



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-12-14 / Friendly Drive Residential Mixed Use

General Location: This site is located at 105 Friendly Drive, on the east side of Friendly Drive, just south of the intersection of Friendly Drive/Dixie Trail and Hillsborough Street.

CAC: Wade

Request: Development of a .20 acre tract zoned NX-5-UG-CUD\SRPOD (Neighborhood Mixed Use, maximum height 5 stories, Urban General Frontage, with conditions, and within a Special Residential Parking Overlay District), into a Mixed Use building. The proposed development will contain 3600 square feet of nonresidential (retail) uses on the first floor and a total of 16 residential units of various sizes, comprising the upper floors. No parking is required for the first 16 dwelling units, and/or for the first 10,000 square feet of ground story gross floor area, within an Urban Frontage (7.1.4 C 2 and 4). Site is exempt from Stormwater Regulations pursuant to Section 9.2.2.(A) (2). This site is both less than ½ acre in size and the proposed placement of impervious surfaces is less than 12,000 square feet.

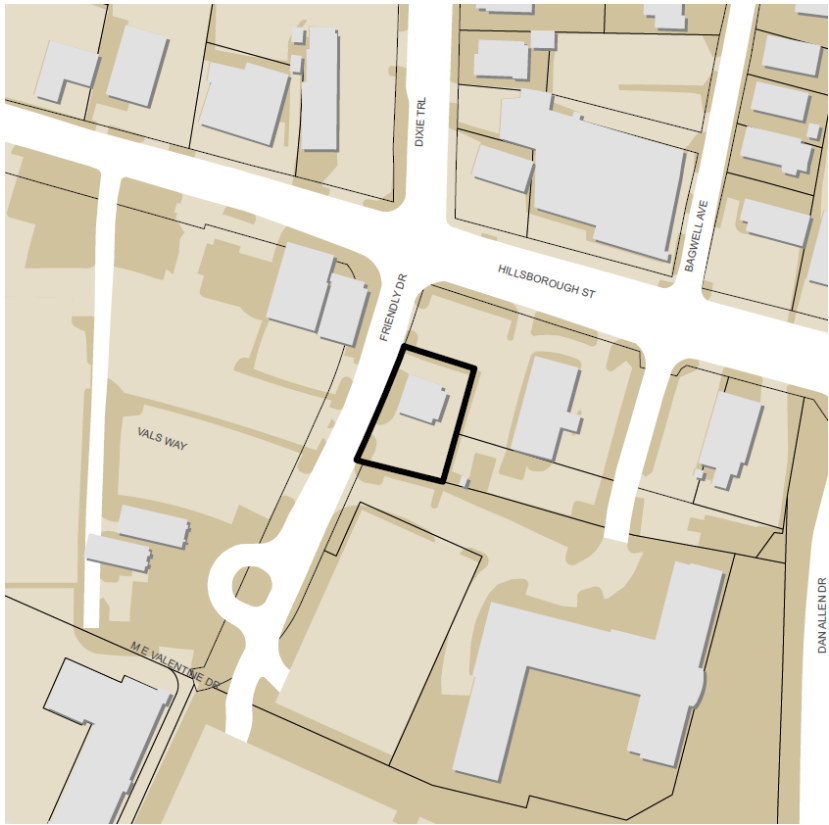
Design Adjustment: A Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. Due to limitations for public street connections based on North Carolina State University private street system, and the railroad which is south adjacent to the site, a design adjustment has been approved exempting this project from the block perimeter requirements.

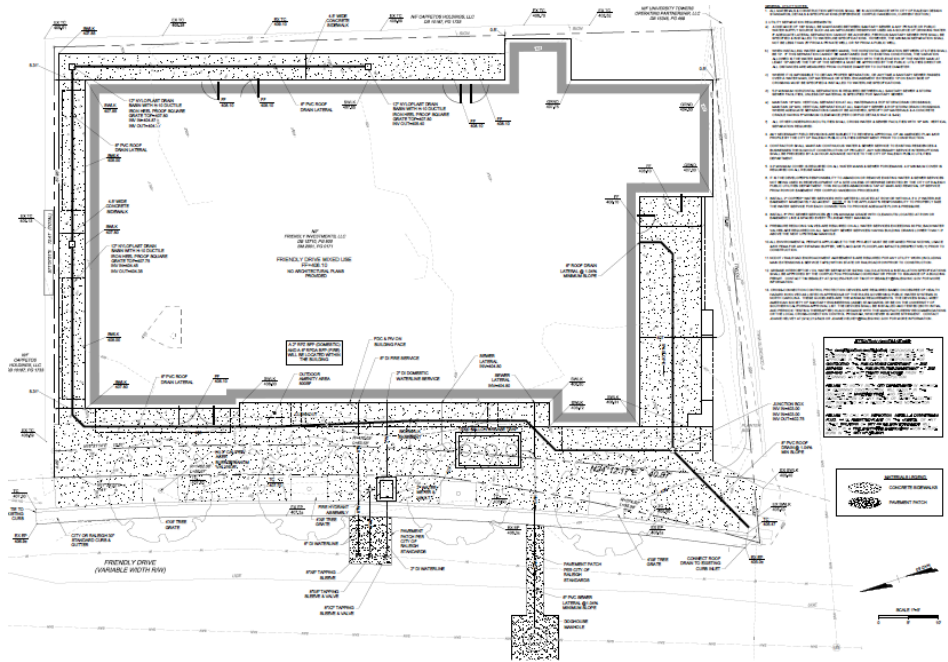
Administrative Alternate: NA

Contact: Timmons Group, Blake Hall

Cross-Reference: Z-09-14, TR# 407622



Location



Site Plan

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 the developer shall show that all proposed storm drainage ties in to existing City of Raleigh infrastructure and that it meets all requirements of City code;

Prior to issuance of building permits:

2. That ½ of the required 64 foot Right of Way for Friendly Drive is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to permit issuance;
3. That a demolition permit be issued for all structures to be removed and that those demolition permit numbers are shown on any and all maps to be recorded in the Wake County Register of Deeds;
4. That an encroachment agreement for any plantings, planters, bike racks, tree grates, and/or awnings, 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;
5. That the sizing of the Grease trap shall be approved by the City of Raleigh Public Utilities Department, Fats, Oils and Grease (PUD FOG) program;
6. 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 Friendly Drive and that it be recorded in the Wake County Registry and that a recorded copy of the easement be returned to the Planning Department after recording and prior to the issuance of building permits;
7. That a surety and surety agreement for 150% of public improvement construction costs on Friendly Drive be provided to the Public Works Department.

Prior to issuance of building occupancy permit:

8. That all development-related improvements secured by a surety shall be installed and accepted for maintenance by the Public Works Department;
9. That all downstream sewer upgrades must be completed;
10. That all public improvements are complete and accepted for maintenance by the City of Raleigh.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Keneth Bower (A. Bower) Date: 12/5/14

Staff Coordinator: Michael Walters

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 10/28/14, submitted by Timmons Group.
