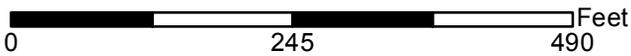


# STONE'S WAREHOUSE SR-23-2015



Zoning: **IX-3-UL-CU, NX-3-UL-CU**

CAC: **South Central**

Drainage Basin: **Walnut Creek**

Acreage: **2.02**

Lots sq. ft.: **15,900**

Planner: **Justin Rametta**

Phone: **(919) 996-2665**

Applicant: **Transfer**

**Development**

Phone: **(919) 606-2905**





## 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-23-15 / Stone's Warehouse

**General Location:** This site is located on the south side of East Davie Street, east side of South East Street, and west side of Chavis Way.

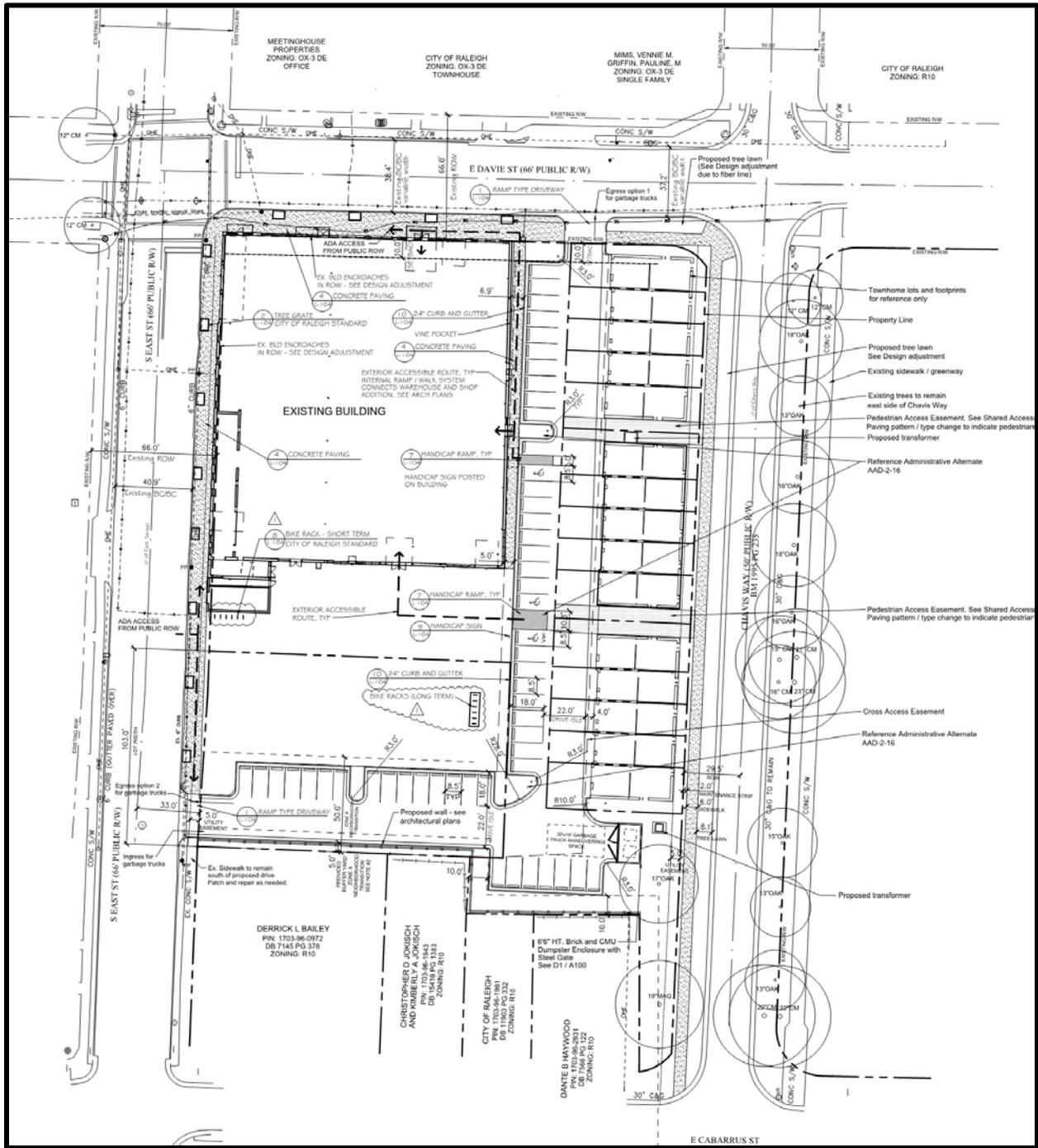
**CAC:** South Central

**Request:** Development of a 1.12 acre tract (Lot 1, S-12-16) and a .378 acre tract (Lot 2, S-12-16) zoned IX-3-UL-CU. Lot 1 includes the renovation and repair of an existing 26,902 square foot general building type for retail and light industrial uses. Lot 2 will be a 15 space remote parking facility, with room for future development.

**Cross-Reference:** Z-25-14, S-12-16, A-97-16, A-98-16, AAD-2-16



SR-23-15 Location Map



SR-23-15 Preliminary Site Plan

<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	IX-3-UL-CU (See attached for zoning conditions).	<a href="#">2.1</a> , <a href="#">3.1</a>
<b>Overlay District:</b>	N/A	<a href="#">5.1</a>
<b>Parking:</b>	34 spaces required based on 1/500 square feet GFA, 36 provided on lot 1. Lot 2 will provide 15 additional spaces.	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	E Davie St: Avenue 2-lane, undivided S East St: Neighborhood Street Chavis Way: Neighborhood Local  See S-12-16 for right-of-way dedication and design adjustments.	<a href="#">8.4</a>
<b>Streetscape:</b>	Mixed-Use streetscape. A Design Adjustment has been approved to allow a 10' sidewalk along the entire frontage of S East Street.  See S-12-16 for Design Adjustment for other Design Adjustments.	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	There is an Urban Limited (UL) Frontage on this property. This approval is for the renovation and repair of an existing building. No new buildings are proposed. A Design Adjustment was approved with S-12-16 to allow the existing building to encroach into the right-of-way of E Davie and S East Streets.	<a href="#">3.4</a> , <a href="#">3.2</a> , <a href="#">2.2</a>
<b>Neighborhood Transitions:</b>	Required against the adjacent residentially zoned properties to the south. The transitions are provided in accordance with Article 3.5 except in those areas where changes were approved by the Board of Adjustment with cases A-97-16 and A-98-16. These include the elimination of the transition area near the southeast corner of lot 1 and the reduction of zone A to 5' for a portion of the southern property line of lot 2.	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	N/A; not required for this use.	<a href="#">7.2.4</a>
<b>Stormwater:</b>	This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. Proposed stormwater control measures were approved with the subdivision of the property (S-12-16).	<a href="#">9.2</a>
<b>Tree Conservation:</b>	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	<a href="#">9.1</a>

<b>Variances, Design Adjustments, Administrative Alternates:</b>	<u>A-97-16, A-98-16</u> (See Neighborhood Transitions section) <u>AAD-2-16</u> : Alternate to 7.1.7, <i>Vehicle Parking Lot Landscaping</i> , to allow alternate location of shade trees. Design Adjustments (See S-12-16 and Streetscape section)	
<b>Other:</b>	N/A	

\*\*\*\*\*

**A-97-16, WHEREAS**, the City of Raleigh, property owner, requests relief from the zone A protective yard wall and landscaping requirements set forth in Section 3.5.3.A of the Unified Development Ordinance for the western property line located in the southernmost portion of the property resulting in a 17 feet-20 feet transition area containing no wall or landscape material on a .92 acre parcel zoned IX3-UL-CU and NX3-UL-CU to be developed with 15 residential townhomes and located at 400 Chavis Way.

**Decision:** Approved as requested.

\*\*\*\*\*

**A-98-16, WHEREAS**, the City of Raleigh, property owner, requests a 5 foot variance to reduce the width of the zone A protective yard requirements set forth in Section 3.5.3.A of the Unified Development Ordinance along the southern property line as well as a variance to place the

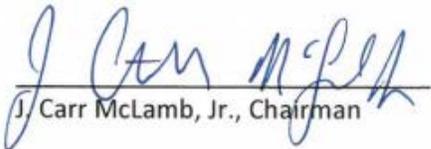


Raleigh Board of Adjustment  
Decisions

8/8/16  
Page 3

wall required therein on the subject property side of the zone A planting area as well as a variance from the wall articulation requirements of Section 7.2.8.B.5. for the interior side of the wall which results in a 5 foot wide zone A protective yard with landscaping on the outside of the wall on a .27 acre parcel zoned IX3-UL-CU to be developed with a two-story general building used for commercial purposes and located at 419 South East Street.

**Decision:** Approved as requested.

  
J. Carr McLamb, Jr., Chairman

  
Date



## Planning and Development Officer Action

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### Administrative Alternate Findings:

#### Sec. 7.1.7.I. Administrative Alternate Findings

The Planning and Development Officer in accordance with Sec. 10.2.17. may approve an administrative alternate subject to all of the following findings:

1. The approved administrative alternate meets the intent of the vehicle parking lot regulations;

*Staff response: The proposed alternate helps minimize the visual impact of the vehicular parking area and dissipate the effects of the urban heat island by providing two large-maturing shade trees instead of one in the subject area and ensuring the planting of large maturing trees in other interior planting islands. The clearly enhanced pedestrian walkway required in the conditions will also serve to break the parking area into smaller segments. Pedestrian circulation will be enhanced as a result of the proposed alternate.*

2. The approved administrative alternate conforms with the Comprehensive Plan and adopted City plans;

*Staff response: The project conforms to several Comprehensive Plan policies, including policies in the Land Use, Transportation, and Urban Design chapters of the Plan.*

3. The approved administrative alternate is considered equal or better to the standard;

*Staff response: The proposed alternate replaces one shade tree with two in the subject area and mandates the use of large-maturing trees in the landscaped interior islands to the north and south through the recommended conditions. An enhanced and more clearly delineated pedestrian access from the sidewalk on Chavis Way through the parking lot to the site's open space will also be provided.*

---

### Decision

The Planning and Development Officer finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance

  
\_\_\_\_\_  
Signature

9-26-16  
\_\_\_\_\_  
Date

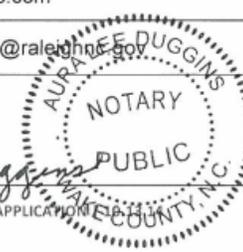


# Planning & Development

**Development Services Customer Service Center**  
One Exchange Plaza, Suite 400  
Raleigh, North Carolina 27601  
Phone 919-996-2495  
Fax 919-516-2685

## Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
<p><b>Section(s) of UDO affected: 7.1.7.D.1, F, I</b></p> <p><b>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</b></p> <p>The request for an Administrative Alternate referencing the above UDO section meets the intent of the provision by moving the trees out of the island and locate them directly adjacent to an at-grade pedestrian cross-access that will, along with the trees, provide visual relief to the parking area, mitigate heat island and facilitate pedestrian access to the site.</p> <p>The pedestrian access will physically and visually connect Chavis Way and the adjacent greenway to the plaza amenity and through to East Street through a series of cross-access agreements, effectively segmenting the parking where an island would normally be located. The plaza will be open to the public as well as tenants and is supported as an appropriate use of an urban open space for a mixed-use property by City of Raleigh through their RFP process. In addition, moving the trees back allows for larger tree sizes, quantity and variety due to an increased planting area providing additional capacity for heat island dissipation while also facilitating pedestrian access by clearing visual sight lines that aid in pedestrian safety from vehicular traffic along the drive aisle and cross-access.</p> <hr/> <p>Provide all associated case plan numbers including zoning and site plan: <b>Z-025-14, SR-23-15</b></p>	<p><b>Transaction Number</b></p>

GENERAL INFORMATION		
<b>Property Address</b> 500 E Davie Street, 419 S East Street, 400 Chavis Way		<b>Date</b> 02/04/2016
<b>Property PIN</b> 1703971116, 1703971002, 1703972131	<b>Current Zoning</b> IX-UL-3, NX-UL-3	
<b>Nearest Intersection</b> Davie / East Streets	<b>Property size (in acres)</b> 1.99 ac	
<b>Property Owner</b> City of Raleigh Assistant City Manager Marchell Adams-David	<b>Phone</b> 919.996.3070 (x4656)	<b>Mail</b>
	<b>Email</b> marchell.adams-david@raleighnc.gov	
<b>Project Contact Person</b> Fred Belledin (signing on behalf of City of Raleigh – signed purchase agreement in place)	<b>Phone</b> 919.821.2775	<b>Mail</b>
	<b>Email</b> fbelledin@clearscapes.com	
<b>Property Owner Signature</b> <i>F Adams</i>	<b>Email</b> marchell.adams-david@raleighnc.gov	
<b>Notary</b> Sworn and subscribed before me this <u>4th</u> day of <u>February</u> , 2016 <i>Commission expires: 06.03.2019</i>	<b>Notary Signature and Seal</b> <i>Aura Lee Duggins</i> 	



## Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services 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.

<b>PROJECT</b>	Project Name Stone's Warehouse	Date Completed Application Received: 10/25/2016
	Case Number: SR-23-2015	Transaction Number: 457350

<b>DEPARTMENT RESPONSE/RECOMMENDATION</b>	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input checked="" type="checkbox"/>	Dev. Services Planner:	Justin Rametta <i>JMR</i>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	Kenneth Ritchie <i>KWR</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:

Staff **SUPPORTS** this request to vary from the frontage required 14' sidewalk along the frontage of 419 S East Street and install a 10' sidewalk along this frontage to match the approved 10' sidewalk along the frontage of the existing warehouse building at 500 E Davie Street (S-12-2016) as well as to provide a transition to the residential streetscape that will be required with development of 501 E Cabarrus Street given its R-10 zoning.

### Engineering Services Director or Designee Action:

Approve  Approval with Conditions  Deny

*[Signature]* \_\_\_\_\_ *[Signature]* \_\_\_\_\_  
Authorized Signature Date

\*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

<b>CONDITIONS FOR APPROVAL</b>	
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Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh  
Engineering Services

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



**Planning & Development**

**Public Works  
Transportation Field Services**  
One Exchange Plaza  
Suite 300  
Raleigh, NC 27602  
www.raleighnc.gov

**Public Works Design Adjustment Application**

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

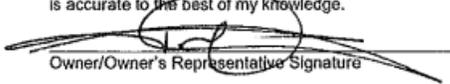
Project	Project Name	Transfer Company (Stone's Warehouse)		
	Case Number	SR-23-15	Transaction Number	457350
Owner	Name	Transfer Development Company (on behalf of City of Raleigh)		
	Address	207 Fayetteville Street, Suite 200	City	Raleigh
	State	NC	Zip Code	27601
Applicant	Name	Fred Belledin	Firm	Clearscapes
	Address	311-200 West Martin Street	City	Raleigh
	State	NC	Zip Code	27601

**\*Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)**

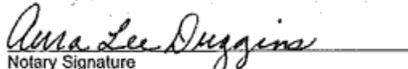
Design Adjustment Request	Code Section Referenced	3.4.7, 8.5.2.A, 8.5.2.B
	Justification	<p>We are requesting a Design Adjustment for a +/-10' sidewalk width (in lieu of 14') at 419 S East Street in order to match the adjacent existing sidewalk width of the commercial parcel to the north and to better transition to the existing sidewalk width at the residential parcel to the south:</p> <p>1) 419 S East Street is zoned IX-3-UL which requires Main Street (16' sidewalk) or Mixed Use (14' sidewalk) Streetscape.</p> <p>2) The adjoining 500 E Davie parcel to the north is also zoned IX-3-UL but has an existing historic building that will be fully renovated per National Park Service historic guidelines, will be designated as a Raleigh Historic Landmark, and will have a preservation easement placed on the property to ensure that the building remains in perpetuity. Based on the existing historic building location, the existing sidewalk width on S East Street is +/-10' and will remain that width in perpetuity due to the preservation easement, matching the proposed 10' sidewalk width for 419 S East Street.</p> <p>3) The adjoining 501 E Cabarrus parcel to the south is zoned R10. The existing sidewalk is 6' wide and the eastern edge of the sidewalk is +/- 10' from the back of curb, matching the proposed 10' sidewalk width for 419 S East Street.</p> <p>4) At 419 S East Street, the distance from the curb to the property line ranges from +/-12'-0" to +/-10'-0". Additionally, there will be a 5' electrical easement from the transformer pad at the edge of the parking area that continues in front of the future building to the southern property line of 500 E Davie. Together, the proposed 10' sidewalk width + the 5' easement will ensure a continuous pedestrian path of 15' or more in front of the future building. The details of this area will be included for review as part of the forthcoming Administrative Site Review package for 419 S East Street. In summary, the requested 10' width will allow the sidewalk at 419 S East Street to tie seamlessly into the existing conditions at the adjoining properties on either side, while the site design will meet the zoning intent for sidewalk width by providing a minimum 15' wide pedestrian path in front of the new building.</p>

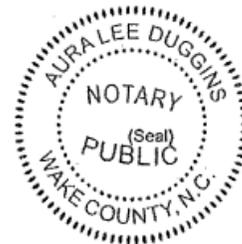
\*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.

  
 Owner/Owner's Representative Signature 10-25-16  
Date

In witness whereof, the parties signed have executed this document on this date.

  
 Notary Signature 10-25-16  
Date  
 Commission expires: 06-03-2019



OFFICIAL ACTION: Approval with conditions

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**CONDITIONS OF APPROVAL:**

**Prior to issuance of a mass land disturbing permit for the site:**

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeded a site, shall be paid to the City;

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

2. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
3. That a nitrogen offset payment must be made to a qualifying mitigation bank;
4. That plans for the shared stormwater devices be submitted and approved by the Public Works Department;

**Prior to issuance of building permits:**

5. That the lots are recorded in accordance with the approved preliminary plans, infrastructure construction, and final site drawings of S-12-16 and that all required legal documents are recorded and copies returned to the City;
6. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Davie and East Streets is paid to the Public Works Department;
7. That a tree impact permit is obtained from the City of Raleigh;
8. That all conditions of Z-25-14 are complied with;

**Prior to issuance of building occupancy permit:**

9. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

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I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Bower (J. Barker) Date: 11-3-16

**Staff Coordinator:** Justin Rametta

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 9/27/16, submitted by Clearscapes.

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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:** 11-3-2019

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

**4-Year Completion Date:**

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.