Zoning: OX-3-GR
CAC: Hillsborough
Drainage Basin: Pigeon House
Acreage: 1.00
Lots sq. ft.: 4,000

Planner: Justin Rametta
Phone: (919) 996-2665

Applicant: Mark Cavaliero
Phone: 919-856-2300
REQUEST: Development on a .26 acre site zoned OX-3-GR which includes a 3,700 square foot expansion to an existing 6,500 square foot office building.

LOCATION: 1600 Hillsborough Street. Northwest corner of the intersection of Hillsborough St. and Forest Rd.

DESIGN ADJUSTMENTS/ALTERNATES, ETC:

A Design Adjustment was approved to not require right-of-way dedication on Hillsborough Street and to allow reduced general utility easement along Forest Road, and to allow an existing driveway that does not meet minimum spacing requirements to remain in place. A variance was granted by the Board of Adjustment (A-8-17) to permit the proposed building expansion to the rear of the existing building which does not comply with the Green frontage standards. Additionally, this variance permitted parking within 20 feet of the primary street parking setback, parking between the building and the street, and the building expansion setback 5 feet from the side street instead of within the build-to area; (2) a variance to UDO Article 3.5, Neighborhood Transitions, including UDO Section 3.5.1.D., to permit the proposed building expansion to the rear which would permit the expanded building to be setback 7.5’ from the alley right-of-way, without having to fully comply with the alley transition standards for Zones A, B and C of the neighborhood transitions; (3) a 4 parking space variance to UDO Article 7.1 to permit the proposed building expansion with only 16 parking spaces instead of the required 20 parking spaces; and (4) a variance to UDO Section 8.4.7.B to avoid having to dedicate approximately 2.5’ of right-of-way along the alley at the rear of the .26 acre property.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Hager Smith Design PA.

CONDITIONS OF APPROVAL AND NEXT STEPS:

Prior to issuance of building permits:

1. ½ of the required right of way for Forest Road must be dedicated to the City of Raleigh and a copy of the recorded plat provided to the City;

2. That in accordance with Part 10A Section 8.1.10, a fee-in-lieu for 1’ of sidewalk and any required street trees along Hillsborough Street and 2.3’ of sidewalk along Forest Road is paid to the City of Raleigh prior to building permit issuance.
EXPIRATION DATES: The expiration provisions of UDO Section 10.2.6 E, including the ability to request extensions in the expiration date, apply to this site plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Expiration Date: 9/7/2020
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.

I hereby certify this administrative decision.

Signed: (Planning Dir.) [Signature] Date: 7/7/17

Staff Coordinator: Justin Rametta
CAROLINAS IT OFFICE EXPANSION

1600 HILLSBOROUGH STREET - SR-35-16
TRANSACTION # 473909

BOA ACTION

ACR-55024. WANDERAS, Chesnea Holding, LLC, property owner, requests: (1) a variance to article 3.4.2.C. and 3.4.6. of the Unified Development Ordinance (UDO) to permit a proposed building expansion to the rear of the existing building which does not comply with the Green parking standards. Additionally, this variance would permit parking within 20 feet of the primary street parking setback, parking between the building and the street, and the building expansion setbacks 5 feet from the side street instead of within the building area. (2) a variance to UDO Article 3.8. Neighborhood parking requirements (NPR's) which would permit the expanded building to be setback 7.5' from the alley right-of-way, without having to fully comply with the alley transition standards for Zones A, B and C of the neighborhood transitions. (3) a 4 parking space variance to UDO Article 7.1 to permit the proposed building expansion with only 10 parking spaces instead of the required 20 parking spaces, and (4) a variance to UDO Section 6.4.7.8 to avoid having to dedicate approximately 2.5' of right-of-way along the alley at the rear of the 26 acres property zoned Office Mixed-use C-3, located at 1600 Hillsborough Street.

SITE PLAN SUBMITTAL

SHEET INDEX

COVER SHEET
L-80 RECORDED PLAN
L-90 EXISTING CONDITIONS/DRAWING
L-100 SITE LAYOUT
L-101 GROUND LEVEL
L-201 GRADING
L-301 LANDSCAPE PLAN
L-501 SITE DETAIL SHEET
A-201 BUILDING ELEVATIONS
A-202 BUILDING ELEVATIONS