



# Administrative Site Review Application

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 • 919-996-2495

SR-45-19 Pollo Campero Raleigh

This form is required when submitting site plans as referenced in Unified Development Ordinance (UDO) Section 10.2.8. Please check the appropriate building types and include the plan checklist document when submitting.

<b>Office Use Only:</b> Transaction #: <u>601789</u>		Planning Coordinator: <u>Walters</u>
<b>Building Type</b> <input type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse		<b>Site Transaction History</b> <input checked="" type="checkbox"/> General <input checked="" type="checkbox"/> Mixed use <input checked="" type="checkbox"/> Open lot <input checked="" type="checkbox"/> Civic Subdivision transaction #: <u>N/A</u> Sketch transaction #: <u>N/A</u> Certificate of Appropriateness #: <u>N/A</u> Board of Adjustment #: <u>N/A</u> Zoning Case #: <u>N/A</u> Administrative Alternate #: <u>N/A</u>
<b>GENERAL INFORMATION</b>		
Development name: <u>Pollo Campero Raleigh</u>		
Inside City limits? <input checked="" type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
Property address(es): <u>8300 Litchford Rd</u>		
Site P.I.N.(s): <u>1717891809</u>		
Please describe the scope of work. Include any additions, expansions, and change of use. <u>Renovate existing abandoned Burger King to Pollo Campero Mexican fast food restaurant. Adding 2-story 730 SF addition</u>		
Current Property Owner/Developer Contact Name: <b>NOTE: please attach purchase agreement when submitting this form.</b>		
Company: <u>Pollo Campero</u>		Title: <u>Owner</u>
Address: <u>8300 Litchford Rd, Raleigh, NC 27615</u>		
Phone #: <u>(704)258-5872</u>	Email: <u>Info@avinvestments.com</u>	
Applicant Name: <u>Bernd Eisenschmidt</u>		
Company: <u>ARCH2020 Architecture</u>	Address: <u>2141 Tannin Pl, #417, Vienna, VA 22182</u>	
Phone #: <u>(704) 713-0055</u>	Email: <u>bernd@arch2020.com</u>	

**DEVELOPMENT TYPE + SITE DATE TABLE**  
(Applicable to all developments)

SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3	Existing gross floor area (not to be demolished): 2140
	Existing gross floor area to be demolished: N/A
Gross site acreage: 0.61 AC	New gross floor area: 730
# of parking spaces required: 19	Total sf gross (to remain and new): 2890
# of parking spaces proposed: 27	Proposed # of buildings: 1
Overlay District (if applicable): N/A	Proposed # of stories for each: 2
Existing use (UDO 6.1.4): P	
Proposed use (UDO 6.1.4): P	

**STORMWATER INFORMATION**

Existing Impervious Surface: Acres: <u>N/A</u> Square Feet: <u>N/A</u>		Proposed Impervious Surface: Acres: <u>N/A</u> Square Feet: <u>N/A</u>	
Is this a flood hazard area? <input type="checkbox"/> Yes <input type="checkbox"/> No			
If yes, please provide: Alluvial soils: <u>N/A</u>			
Flood stu <u>N/A</u>			
FEMA Map Panel #: <u>N/A</u>			
Neuse River Buffer <input type="checkbox"/> Yes <input type="checkbox"/> No		Wetlands <input type="checkbox"/> Yes <input type="checkbox"/> No	

**RESIDENTIAL DEVELOPMENTS**

Total # of dwelling units: <u>N/A</u>	Total # of hotel units: _____
# of bedroom units: 1br: <u>N/A</u> 2br: <u>N/A</u> 3br: <u>N/A</u> 4br or more: <u>N/A</u>	
# of lots: _____	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

**SIGNATURE BLOCK**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

I hereby designate Ben Eisenschmidt, Architect to serve as my agent regarding this application, to receive and response to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: 	Date: June 18, 2019
Printed Name: GILMER ALFARO	

# Administrative Site Review Checklist

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495



Use this checklist as a guide for Administrative Site Review submittals requirements.  
This checklist must be submitted with your application.

## MAILED NOTIFICATION REQUIREMENTS

Mailed notice is required for projects that:

1. Include new buildings greater than 25,000 square feet, or additions that represent a 10% increase in building area or 25,000 square feet (whichever is greater), AND;
2. The subject property is located within 100 feet of a property that is zoned: R-1, R-2, R-4, R-6, R-10

If your project requires mailed notice, [click here to download the letter template](#) and other helpful information.

Please check one of the following:

- Yes, my project meets the mailed notification requirement and my letters are provided with this application.  
The mailed notification is not applicable for my project.

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. <b>Cover sheet and/or second sheet:</b> include project name and location; site data table ( <i>include Property Identification Numbers (PINs), Zoning, Overlay District(s), Frontage Type, Current Use(s), Proposed Use(s), Building Square Footage(s), residential density and unit data, existing and proposed parking calculations</i> ); general notes; sheet index and legend defining symbols with north arrow; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500' and no larger than 1"=1000'; and adopted zoning conditions (if any)	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. <b>Existing conditions sheet:</b> including, but not limited to - graphic scale; site size with meets and bounds; setbacks/ build-to lines; existing structures; utilities and easements; topography, infrastructure ( <i>adjacent streets with names and r/w width, sidewalks, water, and sewer</i> ); built improvements ( <i>parking, driveways, alleys</i> ); and vegetation	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. <b>Demolition plan:</b> Clearly indicate items to be removed	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. <b>Proposed site plan:</b> including but not limited to – north arrow and graphic scale; show and distinguish between existing and proposed conditions ( <i>structures, streets, driveways, parking, storage areas, service areas, etc.</i> ); setback/build-to lines; proposed property lines; streetscape; mechanical equipment ( <i>HVAC, generators, etc.</i> ); sidewalks, walkways, trails; solid waste facilities; parking and parking calculations ( <i>UDO Section 7.1.2</i> ); amenity area ( <i>UDO Section 1.5.3</i> ); open space and/or greenways; transition protective yard ( <i>UDO Section 7.2.4</i> ); Site Data ( <i>Square footages for proposed and existing uses; Parking calculations; amenity area calculations; Setback/Build-to; transitional protective yard type (UDO Section 7.2.4.A); street protective yard type (UDO Section 7.2.4.B)</i> )	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Please continue to page two >

GENERAL REQUIREMENTS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
5. <b>Proposed grading plan:</b> including but not limited to - Limits of land disturbance; grading; structural improvements with finished floor elevations; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	<input type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. <b>Proposed stormwater plan:</b> include preliminary stormwater quantity and quality summary and calculations package. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. <b>Proposed Utility Plan:</b> All utilities (shown underground); above ground utilities and equipment with required screening ( <i>UDO Section 7.2.5.D.</i> ); include Fire	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. <b>Lighting Plan:</b> Pole mounted fixture locations and details (with height labeled to top of fixture; building mounted fixture locations; graphics and notes conveying compliance with UDO Section 7.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. <b>Proposed tree conservation plan:</b> for secondary tree conservation areas, include two copies of the tree cover report completed by a certified arborist, NC licensed landscape architect, or NC registered forester. If not required, provide notes indicating such and reference UDO section on front cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. <b>Proposed landscape plan:</b> ( <i>UDO Section 7.2</i> ) including but not limited to – existing vegetation to remain; proposed landscaping meeting minimum size and species mixing requirements; plant list; label yard types; show and label parking lot landscaping ( <i>UDO Section 7.1.7.</i> ) include existing and/or proposed parking lot light fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. <b>Architectural Elevations</b> showing existing and/or proposed building height per UDO Section 1.5.7., 2.3, 3.2., and 3.3., transparency per UDO Section 1.5.9., 2.3 and 3.2, and blank wall area per UDO Section 1.5.10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**NOTE: Revisions to previously approved site plans must contain the following minimum information:**

REQUIREMENTS FOR REVISIONS TO EXISTING SITE PLANS Applicant to provide the following plan information:	APPLICANT		CITY STAFF		
	YES	N/A	YES	NO	N/A
1. Provide documentation showing Development Services Staff have approved the proposed site plan changes as a revision	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Provide narrative of the proposed revisions on the cover page and modify the project name to include revision	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. List date of previously approved site plan.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Cloud areas of proposed change on all applicable sheets, and provide a legend specifying the proposed changes on all applicable sheets	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Provide updated site data table including building square footages, parking calculations, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Provide documented history of impervious surfaces with dates	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



## DEVELOPMENT SERVICES

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Please check one of the following:

Yes, my project meets the mailed notification requirement and my letters are provided with this application.  
The mailed notification is not applicable for my project.

GENERAL REQUIREMENTS	APPLICANT		CITY STAFF	
	YES	N/A	YES	N/A
1. <b>Cover sheet and/or second sheet:</b> include project name and location; site data table (include <i>Property Identification Numbers (PINs)</i> , <i>Zoning</i> , <i>Overlay District(s)</i> , <i>Frontage Type</i> , <i>Current Use(s)</i> , <i>Proposed Use(s)</i> , <i>Building Square Footage(s)</i> ); residential density and unit data, existing and proposed parking calculations; general notes, sheet index and legend defining symbols with north arrow; contact information for owner, applicant, and all consultants; vicinity map no smaller than 1"=500' and no larger than 1"=1000'; and adopted zoning conditions (if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. <b>Existing conditions sheet:</b> including, but not limited to - graphic scale; site size with metes and bounds; setbacks/build-to lines; existing structures, utilities and easements; topography; infrastructure (adjacent streets with names and R/W width, sidewalks, water, and sewer); built improvements (parking, driveways, alleys); and vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. <b>Demolition plan:</b> Clearly indicate items to be removed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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GENERAL REQUIREMENTS	APPLICANT		CITY STAFF	
	YES	N/A	YES	N/A
5. <b>Proposed grading plan:</b> including but not limited to - Limits of land disturbance; grading; structural improvements with finished floor elevations; stream buffers with labels; labeled impervious surfaces (and calculations); tree protection fencing information; retaining walls with top and bottom of wall; stormwater ponds, bioretention facilities, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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11. <b>Architectural Elevations</b> showing existing and/or proposed building height per UDO Section 1.5.7, 2.3, 3.2, and 3.3, transparency per UDO Section 1.5.9, 2.3 and 3.2, and blank wall area per UDO Section 1.5.10.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## ADMINISTRATIVE DOCUMENTS



## EXISTING REAR ELEVATION



## EXISTING LEFT SIDE ELEVATION

## DEVELOPMENT SERVICES

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Office Use Only: Transaction #:		Planning Coordinator:	
Building Type		Site Transaction History	
<input type="checkbox"/> Detached	<input checked="" type="checkbox"/> General	Subdivision transaction #: N/A	
<input type="checkbox"/> Attached	<input type="checkbox"/> Mixed use	Sketch transaction #: N/A	
<input type="checkbox"/> Apartment	<input type="checkbox"/> Open lot	Certificate of Appropriateness #: N/A	
<input type="checkbox"/> Townhouse	<input type="checkbox"/> Civic	Board of Adjustment #: N/A	
		Zoning Case #: N/A	
		Administrative Alternate #: N/A	

**GENERAL INFORMATION**

Development name: Pollo Campero Raleigh

Inside City limits? ☐ Yes ☐ No

Property address(es): 8300 Litchford Rd

Site P.I.N. (s): 1717891809

Please describe the scope of work. Include any additions, expansions, and change of use.  
Renovate existing abandoned Burger King to Pollo Campero Mexican fast food restaurant. Adding 2-story 730 SF addition

Current Property Owner/Developer Contact Name:

**NOTE: please attach purchase agreement when submitting this form.**

Company: Pollo Campero Title: Owner

Address: 8300 Litchford Rd, Raleigh, NC 27615

Phone #: (704)258-5872 Email: Info@avinvestments.com

Applicant Name: Bernd Eisenschmidt Address: 2141 Tannin Pl, #417, Vienna, VA 22182

Phone #: (704) 713-0055 Email: bernd@arch2020.com

## ADMINISTRATIVE DOCUMENT

DEVELOPMENT TYPE + SITE DATA TABLE (Applicable to all developments)	
SITE DATA	BUILDING DATA
Zoning district (if more than one, please provide the acreage of each): CX-3	Existing gross floor area (not to be demolished): 2140
Gross site acreage: 0.61 AC	Existing gross floor area to be demolished: N/A
# of parking spaces required: 19	New gross floor area: 730
# of parking spaces proposed: 27	Total sf gross (to remain and new): 2890
Overlay District (if applicable): N/A	Proposed # of buildings: 1
Existing use (UDO 6.1.4): P	Proposed # of stories for each: 2
Proposed use (UDO 6.1.4): P	

**STORMWATER INFORMATION**

Existing Impervious Surface:  
Acres: N/A Square Feet: N/A Proposed Impervious Surface:  
Acres: N/A Square Feet: N/A

Is this a flood hazard area? ☐ Yes ☐ No

If yes, please provide:

Alluvial soils: N/A

Flood stu: N/A

FEMA Map Panel #: N/A

Neuse River Buffer ☐ Yes ☐ No Wetlands ☐ Yes ☐ No

RESIDENTIAL DEVELOPMENTS	
Total # of dwelling units: N/A	Total # of hotel units:
# of bedroom units: 1br: N/A 2br: N/A 3br: N/A 4br or more: N/A	
# of lots:	Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No

**SIGNATURE BLOCK**

In filing this plan as the property owner(s), I/we do hereby agree and firmly bind ourselves, my/our heirs, executors, administrators, successors, and assigns jointly and severally to construct all improvements and make all dedications as shown on this proposed development plan as approved by the City of Raleigh.

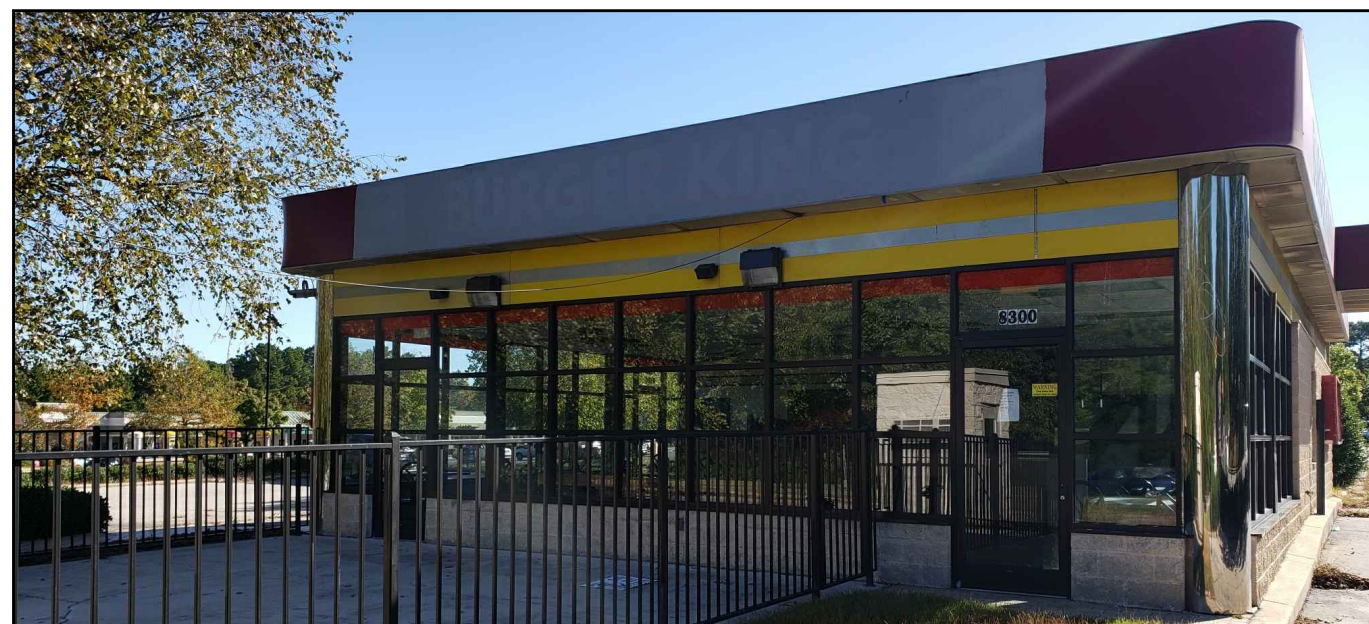
I hereby designate Ben Eisenschmidt, Architect, to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meeting regarding this application.

I/we have read, acknowledge, and affirm that this project is conforming to all application requirements applicable with the proposed development use. I acknowledge that this application is subject to the filing calendar and submittal policy, which states applications will expire after 180 days of inactivity.

Signature: *Ben Eisenschmidt* Date: June 18, 2019

Printed Name: GILMER ALFARO

## ADMINISTRATIVE DOCUMENT

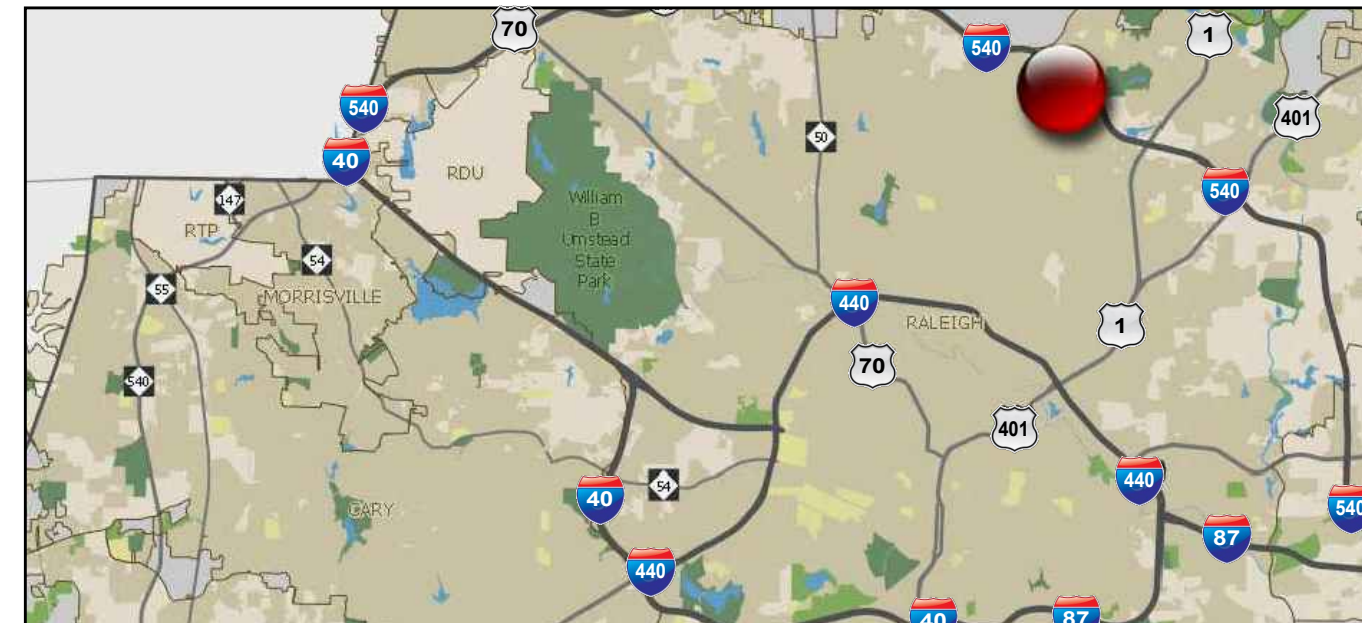


## EXISTING FRONT ELEVATION

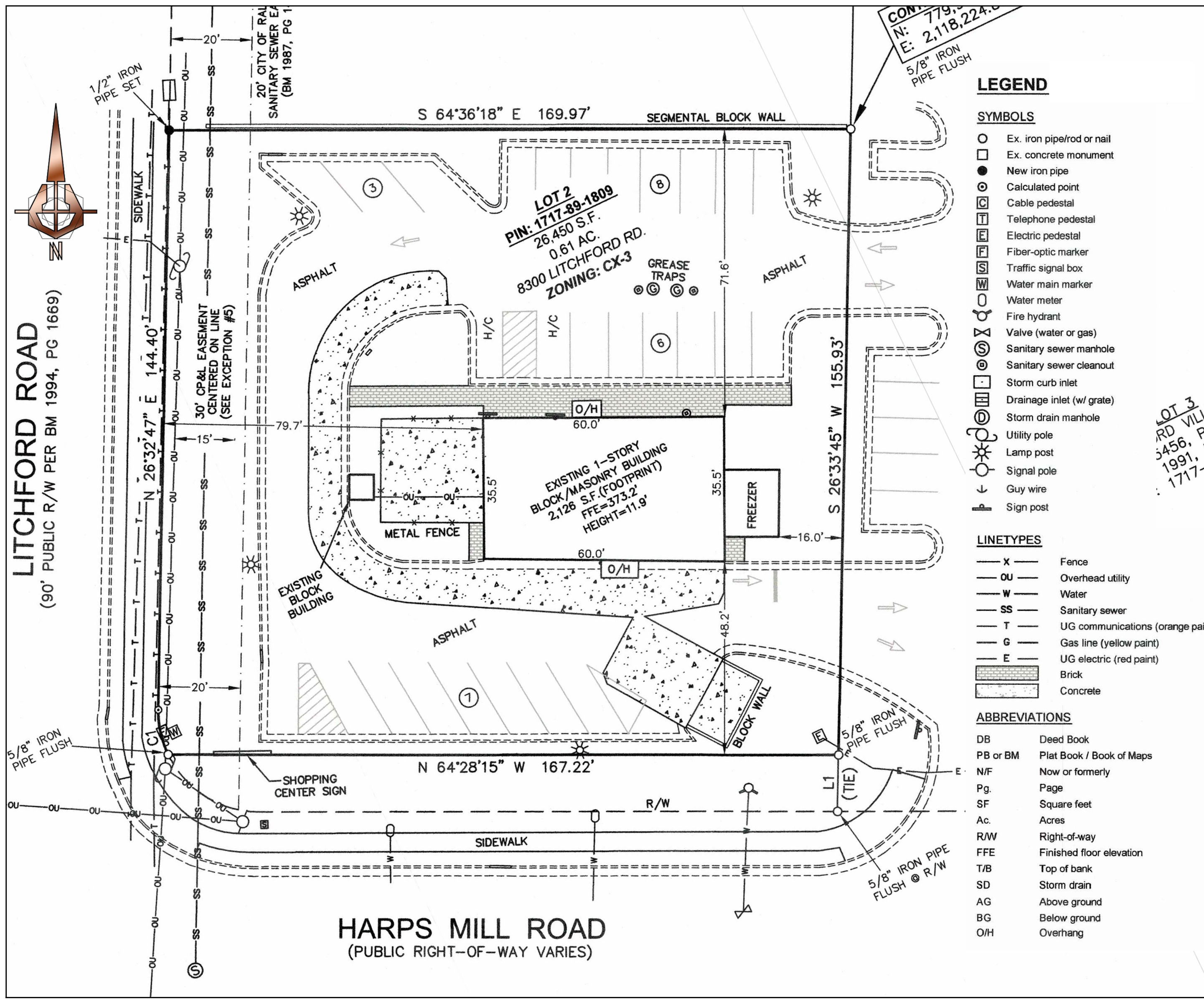
CO - COVER SHEET

C.I - SITE PLAN / PARKING CALCULATIONS / PROPOSED ELEVATIONS

## SHEET INDEX



## VICINITY MAP

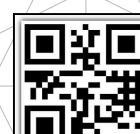


## EXISTING CONDITIONS SITE PLAN

SCALE: 1"=20'-0"



## EXISTING RIGHT SIDE ELEVATION







USE CATEGORY	VEHICAL PARKING MINIMUM	LONG-TERM BICYCLE	SHORT-TERM BICYCLE
COMMERCIAL	1 SPACE PER 150 SF GROSS FLOOR AREA OR 1 SP/5 SEATS	MINIMUM 4	MINIMUM 4
RESTAURANT / BAR	BLDG. SF = 2840 2840 / 150 = 19.2 19 SPACES REQ. 21 SPACES PROVIDED	4 SPACES LOCATED INSIDE OF BUILDING	4 SPACES LOCATED ON SITE PLAN

