

1401 S BLOODWORTH STREET SR-94-2017



0 300 600 Feet

Zoning: **IX-3**
CAC: **South Central**
Drainage Basin: **Walnut Creek**
Acreage: **0.69**
Sq. Ft.: **16,530**

Planner: **Daniel Stegall**
Phone: **(919) 996-2712**
Applicant: **Track Two**
Properties, LLC
Phone: **(919) 821-1350**



1401 S BLOODWORTH ST
Administrative Site Review Application
 (for UDO Districts only)

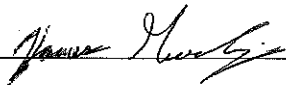


**DEVELOPMENT
 SERVICES
 DEPARTMENT**

SR-94-17
 Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831
 Litchford Satellite Office | 8320 - 130 Litchford Road | Raleigh, NC 27601 | 919-996-4200

When submitting plans, please check the appropriate building type and include the Plan Checklist document.

BUILDING TYPE		FOR OFFICE USE ONLY
<input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached <input type="checkbox"/> Apartment <input type="checkbox"/> Townhouse	<input checked="" type="checkbox"/> General <input type="checkbox"/> Mixed Use <input type="checkbox"/> Open Lot	Transaction Number 585781 Assigned Project Coordinator STEGAL Assigned Team Leader STEGALL
Has your project previously been through the Due Diligence or Sketch Plan Review process? If yes, provide the transaction #		
GENERAL INFORMATION		
Development Name 1401 S. Bloodworth Street		
Zoning District IX-3	Overlay District (if applicable)	Inside City Limits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Proposed Use Restaurant/Bar		
Property Address(es) 1401 S. Bloodworth		Major Street Locator:
Wake County Property Identification Number(s) for each parcel to which these guidelines will apply:		
P.I.N. 1703-82-6856	P.I.N.	P.I.N.
What is your project type? <input type="checkbox"/> Apartment <input type="checkbox"/> Elderly Facilities <input type="checkbox"/> Hospitals <input type="checkbox"/> Hotels/Motels <input type="checkbox"/> Office <input type="checkbox"/> Mixed Residential <input type="checkbox"/> Non-Residential Condo <input type="checkbox"/> School <input type="checkbox"/> Shopping Center <input type="checkbox"/> Banks <input type="checkbox"/> Industrial Building <input type="checkbox"/> Duplex <input type="checkbox"/> Telecommunication Tower <input type="checkbox"/> Religious Institutions <input type="checkbox"/> Residential Condo <input type="checkbox"/> Retail <input type="checkbox"/> Cottage Court <input type="checkbox"/> Other: If other, please describe: <u>Restaurant/Bar</u>		
WORK SCOPE	Per City Code Section 10.2.8.D.1, summarize the project work scope. For additions, changes of use, or occupancy (per Chapter 6 of the UDO), indicate impacts on parking requirements. Change of Use and remodel of a portion of an existing structure .	
DESIGN ADJUSTMENT OR ADMIN ALTERNATE	Per City Code Chapter 8, summarize if your project requires either a design adjustment, or Section 10 - Alternate Administrative AE	
CLIENT/DEVELOPER/OWNER	Company TRACK TWO PROPERTIES, LLC Name (s) James Goodnight Address 2108 CLARK AVENUE Phone 919-821-1350 Email james.goodnight@sas.com Fax 919-828-9240	
CONSULTANT (Contact Person for Plans)	Company Crumpler Consulting Services, PLLC Name (s) Josh Crumpler Address 2308 Ridge Road, Raleigh, NC 27612 Phone 919-413-1704 Email josh@crumplerconsulting.com Fax	

DEVELOPMENT TYPE & SITE DATA TABLE (Applicable to all developments)	
Zoning Information	Building Information
Zoning District(s) Industrial Mixed Use (IX-3)	Proposed building use(s) Restaurant/Bar
If more than one district, provide the acreage of each:	Existing Building(s) sq. ft. gross 16,530
Overlay District	Proposed Building(s) sq. ft. gross 16,530
Total Site Acres Inside City Limits <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No .689	Total sq. ft. gross (existing & proposed) 16,530
Off street parking: Required 22 Provided 14	Proposed height of building(s)
COA (Certificate of Appropriateness) case #	# of stories 1
BOA (Board of Adjustment) case # A-	Ceiling height of 1 st Floor
CUD (Conditional Use District) case # Z-	
Stormwater Information	
Existing Impervious Surface 0.689/29,999 acres/square feet	Flood Hazard Area <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Proposed Impervious Surface 0.689/29,999 acres/square feet	If Yes, please provide:
Neuse River Buffer <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Wetlands <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Alluvial Soils Flood Study FEMA Map Panel #
FOR RESIDENTIAL DEVELOPMENTS	
1. Total # Of Apartment, Condominium or Residential Units	5. Bedroom Units: 1br 2br 3br 4br or more
2. Total # Of Congregate Care Or Life Care Dwelling Units	6. Infill Development 2.2.7
3. Total Number of Hotel Units	7. Open Space (only) or Amenity
4. Overall Total # Of Dwelling Units (1-6 Above)	8. Is your project a cottage court? <input type="checkbox"/> Yes <input type="checkbox"/> No
SIGNATURE BLOCK (Applicable to all developments)	
<p>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.</p> <p>I hereby designate <u>Joshua Crumpler</u> 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.</p> <p>I/we have read, acknowledge and affirm that this project is conforming to all application requirements applicable with the proposed development use.</p> <p>Signed <u></u> Date <u>11/3/17</u></p> <p>Printed Name <u>James Goodnight</u></p> <p>Signed _____ Date _____</p> <p>Printed Name _____</p>	

TO BE COMPLETED BY APPLICANT			TO BE COMPLETED BY CITY STAFF		
General Requirements	YES	N/A	YES	NO	N/A
1. Filing Fee for Plan Review – Payments may be made by cash, Visa, Master Card or check made payable to the City of Raleigh	<input checked="" type="checkbox"/>				
2. Administrative Site Review Application completed and signed by the property owner(s)	<input checked="" type="checkbox"/>				
3. Client must complete and adhere page 1 and 2 of the Administrative Site Review Application to the plan cover sheet	<input checked="" type="checkbox"/>		✓		
4. I have referenced the Administrative Site Review Checklist and by using this as a guide, it will ensure that I receive a complete and thorough first review by the City of Raleigh	<input checked="" type="checkbox"/>		✓		
5. Provide the following plan sheets:	<input checked="" type="checkbox"/>		✓		
a) Cover sheet: includes general notes, owner's name, contact's name, telephone number, mailing address and email address	<input checked="" type="checkbox"/>		✓		
b) Existing Conditions Sheet, including, but not limited to, structures, buildings, utilities, infrastructure, and vegetation	<input checked="" type="checkbox"/>		✓		
c) Proposed Site Plan	<input checked="" type="checkbox"/>		✓		
d) Proposed Grading Plan	<input checked="" type="checkbox"/>		✓		
e) Proposed Stormwater Plan, including preliminary stormwater quantity and quality summary and calculations package. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
f) Proposed Utility Plan, including Fire	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
g) Proposed Tree Conservation Plan – For secondary Tree Conservation Areas, include two copies of the tree cover report completed by a certified arborist, North Carolina licensed landscape architect, or North Carolina register forester. If not required, provide City Code section on front cover.	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
h) Proposed Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
i) Building elevations that show existing and/or proposed building height. If demolition, do not include buildings to be demolished.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	✓		
j) Transportation Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
6. Ten (10) sets of proposed plans to engineering scale (1" = 20', 1" = 100', etc.), and date of preparation. For re-submittals – include all revision dates	<input checked="" type="checkbox"/>		✓		
7. Minimum plan size 18"x24" not to exceed 36"x42"	<input checked="" type="checkbox"/>		✓		
8. A vicinity map no smaller/less than 1"=500' and no larger than 1"=1000' to the inch, showing the position of the plan with its relation to surrounding streets and properties, and oriented in the same direction as the preliminary plan	<input checked="" type="checkbox"/>		✓		
9. Include sheet index and legend defining all symbols with true north arrow, with north being at the top of the map	<input checked="" type="checkbox"/>		✓		
10. Digital copy of only the plan and elevations. Label the CD or flash drive with the plan name, case file number, and indicate the review cycle #.	<input checked="" type="checkbox"/>		✓		
11. Wake County School Form, if dwelling units are proposed	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓
12. If applicable, zoning conditions adhered to the plan cover sheet	<input type="checkbox"/>	<input checked="" type="checkbox"/>			✓



CITY OF RALEIGH FILE: SR-94-17
CITY OF RALEIGH TRANSACTION #: 535781

PAGE 1 OF 3PAGE 2 OF 2

REVISION 05.13.16

NORTH CAROLINA
ONE-CALL CENTER
1-800-632-4949

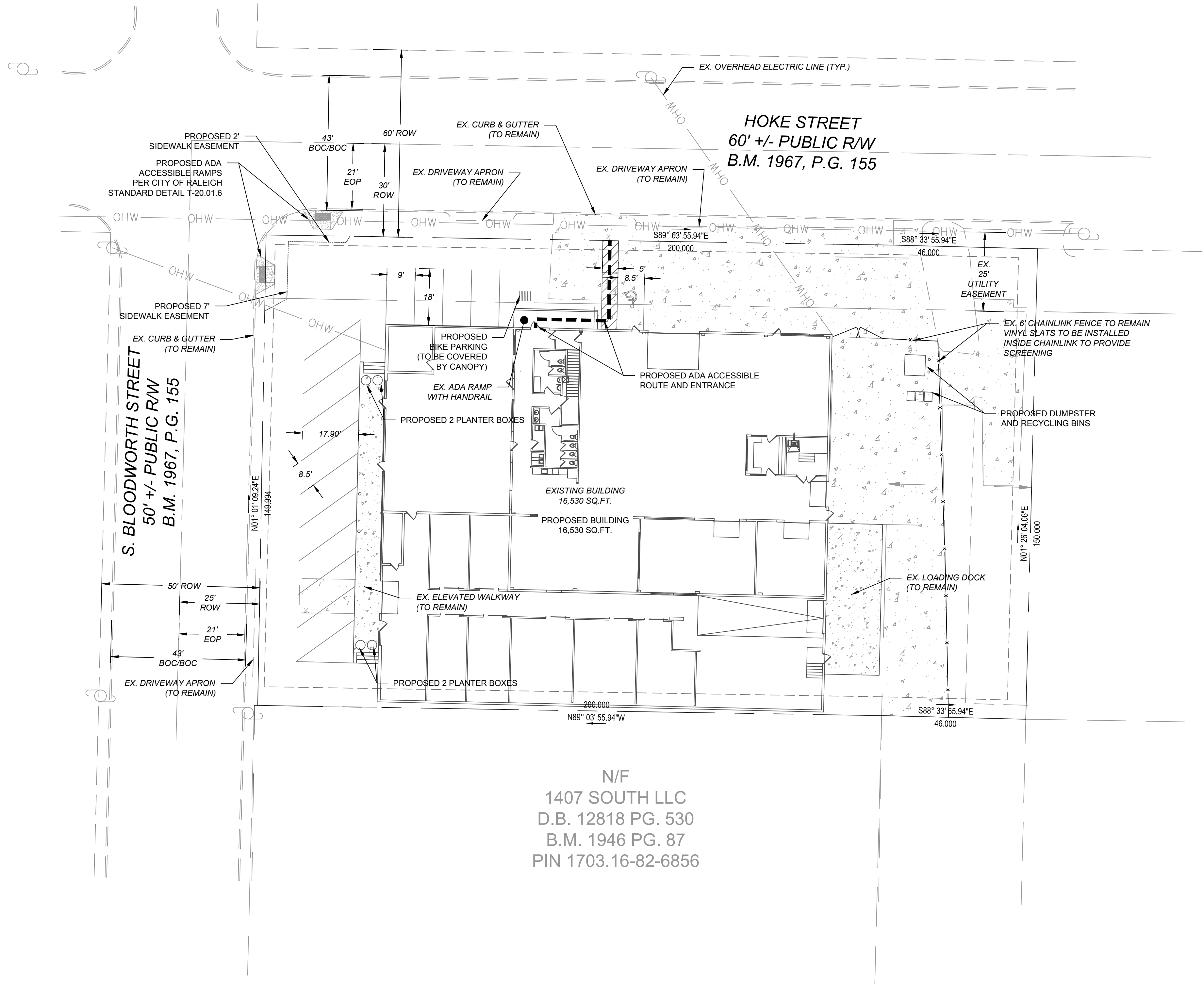
COVER SHEET

1401 S. BLOODWORTH STREET
RALEIGH, NORTH CAROLINA

CRUMPLER
Consulting Services, PLLC

C-1

1 of 7



ADA NOTES

1. PROPOSED ADA PARKING AND STALL STRIPING SHALL HAVE SLOPES NO STEEPER THAN 1:48 (2%).
2. PROPOSED ACCESSIBLE ROUTE TO RIGHT-OF-WAY AND PROPOSED SIDEWALKS SHALL HAVE A RUNNING SLOPE NO STEEPER THAN 1:20 (5%) AND CROSS SLOPES NO STEEPER THAN 1:48 (2%).
3. RAMPs SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1010.
4. HANDRAILS SHALL COMPLY WITH THE REQUIREMENTS OF 2012 NCSBC SECTION 1012.

LEGEND

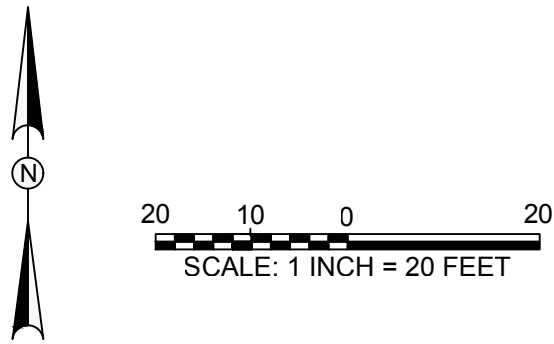
- EXISTING PROPERTY LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- EXISTING OVERHEAD POWER LINE
- EXISTING ABUTTING PROPERTY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING PARKING SETBACK LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING SANITARY SEWER
- PROPOSED EDGE OF PAVEMENT
- PROPOSED SITE HARDSCAPE
- PROPOSED CONCRETE SIDEWALK
- EXISTING CONCRETE PAVEMENT

SUMMARY INFORMATION

DEVELOPMENT NAME: 1401 S. BLOODWORTH STREET
SITE ADDRESS: 1401 S. BLOODWORTH STREET
RALEIGH, NORTH CAROLINA 27610
PIN NUMBER: 1703-82-6856
TOTAL ACREAGE: 0.845 ACRES (36,817SF)
JURISDICTION: CITY OF RALEIGH
CURRENT ZONING DISTRICT: IX-3
EXISTING USE: MANUFACTURING/OFFICE/MERCANTILE
PROPOSED USE: MANUFACTURING/OFFICE/BAR
BUILDING SETBACKS:
FRONT: 3'
SIDE STREET: 3'
SIDE: 6'
REAR: 6'
PARKING SETBACKS:
FRONT: 10'
SIDE STREET: 10'
SIDE: 3'
REAR: 3'
PRE DEVELOPMENT IMPERVIOUS AREA (AC): 0.815 AC
POST DEVELOPMENT IMPERVIOUS AREA (AC): 0.815 AC
PARKING CALCULATIONS:
1 SPACE PER 600 SF OFFICE FLOOR AREA
1 SPACE PER 3,000 SF INDOOR FLOOR AREA
1 SPACE PER 150 SF GROSS FLOOR AREA OR 1 PER 5 SEATS
EXISTING PARKING REQUIRED:
OFFICE SPACE: 1,172 SF / 600 SF = 2 SPACES
MANUFACTURING: 13,832 SF / 3,000 SF = 4 SPACES
MERCANTILE: 2,326 SF / 300SF = 8 SPACES
TOTAL REQUIRED: 14 SPACES
PROPOSED PARKING REQUIRED:
OFFICE SPACE: 1,172 SF / 600 SF = 2 SPACES
MANUFACTURING: 13,832 SF / 3,000 SF = 4 SPACES
RESTAURANT/BAR: 2,326 SF / 150SF = 16 SPACES
TOTAL REQUIRED: 22 SPACES
EXISTING PARKING:
14 PARKING SPACES (1 ADA ACCESSIBLE, 1 VAN ACCESSIBLE)
PROPOSED PARKING:
14 PARKING SPACES (1 ADA ACCESSIBLE, 1 VAN ACCESSIBLE)
VARIANCE REQUEST 8 PARKING SPACES APPROVED (A-80-18)
BIKE PARKING REQUIRED: 4 SHORT TERM, 4 LONG TERM
BIKE PARKING PROVIDED: 4 SHORT TERM, 4 LONG TERM
OWNER/DEVELOPER:
TRACK TWO PROPERTIES, LLC
2108 CLARK AVENUE
RALEIGH, NORTH CAROLINA 27605
ENGINEER:
CRUMPLER CONSULTING SERVICES, PLLC
CONTACT: JOSH CRUMPLER, PE
2308 RIDGE ROAD
RALEIGH, NC 27612
(919) 413-1704

NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CAWTHORNE, MOSS, & PANCIERA.
2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND FUTURE 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.
3. NO ONSITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.
4. THIS DRAWING IS NOT FOR RECORDATION.



CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

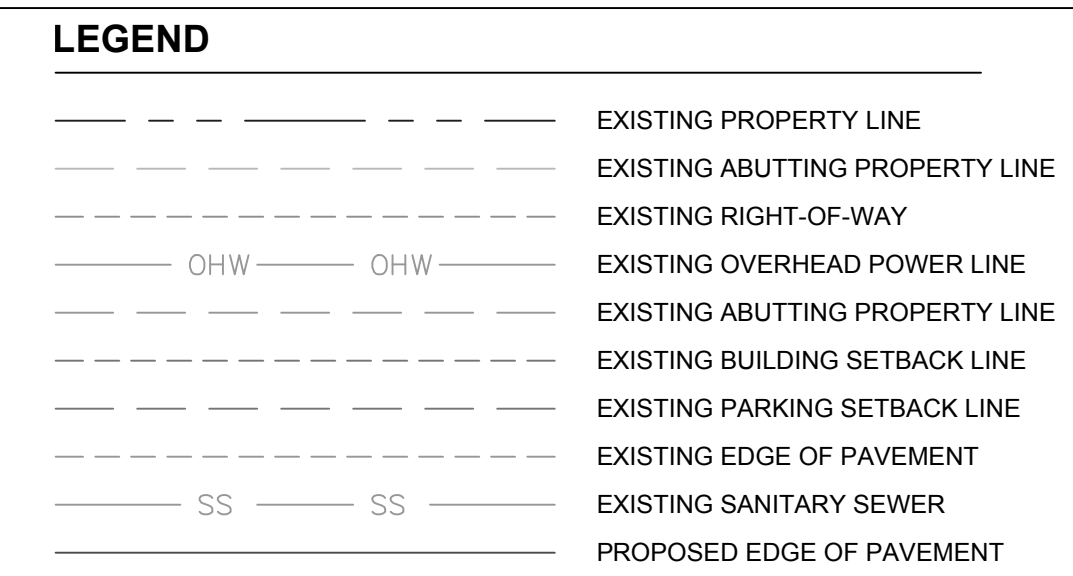
DATE	08/24/18	01/17/19	03/27/19
DESCRIPTION	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS	CITY OF RALEIGH COMMENTS
REV.	1	2	3

SITE PLAN

1401 S. BLOODWORTH STREET
RALEIGH, NORTH CAROLINA

PROJECT NO.:	17013
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/31/17
SCALE:	1" = 20'

C-3



CRUMPLER
Consulting Services, PLLC

2308 Ridge Road
Raleigh, North Carolina 27612
Ph. 919-413-1704
P-1533

REV.	DESCRIPTION	DATE
1	CITY OF RALEIGH COMMENTS	08/24/18
2	CITY OF RALEIGH COMMENTS	01/17/19
3	CITY OF RALEIGH COMMENTS	03/27/19

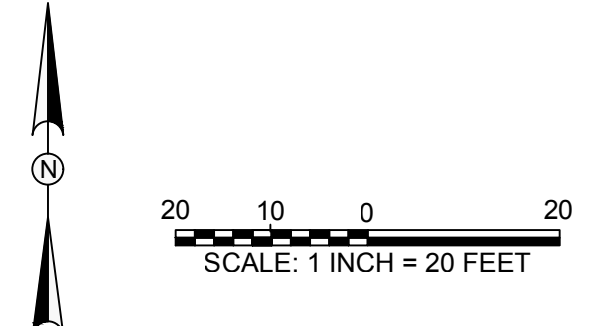
UTILITY PLAN

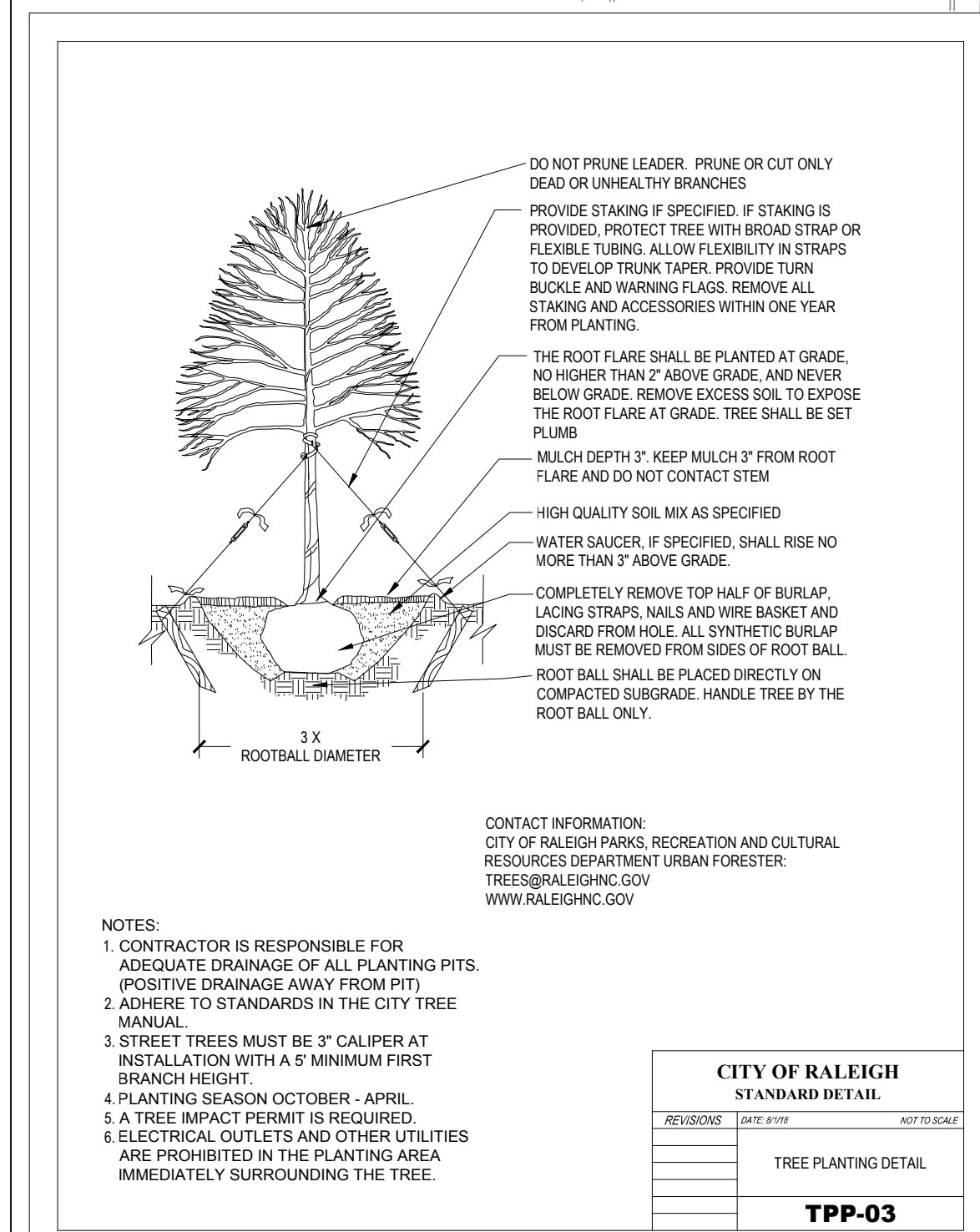
1401 S. BLOODWORTH STREET
RALEIGH, NORTH CAROLINA

- ## NOTES
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PROJECT NO.:	17013
DRAWN BY:	JAC
CHECKED BY:	JAC
DATE:	10/31/17
SCALE:	1" = 20'

C-4





REQUEST:
WHEREAS TRACK TWO PROPERTIES, LLC, PROPERTY OWNER, REQUESTS A COMPLETE VARIANCE TO THE RIGHT-OF-WAY DEDICATION AND STREETScape REQUIREMENTS OF ARTICLE 8.5 OF THE UNIFIED DEVELOPMENT ORDINANCE FOR THE PROPERTY'S FRONTAGE ALONG BOTH SOUTH BLOODWORTH STREET AND HOKÉ STREET AS WELL AS AN 8 PARKING SPACE VARIANCE TO REDUCE THE AMOUNT OF OFF-STREET PARKING REQUIRED BY SECTION 7.1.2.C. OF THE UNIFIED DEVELOPMENT ORDINANCE. IN THE ALTERNATIVE, IF THE ABOVE REQUEST IS NOT APPROVED, A REQUEST FOR A COMPLETE VARIANCE TO THE OFF-STREET PARKING REQUIREMENTS SET FORTH IN SECTION 7.1.2.C. THE PROPERTY PROPOSED IS AN EXISTING MIXED-USE, MULTI-TENANT BUILDING CONTAINING INDUSTRIAL USES AND THE PROPOSED USE TO BE ADDED IS A RESTAURANT/BAR AND IS LOCATED ON A 69 ACER PARCEL ZONED INDUSTRIAL MIXED USE-3 AND LOCATED AT 1401 SOUTH BLOODWORTH STREET. THE PROPERTY PROPOSED TO BE USED FOR REMOTE PARKING IS A 1.81 ACER PARCEL ZONED HEAVY INDUSTRIAL AND LOCATED AT 1419 SOUTH BLOODWORTH STREET.

PARKING LOT LANDSCAPING
 REQUIREMENT: 1 SHADE TREE FOR 2,000SF OF PARKING=6,940SF/2,000SF=3 TREES
 PROVIDED: 3 SHADE TREES

1. THE SITE WILL BE CONFORMING TO THE EXEMPTION OF TREE CONSERVATION REQUIREMENTS THROUGH THE CITY OF RALEIGH'S UNIFIED DEVELOPMENT CODE SECTION 9.1.2 FOR PARCELS LESS THAN 2 ACRES IN SIZE.
2. A VARIANCE HAS BEEN APPROVED TO REMOVE THE REQUIREMENTS OF STREETSCAPING AND STREET TREES PER BOARD OF ADJUSTMENT DECISION A-80-18 ON AUGUST 13, 2018.

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3.5 TREE PIT PREPARATION:

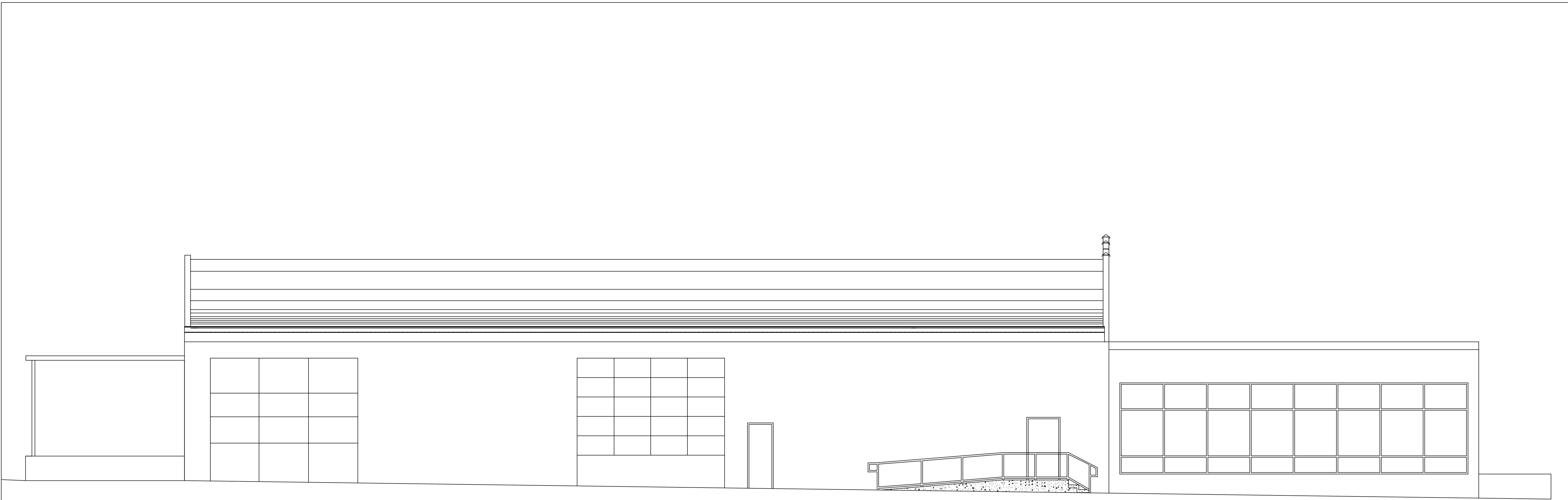
A. TREE PIT EXCAVATION:

- EXCAVATE THE TREE PIT USING THE FOLLOWING PROCEDURE:
 - EXCAVATE THE STRUCTURAL SOIL MIX TO A DEPTH EQUAL TO THE HEIGHT OF THE ROOT BALL OF THE TREE TO BE PLANTED. REMOVE THE STRUCTURAL SOIL TO WITHIN NO MORE THAN ONE FOOT OF THE EDGE OF THE PAVED AREA.
 - PLACE THE TREE IN THE PIT AND BACKFILL AS DESCRIBED BELOW AS SOON AS POSSIBLE.
 - NO TREE PIT SHALL REMAIN EXCAVATED FOR MORE THAN 2 HOURS UNLESS FORMS ARE USED.

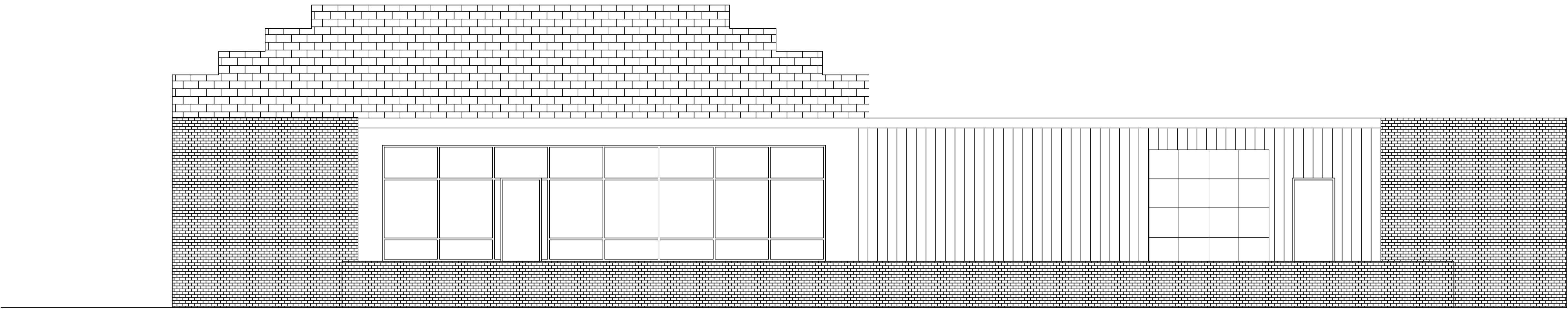
B. TREE PIT BACKFILL PLANTING MIX:

BACKFILL TREE PIT USING THE FOLLOWING PROCEDURE:

- REMOVE ANY WOODEN FORMS. IMMEDIATELY PLACE THE TREE IN THE PIT AS DETAILED AND REPLACE THE EXCAVATED STRUCTURAL SOIL WITH EITHER OF THE FOLLOWING:
- PLANTING SOIL FOR TREES AS SPECIFIED
- HAND TAMP THE PLANTING MIX IN 12 INCH LIFTS UNTIL THE PIT IS FILLED TO THE SPECIFIED GRADE.
- DO NOT USE EXCAVATED SOIL AS ENGINEERED FILL TO SUPPORT PAVING OR STRUCTURES. EXCESS EXCAVATED STRUCTURAL SOIL MIX MAY BE USED FOR OTHER PLANTING BACKFILL OPERATIONS.



NORTH ELEVATION
3/16" = 1'-0"



WEST ELEVATION
3/16" = 1'-0"

TRACK TWO PROPERTIES
1401 S. BLOODWORTH ST.
RALEIGH, NC

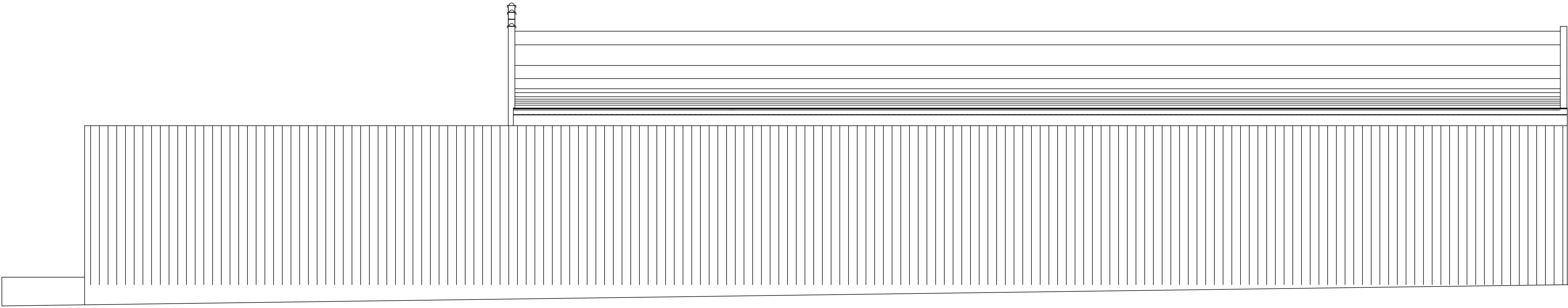
MAURER ARCHITECTURE

115.5 E. HARGETT ST., SUITE 300, RALEIGH, NC 27601
TEL. 919-829-4969 FAX. 919-829-0860

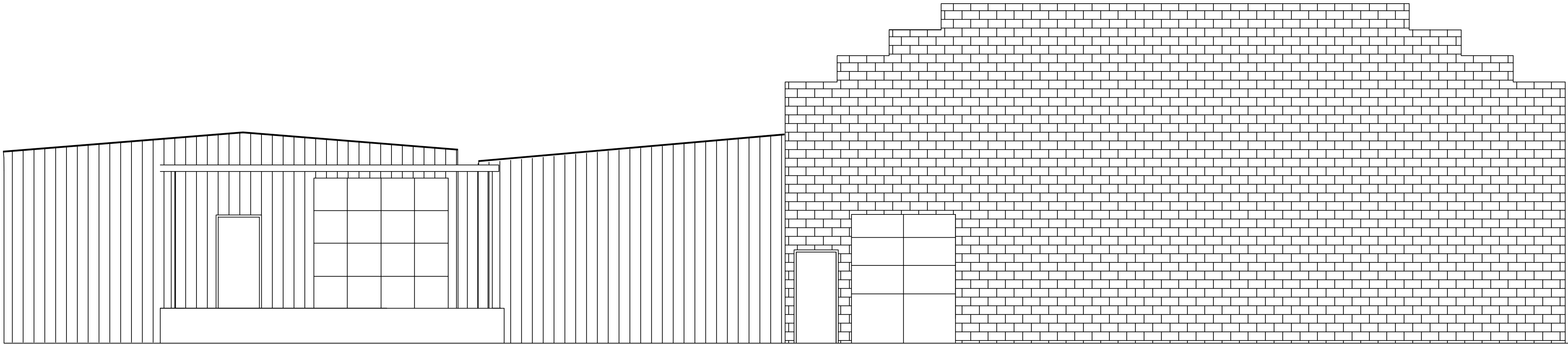
DATE	08.30.18
DR.	JLJ
CH.	DSM
PROJ. #	17118
REVISIONS	DATE
--	--/--/--

BUILDING
ELEVATIONS

A1.1



SOUTH ELEVATION
3/16" = 1'-0"



EAST ELEVATION
3/16" = 1'-0"

TRACK TWO PROPERTIES
1401 S. BLOODWORTH ST.
RALEIGH, NC

MAURER ARCHITECTURE

115.5 E. HARGETT ST., SUITE 300, RALEIGH, NC 27601
TEL. 919-829-4969 FAX. 919-829-0860

DATE	08.30.18
DR.	JLJ
CH.	DSM
PROJ. #	17118
REVISIONS	DATE
--	--/--/--

BUILDING
ELEVATIONS

A1.2