Zoning: DX-7-SH/HOD-G
CAC: Central
Drainage Basin: Walnut Creek
Acreage: 0.04
Sq. Ft.: 4557

Planner: Daniel Stegall
Phone: (919) 996-2712
Applicant: Plaza Associates
LOCATION: This site is located on the east side of South Wilmington Street and south of the intersection of South Wilmington Street and East Hargett. The address of the site is 211 South Wilmington Street and the PIN number is 1703783262.

REQUEST: Development of a 0.04 acre tract zoned Downtown Mixed use-7 Stories-Shop Frontage (DX-7-SH). The proposed development is a 2 story 4,576 square feet restaurant. The site is also located in a Historic Overlay District (HOD) and subject to the Certificate of Appropriateness number 127-17-CA.

DESIGN ADJUSTMENT(S)/ALTERNATES, ETC: A design adjustment was approved to waive the right-of-way dedication for the Avenue 4-lane Parallel Parking street classification. The existing 66’ right-of-way will remain as it is consistent with the William Christmas Plan.

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 John A. Edwards of John A. Edwards & Company.

CONDITIONS OF APPROVAL and NEXT STEPS:

PRIOR TO THE ISSUANCE OF ANY SITE PERMITS OR APPROVAL OF CONCURRENT REVIEW PROCESS, WHICHEVER IS APPLICABLE:

ENGINEERING

1. Next Step: A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

URBAN FORESTRY

2. A fee-in-lieu is paid for one street tree.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Comply with all conditions of Certificate of Appropriateness 128-17-CA.

ENGINEERING

2. An encroachment agreement for a 2’ existing building encroachment within the public right-of-way at 211 S. Wilmington Street shall be approved by City Council and the City Council approved encroachment agreement shall be filed with the Development Services Department, and the
encroachment agreement shall be recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Development Services Department.

URBAN FORESTRY
3. A fee-in-lieu is paid for one street tree.

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 reapproval 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: 11-9-2020
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) [Signature] Date: 11/9/2011

Staff Coordinator: Daniel L. Stegall
WILMINGTON STREET PARTNERS, LLC
ADMINISTRATIVE SITE REVIEW

SR-76-17
TRANS #528954
211 S. WILMINGTON STREET
RALEIGH, NORTH CAROLINA
SEPTEMBER 5, 2017
REVISED OCTOBER 23, 2017

DEVELOPER
PLAZA ASSOCIATES
2840 PLAZA PLACE #100
RALEIGH, NC 27612

CIVIL ENGINEER:
JOHN A. EDWARDS & COMPANY
NC License F-0289
333 Wade Ave., Raleigh, N.C. 27605
Phone: (919) 828-4428
Fax: (919) 828-4711
E-mail: johnny@jaeco.com

SITE DATA
OWNER: TULSI VENTURES LLC
PIN: 1703783262
REFERENCES: DB 15444, PG 1337
ZONING: DX-7-5H
EXISTING BUILDING SQUARE FOOTAGE: 3,635 SF
PROPOSED BUILDING SQUARE FOOTAGE: 941 SF
TOTAL BUILDING SQUARE FOOTAGE: 4,576 SF

PARKING SUMMARY CALCULATIONS
REQUIRED PARKING: 4,576 SF = 0 SPACES
PROVIDED: 0 SPACES

SITE VISIT PERIOD:
DATE: SEPTEMBER 5, 2017
REVIEWED: 0 SPACES

DESIGN ADJUSTMENT APPLICATION
THE APPLICANT IS REQUESTING A DESIGN ADJUSTMENT FROM RIGHT-OF-WAY DEDICATION, STREETSCAPE IMPROVEMENTS AND FEE-IN-LIEU FOR TREE PLANTING. A DESIGN ADJUSTMENT APPLICATION HAS BEEN SUBMITTED WITH THIS ADMINISTRATIVE SITE REVIEW PACKAGE.

FEE-IN-LIEU
THE APPLICANT IS REQUESTING TO PAY FEE-IN-LIEU FOR (1) REQUIRED STREET TREE PLANTING.

COVER SHEET
C-1 EXISTING CONDITIONS PLAN
C-2 SITE / UTILITY PLAN
A201 EXTERIOR ELEVATIONS

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ALL CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS