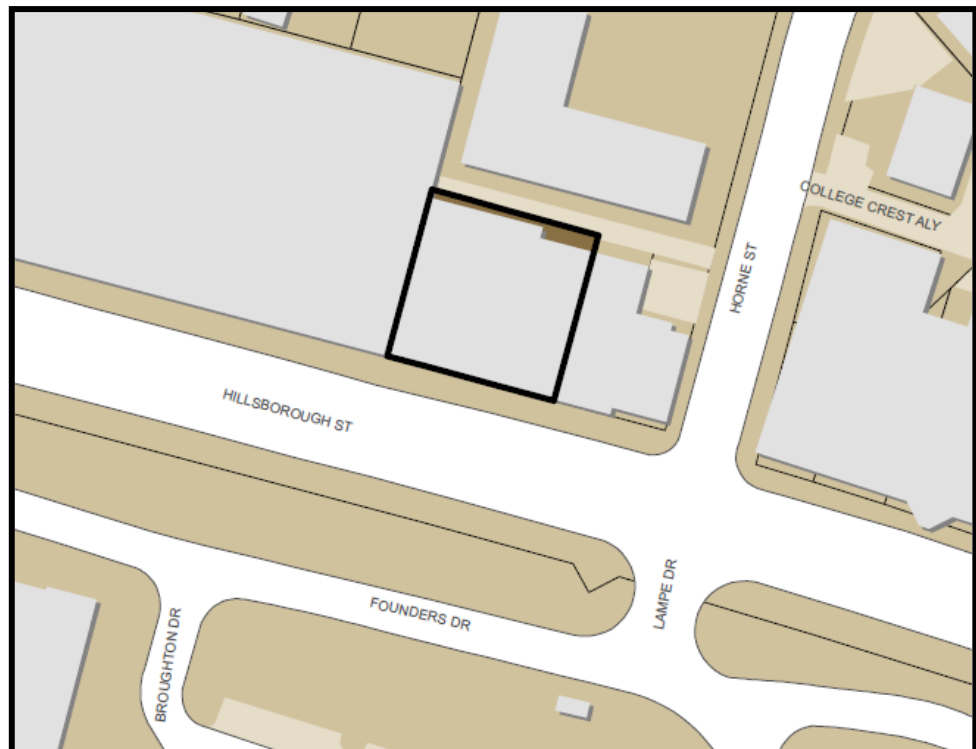
Request: Development of a 0.19 acre tract comprised of three parcels zoned NX-7-SH-CU into a Mixed Use building. Proposed development will contain 9,500 square feet of retail space and 54 dwelling units. Parking will be provided off site.

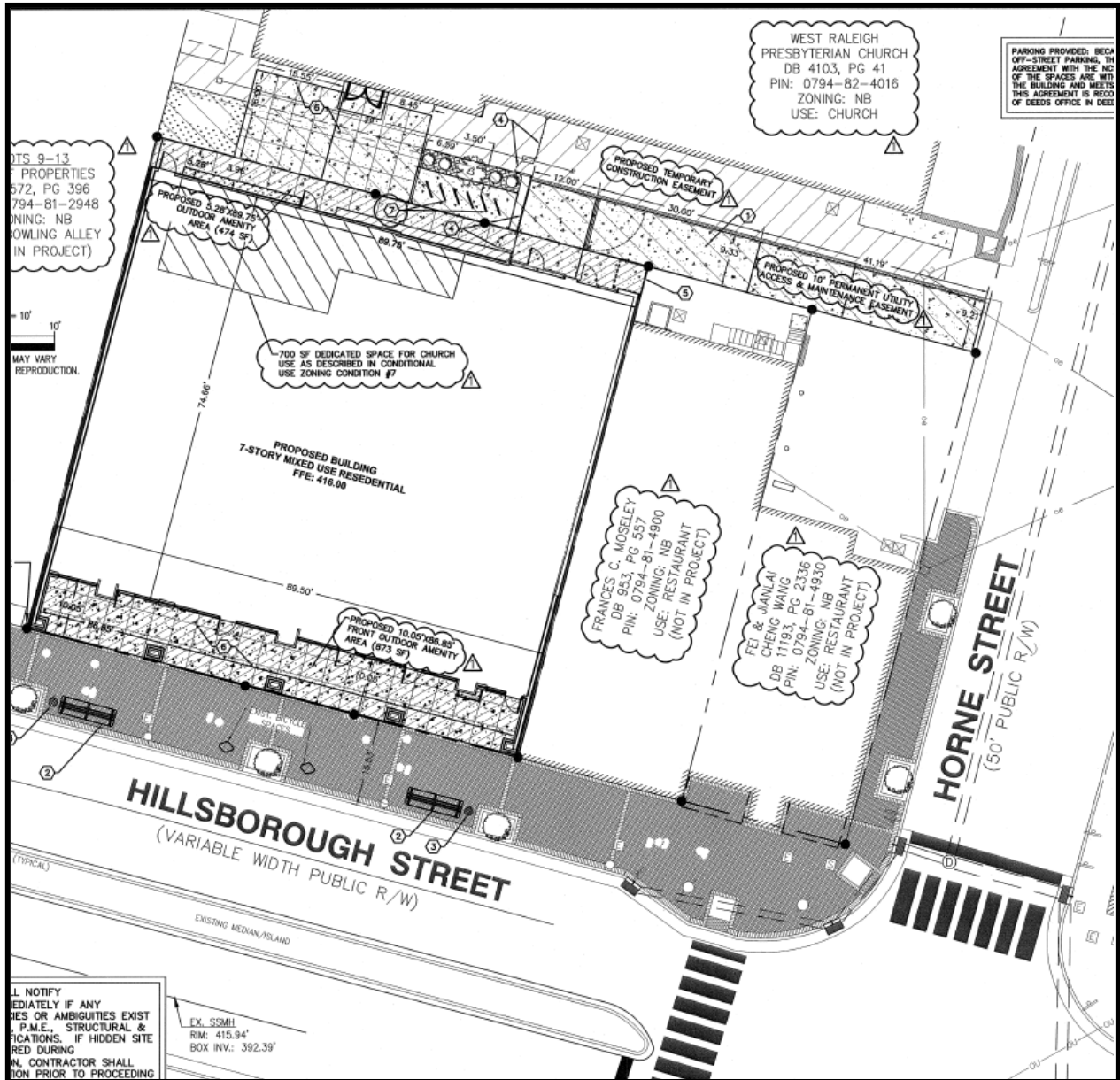
Design Adjustment: Two Design Adjustments were approved by the Public Works Director for this project on September 25, 2014, noted below.

1. A Design Adjustment for right-of-way dedication on Hillsborough Street (none to be dedicated).
2. A Design Adjustment for street improvements on Hillsborough Street (none to be made).

Contact: Gary McCabe – Red Line Engineering

Cross-Reference: Z-2-14





Site Layout

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of building permits:

1. That the three party encroachment agreement is approved by NCDOT for utility connections in Hillsborough Street;
2. That the developer provide verification that required off-street parking is provided in accordance with UDO Section 7.1.5;
3. That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the three existing lots into a single tract;
4. 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;
5. That the proposed off-site utility access and maintenance easement on adjacent parcel to the north, DB4103 PG 41, be recorded by deed with the Wake County Register of Deeds and a copy be provided to the Planning Department. The proposed easement shall also be shown on all plats for recording;

Prior to issuance of building occupancy permit:

6. That all development-related improvements secured by a surety shall be installed and accepted for maintenance by the Public Works Department.
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I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Kim Bowers (J. Barber)

Date:

9-26-14

Staff Coordinator:

Stan Wingo

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION 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 8/29/14, submitted by Gary McCabe.
