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
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.
I hereby certify this administrative decision.

Signed: (Planning Dir./Designee) __________________________ Date: 1/8/2012

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: 170891905

TOTAL SITE ACRES: 3.6

EXISTING USE: VACANT

PROPOSED USE: MIXED USE - GROCERY, RETAIL, RESTAURANT, OFFICE, EVENT SPACE

TOTAL SITE ACRES: 3.6

PROPOSED OFF STREET PARKING:

- 5% OF 18'-0" SPACES W/ WHEEL STOPS, TYP

- 2.  THIS SITE HAS A VARIANCE BY THE BOARD OF ADJUSTMENT FOR THE PROTECTIVE YARD ALONG THE SOUTH PROPERTY LINE.

- 3. PROPOSED COMMERCIAL TRANSFORMER LOCATION SHOWN FOR REFERENCE ONLY.

- 4. 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, OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR AN ADJACENT PROPERTY.

- 5. ALL PROPOSED ASPHALT/CONCRETE TO MEET EXISTING FLUSH.

- 6. RAMP TYPE DRIVEWAY DETAIL FOR THE INSTALLATION OF A CURB OUT/DRIVESHED ACCESS TO THE PARKING AREA OFF EAST STREET.

- 7. ALL EXISTING POWER POLES TO REMAIN ALONG EAST STREET.

- 8. LONG TERM/BICYCLE PARKING PROVIDED AT NEW COMMERCIAL BUILDING. SHORT TERM BIKING PARKING WILL BE PROVIDED WILL BE PROVIDED IN THE PLAZA AREA.

- 9. PLANTING PER CITY OF RALEIGH PLANTING REQUIREMENTS AS OUTLINED IN STONE’S WAREHOUSE ADMINISTRATIVE SITE SUBMITTAL, INCLUDING VEHICLE SURFACE AREA.

- 10.  "THE PROPOSED TRANSFORMER SHALL BE LOCATED AND SCREENED IN ACCORDANCE WITH SECTION 7.2.6."

- 11.  "NOT FOR CONSTRUCTION"

- 12.  "SITE SUBMITTAL 2017/08/22"
AVERAGE FRONT GRADE (ALONG S EAST ST)

GRADE AT REAR WALL PLANE = -1'-0"
GRADE AT FRONT WALL PLANE = -11'-6"

CALCULATION PER UDO SEC. 1.5.7.A.4

1. TOTAL AREA OF S EAST STREET FACADE BETWEEN 12' AND 26'-6" ABV ADJACENT SIDEWALK = 744.33 SF
2. TOTAL AREA OF TRANSPARENCY BETWEEN 0' AND 12' = 326 SF (52% TOTAL AREA)
3. EXCEEDS REQUIRED TRANSPARENCY FOR MIXED USE BUILDINGS AND URBAN FRONTAGE PARKING EXEMPTION (50% MIN)
   MORE THAN 50% OF THE TRANSPARENCY IS BETWEEN 3' AND 8'

UPPER LEVEL

1. TOTAL AREA OF S EAST STREET FACADE BETWEEN 26'-6" AND 47'-1 1/2" (TOP OF RIDGE) ABV ADJACENT SIDEWALK = 812 SF
2. TOTAL AREA OF TRANSPARENCY BETWEEN 12' AND 26'-6" = 387.66 SF (52% TOTAL AREA)
3. EXCEEDS REQUIRED TRANSPARENCY FOR MIXED USE BUILDINGS (20% MIN)

MAIN LEVEL

1. TOTAL AREA OF S EAST STREET FACADE BETWEEN 0' AND 12' ABV ADJACENT SIDEWALK = 620 SF
2. TOTAL AREA OF TRANSPARENCY BETWEEN 0' AND 12' = 326 SF (52% TOTAL AREA)
3. EXCEEDS REQUIRED TRANSPARENCY FOR MIXED USE BUILDINGS (20% MIN)