

STONE'S WAREHOUSE COMMERCIAL BUILDING SR-72-2017



Zoning: **IX-3-UL-CU**
CAC: **South Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.38**
Sq. Ft.: **16,413**

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

Applicant: **Mary Conley**
Phone: **(919) 821-2775**





Administrative Approval Action

Case File / Name: SR-72-17, Stone's Warehouse
Commercial Grocery AA# 3699

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2495
DS.help@raleighnc.gov
www.raleighnc.gov

LOCATION: This site is located at 419 S East Street between Davie Street and Cabarrus Street.

REQUEST: Development of a .38 acre tract zoned IX-3-UL-CU (Z-25-14) into a 42' tall and 16,413 square foot Mixed Use building type containing retail, restaurant, and office uses. This tract was approved with subdivision case S-12-16.

**DESIGN
ADJUSTMENT(S)/**

ALTERNATES, ETC: Variances A-97-16 and A-98-16 approved by the Board of Adjustment for relief from transition yard landscaping requirements.

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 Clearscapes.

CONDITIONS OF APPROVAL and NEXT STEPS:

Note: *This document must be applied to the second sheet of all future submittals with the exception of final plats.*

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Next Step: Comply with all conditions of Z-25-14.
2. Next Step: Any applicable site permits shall be obtained through the concurrent review process.

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: 11-8-2020

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.



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I hereby certify this administrative decision.

Signed: (Planning Dir./Designee)

Angie Bely Tyler

Date: 11/8/2017

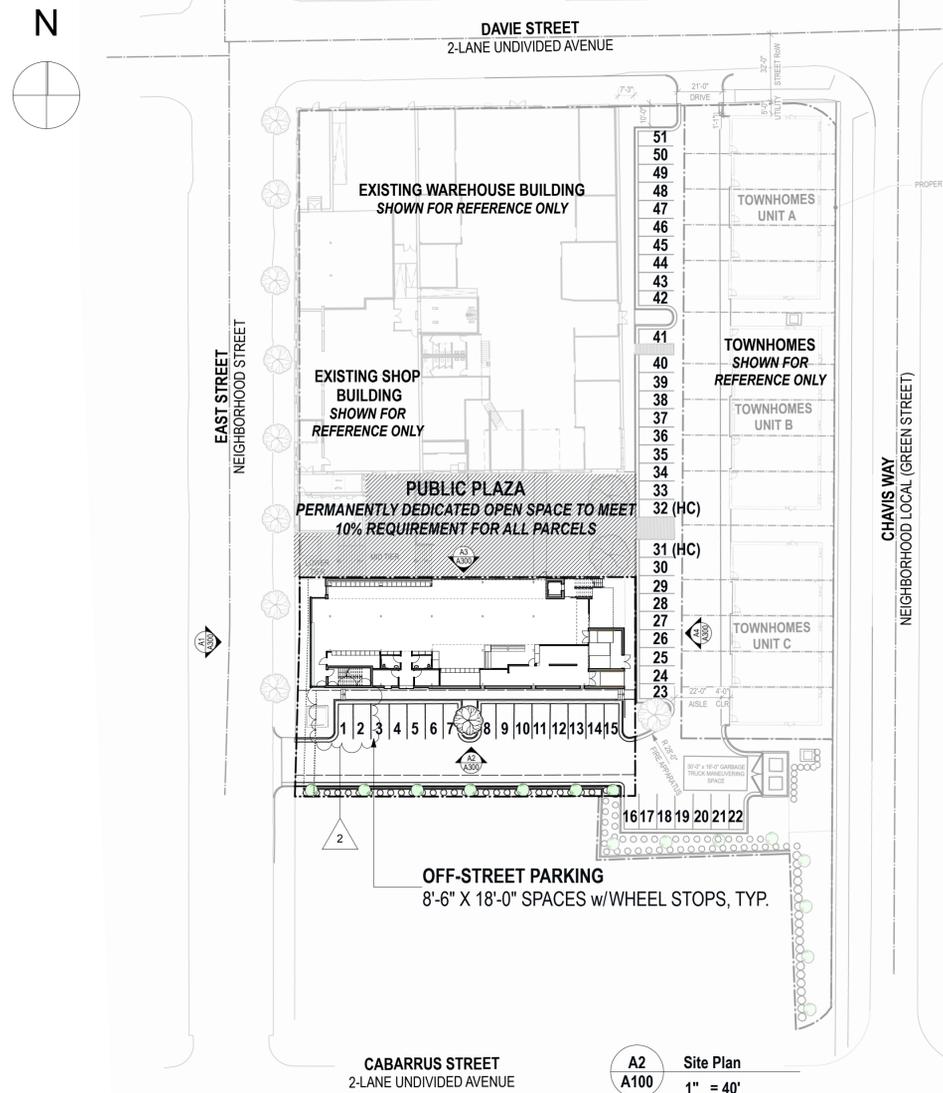
Staff Coordinator: Justin Rametta

THIS PARCEL IS PART OF A LARGER DEVELOPMENT PLAN THAT WAS APPROVED IN SUBDIVISION PLAN SUBMITTAL S-12-16, CONCURRENT PLAN SUBMITTAL S-12-16 (#481037), AND SITE PLAN SUBMITTAL SR-23-15 (#457350). THE DEVELOPMENT PLAN INCLUDES SHARED OPEN SPACE, SHARED STORMWATER, AND SHARED DRIVEWAY/PARKING/TRASH FACILITIES. THESE FACILITIES HAVE ALREADY BEEN APPROVED AND ARE UNDER CONSTRUCTION. THIS SUBMITTAL INCLUDES THE BUILDING AND LIMITED PAVING BETWEEN THE BUILDING AND THE APPROVED FACILITIES.

DEVELOPMENT NAME: STONE'S WAREHOUSE COMMERCIAL GROCERY BUILDING (TRANSFER COMPANY)
 STREET ADDRESS: 419 SOUTH EAST STREET
 WAKE COUNTY PROPERTY IDENTIFICATION NUMBER: 1703971003
 ZONING DISTRICT: IX-3-UL-CU
 TOTAL SITE ACRES: .38
 EXISTING USE: VACANT
 PROPOSED USE: MIXED USE - GROCERY, RETAIL, RESTAURANT, OFFICE, EVENT SPACE
 PROPOSED OFF-STREET PARKING: MASTER PLAN INCLUDES 51 SPACES (INCLUDING 3 H.C.). THIS INCLUDES:
 (34) SPACES FOR EXISTING BUILDING
 (17) SPACES FOR NEW BUILDING
 PROVIDED PARKING EXCEEDS REQUIREMENTS BASED ON URBAN LIMITED MODIFICATIONS PER UDO SEC 7.1.3 FOR URBAN FRONTAGE:
 16,413.5 SF - 10,000 SF EXEMPT = 6,413.5 SF @ 1/500 SF REQUIRED = 13 SPACES

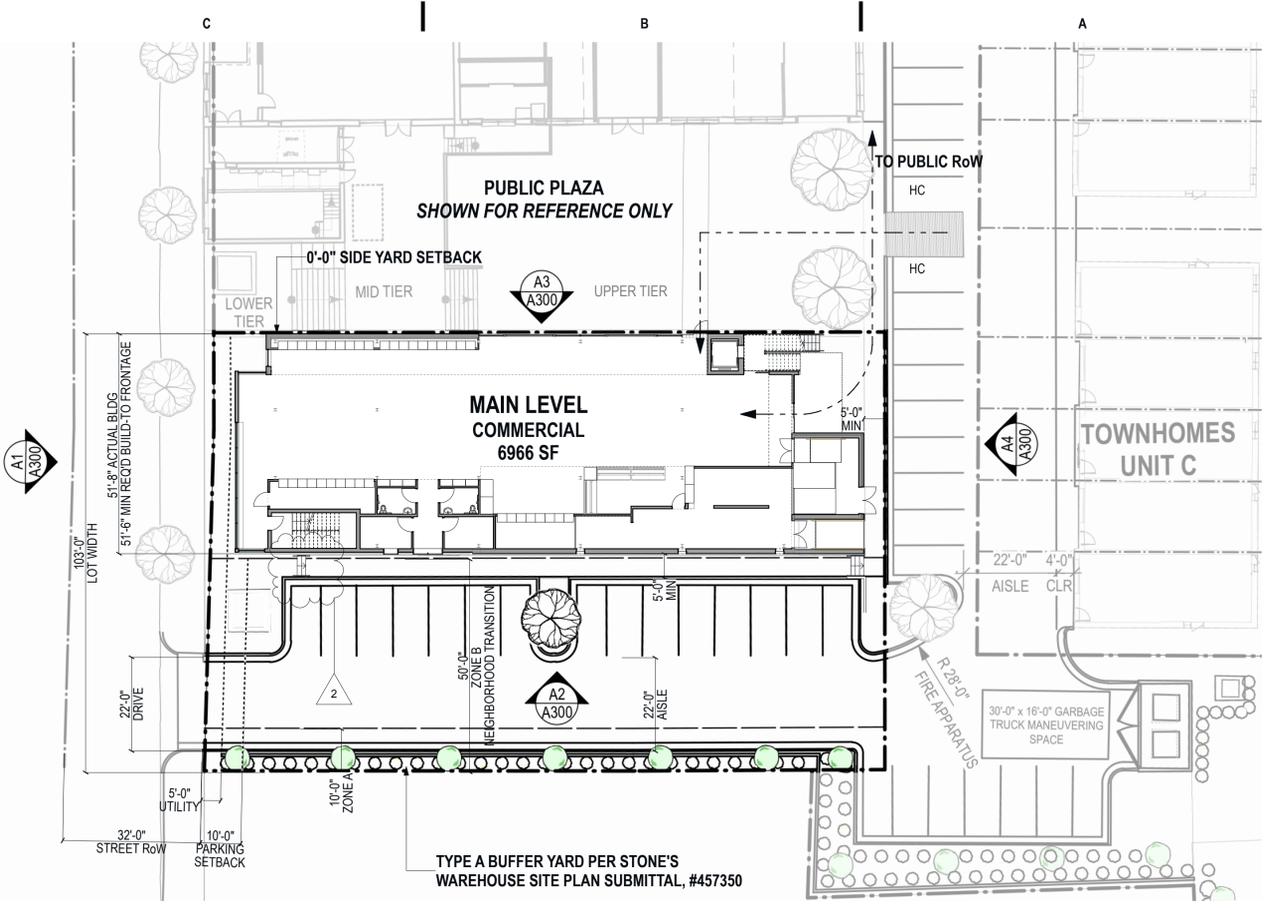
NOTES

- THIS SITE WAS APPROVED FOR A REZONING ON OCTOBER 7, 2015, Z-25-14.
- THIS SITE HAS A VARIANCE BY THE BOARD OF ADJUSTMENT FOR THE PROTECTIVE YARD ALONG THE SOUTH PROPERTY LINE.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, PROPERTY LINE, OR OUTSIDE OF BUILDING FOOTPRINT, UNLESS OTHERWISE NOTED
- NO SIGHT TRIANGLE OBSTRUCTION OR PARTIAL OBSTRUCTION SUCH AS A WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES, OR SIGN, BETWEEN CURBING EXISTS, SHALL BE PLACED WITHIN A SIGHT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET, DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY.
- ALL PROPOSED ASPHALT/CONCRETE TO MEET EXISTING FLUSH.
- RAMP TYPE DRIVEWAY DETAIL FOR THE INSTALLATION OF A CURB CUT/DRIVEWAY ACCESS TO THE PARKING AREA OFF EAST STREET.
- ALL EXISTING POWER POLES TO REMAIN ALONG EAST STREET.
- LONG TERM BICYCLE PARKING PROVIDED AT NEW COMMERCIAL BUILDING. SHORT TERM BIKE PARKING WILL BE PROVIDED IN THE PLAZA AREA.
- PLANTING PER CITY OF RALEIGH PLANTING REQUIREMENTS, AS OUTLINED IN STONE'S WAREHOUSE ADMINISTRATIVE SITE SUBMITTAL, INCLUDING VEHICLE SURFACE AREA TREES, STREET TREES, AND NEIGHBORHOOD TRANSITION/TRANSITIONAL PROTECTIVE YARD.
- THE PROPOSED TRANSFORMER SHALL BE LOCATED AND SCREENED IN ACCORDANCE WITH SECTION 7.2.5.E.

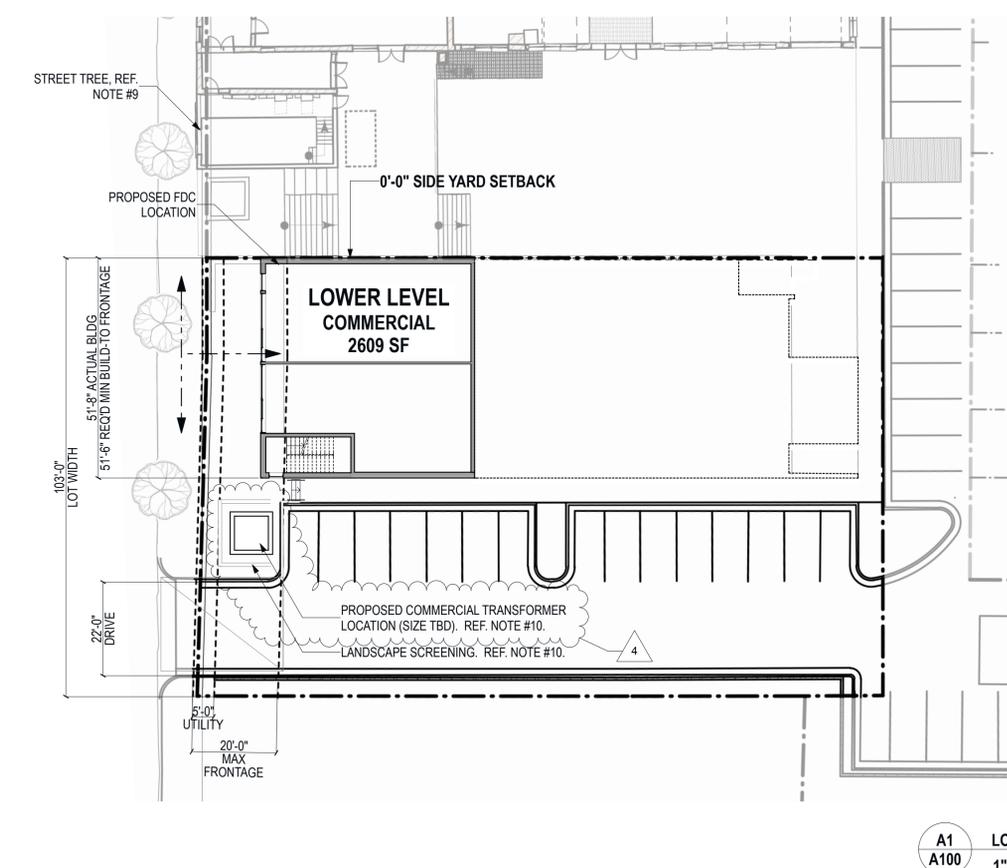


A2 Site Plan
1" = 40'

LEGEND	
A. PROPERTY LINE	---
B. RIGHT-OF-WAY, SETBACK OR EASEMENT	----
C. STREET CENTERLINE	----
D. ACCESSIBLE PATH	----



A3 MAIN LEVEL
1" = 20'



A1 LOWER LEVEL
1" = 20'

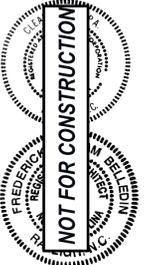
CONSULTANTS

Civil Engineer:
CALYX
6570 Tryon Road
Cary, NC 27518
919.836.4800

MEP Engineer:
Sigma Engineered Solutions
2100 Gateway Center Blvd.
Morrisville, NC 27650
919.840.9300

Structural Engineer:
Lysaght & Associates
120 St. Mary's Street
Raleigh, NC 27605
919.833.0495

SEALS



SITE SUBMITTAL
2017/08/22

PROJECT
STONE'S WAREHOUSE GROCERY

REVISIONS

No.	DATE OF REVISION	REVISION
1	08/22/2017	CITY REVIEW COMMENTS
2	10/19/2017	CITY REVIEW COMMENTS

PROJECT DATA

DATE: 2017/08/22
 DRAWN: MC/DC
 CHECKED: FB

SHEET DATA

SITE PLAN

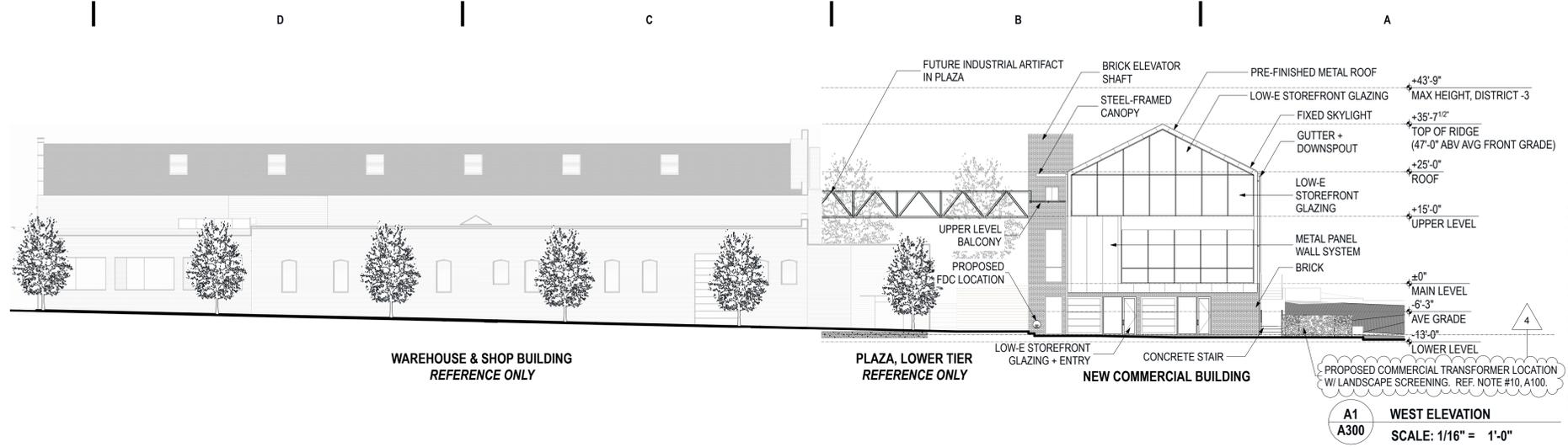
A100

CONSULTANTS

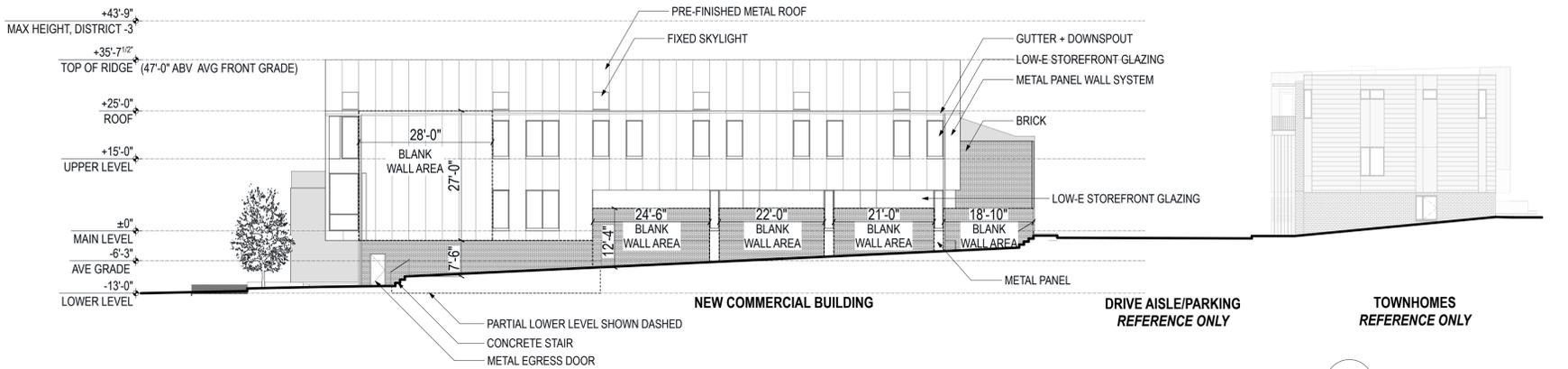
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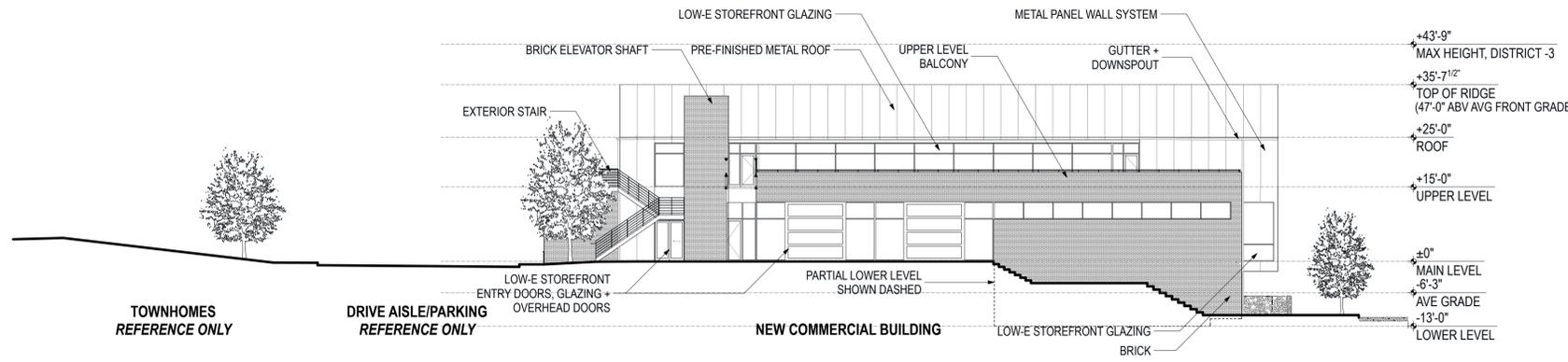
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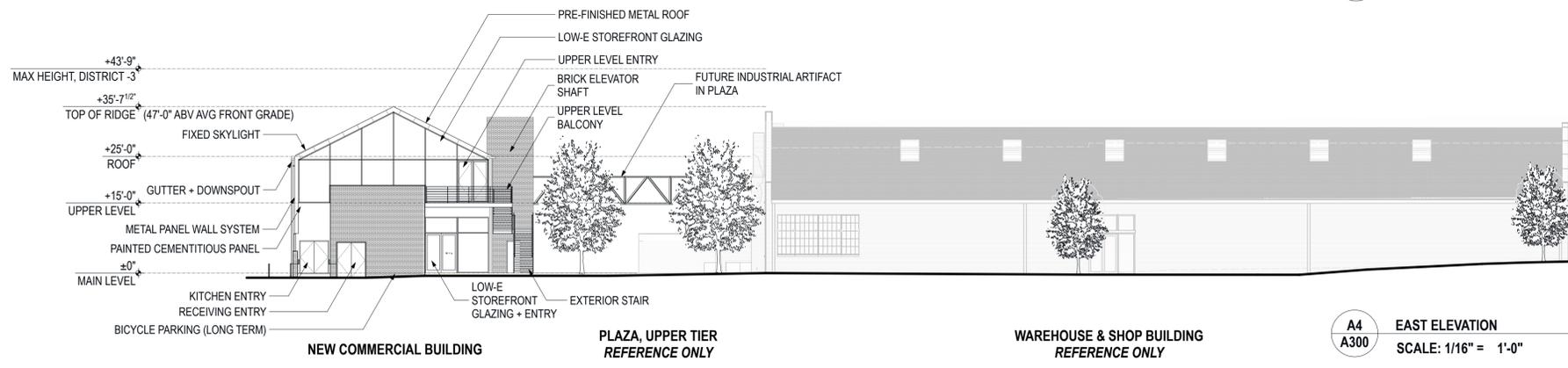
A1 WEST ELEVATION
SCALE: 1/16" = 1'-0"



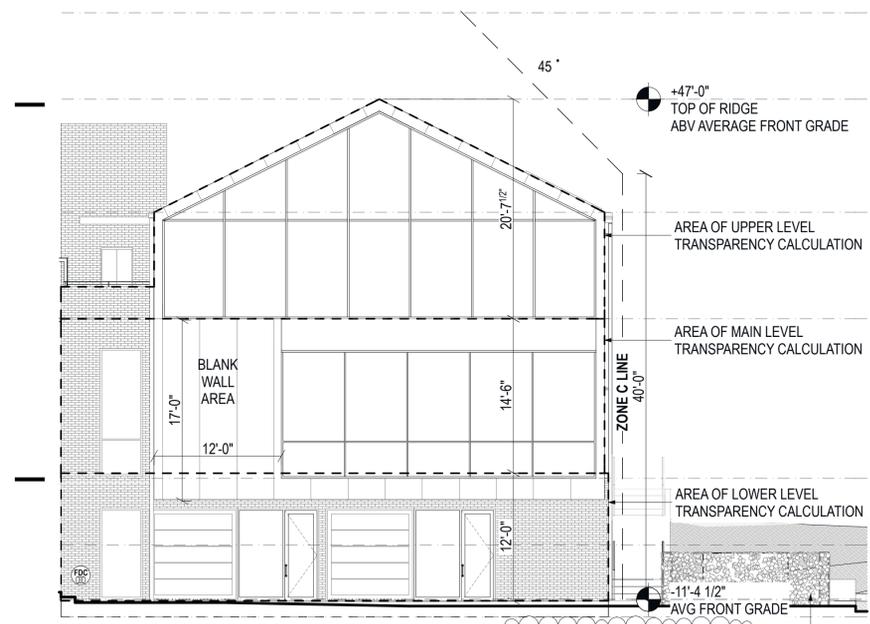
A2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



A3 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



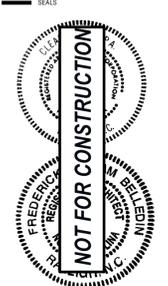
A4 EAST ELEVATION
SCALE: 1/16" = 1'-0"



A5 WEST ELEVATION - ENLARGED
SCALE: 1/8" = 1'-0"

TRANSPARENCY @ S EAST STREET (REF. A5/A300 - WEST ELEVATION - ENLARGED)
CALCULATION OF REQUIRED TRANSPARENCY PER UDO SEC. 3.2.6, ZONED IX-

- LOWER LEVEL**
- TOTAL AREA OF S EAST STREET FACADE BETWEEN 0' AND 12' ABV ADJACENT SIDEWALK = 620 SF
 - TOTAL AREA OF TRANSPARENCY BETWEEN 0' AND 12' = 326 SF (52% TOTAL AREA); MORE THAN 50% OF THE TRANSPARENCY IS BETWEEN 3' AND 8'
 - EXCEEDS REQUIRED TRANSPARENCY FOR MIXED USE BUILDINGS AND URBAN FRONTAGE PARKING EXEMPTION (50% MIN) (UDO SEC 3.2.6 AND SEC 7.1.3.C4)
- MAIN LEVEL**
- TOTAL AREA OF S EAST STREET FACADE BETWEEN 12' AND 26'-6" ABV ADJACENT SIDEWALK = 744.33 SF
 - TOTAL AREA OF TRANSPARENCY BETWEEN 12' AND 26'-6" = 387.86 SF (52% TOTAL AREA)
 - EXCEEDS REQUIRED TRANSPARENCY FOR MIXED USE BUILDINGS (20% MIN)
- UPPER LEVEL**
- TOTAL AREA OF S EAST STREET FACADE BETWEEN 26'-6" AND 47'-1 1/2" (TOP OF RIDGE) ABV ADJACENT SIDEWALK = 812 SF
 - TOTAL AREA OF TRANSPARENCY BETWEEN 26'-6" AND 47'-1 1/2" = 588 SF (72% TOTAL AREA)
 - EXCEEDS REQUIRED TRANSPARENCY FOR MIXED USE BUILDINGS (20% MIN)
- AVERAGE GRADE LINE**
CALCULATION PER UDO SEC. 1.5.7.A.4
GRADE AT FRONT WALL PLANE = -11'-6"
GRADE AT REAR WALL PLANE = -1'-0"
AVERAGE GRADE = -6'-3" (6'-9" ABV LOWER LEVEL)
- AVERAGE FRONT GRADE (ALONG S EAST ST)**
GRADE AT NORTH WALL PLANE = -10'-9"
GRADE AT SOUTH WALL PLANE = -12'-0"
AVERAGE FRONT GRADE = -11'-4 1/2" (11'-7 1/2" ABV LOWER LEVEL)



SITE SUBMITTAL
2017/08/22

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SHEET DATA

ELEVATIONS

A300