



Administrative Action Administrative Site Review

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

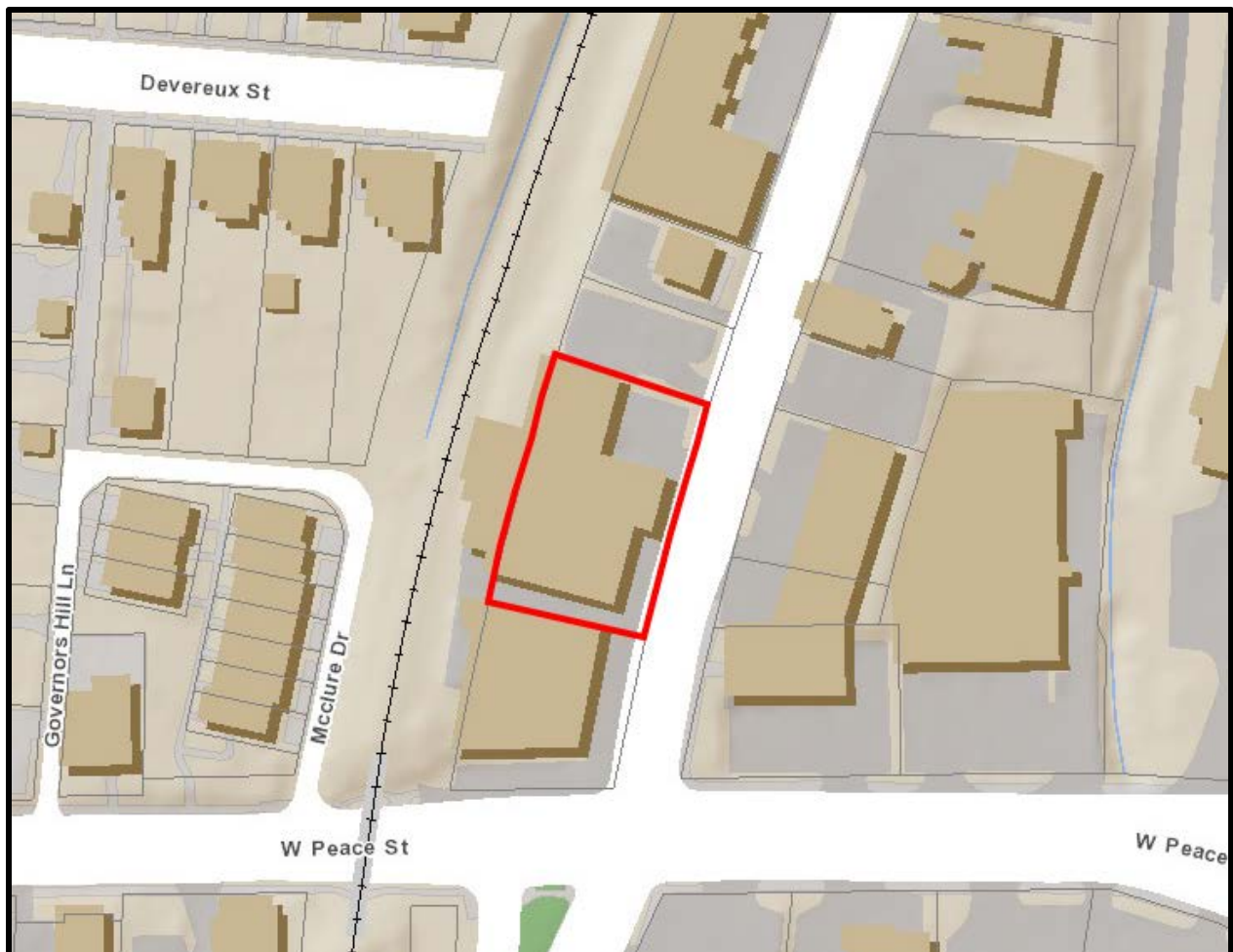
Case File / Name: SR-34-16 / 707 N. West Street

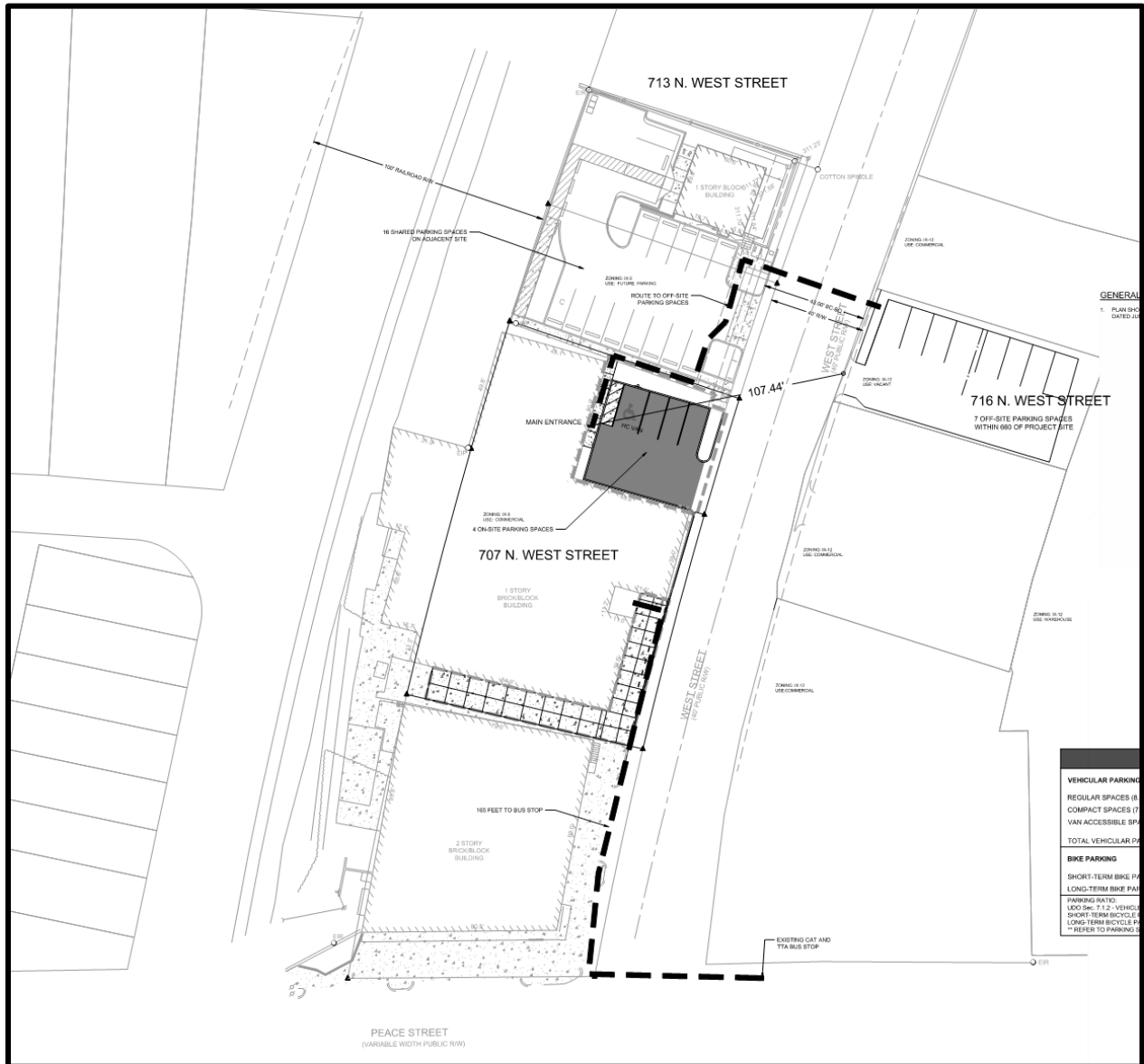
General Location: This site is located on the west side of N. West Street, just north of the intersection of West and Peace Street(s).

CAC: Mordecai

Request: A proposed change of use of an existing 11,519 square foot warehouse space on a 0.36 acre tract zoned IX-3 (Industrial Mixed Use-3) into a 10,939 square foot office building. This change of use meets the definition of a site plan because there is an increase of greater than 10% in required parking from the previous use to the proposed.

Cross-Reference: TR# 473294





SR-34-16 Preliminary Site Plan



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.

PROJECT	Project Name	Date Completed Application Received: 7/18/16
	Case Number: SR-34-16	Transaction Number: 473294

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input type="checkbox"/>	Dev. Services Eng:		<input type="checkbox"/>	Transportation:
<input checked="" type="checkbox"/>	Engineering Services:	Cadell Hall <i>Cadell Hall</i>	<input type="checkbox"/>	PRCR:

Staff supports the design adjustment request. If the required right-of-way is dedicated, it will encroach into the existing structure. Upon demolition or redevelopment the required right-of-way, easements, and infrastructure improvements will be required to be provided.

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

Cadell Hall _____ 7/21/16
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.

CONDITIONS FOR APPROVAL	
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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

Code Conformance:		Code Section(s)
Zoning District:	IX-3 (Industrial Mixed Use-3)	3.1
Overlay District:	N/A	5.1
Parking:	<p>27 required / 27 proposed. (4 onsite and 23 off site shared parking)</p> <p>A parking easement agreement is to be recorded as condition of approval.</p> <p>Bicycle parking – 4 short term and 4 long term spaces required and proposed.</p>	7.1.2
Street Type(s):	<p>Avenue 2-lane Undivided. Require -1/2 of a 64' Right of Way.</p> <p>Due to an existing building, a design adjustment has been approved by the Public Works Director allowing a reduction in the required Right of Way width and waiving the required 5' general utility easement. Right of Way of a variable width (3.96 - 5.75') is to be dedicated.</p>	8.4
Streetscape:	Residential – a fee in lieu is required for the 6' sidewalk, planting strip, and all required street trees.	8.5
Setbacks/Frontage:	<p>Front - 3' (Existing building)</p> <p>Side - 0' or 6'</p> <p>Rear - 0' or 6'</p>	3.2
Neighborhood Transitions:	N/A	3.5
Transitional Protective Yards:	N/A	7.2.4
Stormwater:	Developer is showing compliance with stormwater regulations through the exemption 9.2.2 (A) (7) as a reduction of impervious surfaces from 15,156 square feet to 14,879 square feet.	9.2
Tree Conservation:	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	9.1

<p>Variances, Design Adjustments, Administrative Alternates:</p>	<p>Because this is an existing building with a change of use, a design adjustment has been approved by the Public Works Director allowing a reduction in the required Right of Way width and waiving the required 5' general utility easement. Right of Way of a variable width (3.96 - 5.75') is to be dedicated.</p>	
<p>Other:</p>	<p>Transparency and Blank Wall standards are not applicable as the building is existing with no changes to exterior proposed. The required 5' general utility easement outside of the right of way has been waived by the Public works Director as part of the approved design adjustment.</p> <p>A portion of the existing structure at the rear of the site is within railroad right of way. Prior to issuance of building permits the owner will need to provide verification of allowable encroachment into the right of way.</p>	

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of building permits:

1. That the owner/developer of this property provide proof of an offsite parking easement agreement within 660 feet of the building entrance on this lot for required parking in accordance with UDO Sections 7.1.5 B and 6.4.7 C. If the offsite parking is to be shared with another use, the grantor of the parking easement shall agree in writing to provide the required off-street parking as long as the principal use at 707 North West Street (the subject property) remains and the grantor shall agree that the use of the parking shall not conflict with parking requirements for the offsite properties;
2. That the applicant provide evidence of approval for the existing structure's encroachment within the adjacent Railroad Right of Way at the rear of the parcel;
3. That between 3.96 - 5.75' of variable width street right of way along the frontage of 707 N. West Street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
4. That a fee in lieu for 128 linear feet of 6' sidewalk width for the entire width of the parcel, as well as four required street trees, shall be paid to the City of Raleigh prior to building permit issuance.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Barber) Date: 9-12-16

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 July 15, 2016, submitted by Stewart Engineering.

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: 9-12-2019

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.