Zoning: **DX-7-SH**  
CAC: **Hillsborough**  
Drainage Basin: **Pigeon House**  
Acreage: **0.12**  
Sq. Ft.: **3,360**

Planner: **Ryan Boivin**  
Phone: **(919) 996-2682**

Applicant: **Daniel Lovenheim**  
Phone: **(704) 830-6853**
LOCATION: This site is located on the west side of Glenwood Avenue, north of the intersection with Hillsborough Street. The address of the site is 3 Glenwood Avenue, which is inside City limits.

REQUEST: Development of a 0.12 acre tract zoned DX-7-SH to take the two existing businesses in a single structure and change to a single use and add a 430 square foot addition. Currently a portion of the building is used for retail purposes and the other portion is a bar. This proposal is to use the entire structure with the addition totaling 3,410 square feet size for a bar.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: N/A

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 Red Line Engineering, P.C., dated 1/19/18.

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. Provide fire flow analysis.

ENGINEERING

2. The required right of way addition along Glenwood Avenue shall be dedicated to the City of Raleigh and be shown on a plat approved for recordation.

3. An encroachment agreement for the proposed bike racks within the public right-of-way 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.

4. Next Step: A right-of-way obstruction permit shall be obtained from Right-of-way Services for any construction activity within the right-of-way.

URBAN FORESTRY

5. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way.
Prior to issuance of building occupancy permit:

1. All Water, Sanitary Sewer and Reuse facilities shall be installed, inspected, tested and accepted by the City of Raleigh Public Utilities Department for operations and maintenance.

2. **Next Step:** Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. **Next Step:** Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

4. **Next Step:** Final inspection of right of way tree protection areas by Urban Forestry Staff.

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:** 2-14-2021
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) 

Staff Coordinator: Ryan Boivin