Zoning: DX-20-SH
CAC: Central
Drainage Basin: Rocky Branch
Acreage: 0.12
Sq. Ft.: 25,489

Planner: Michael Walters
Phone: (919) 996-2636
Applicant: MMP Hargett 107 LLC
Phone: (919) 606-8150
LOCATION: This site is located on the south side of West Hargett Street between Salisbury Street and McDowell Street, at 107 West Hargett Street.

REQUEST: Development of a .12 acre tract zone DX-20-SH with the renovation of an existing 3-story building and construction of a new 5-story building attached and to the rear for future office, retail and restaurant use. Total building size will be 25,489 square feet.

DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC: One hardship variance has been approved by the City of Raleigh Board of Adjustment for this project, noted below.

1. A variance to the required amenity area being contiguous to the sidewalk (1.5.3 d 1). In place of this the applicant is proposing the required amount of open space all on upper stories of the building as part of the expansion of the existing building.

One Design Adjustment has been approved for this project, noted below.

1. As this parcel is within the Christmas District downtown, and the development is not altering the existing building location as it is associated with the street, the existing street section and the existing sidewalk depth is acceptable.

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 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. Obtain required stub and tree impact permits from the City of Raleigh.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Proof of an offsite parking lease agreement or easement within 800 feet of the entrance of this site plan building for customer parking and within 1,200 feet for employee parking shall be provided to
fulfill the required parking. The applicant shall provide a signed agreement indicating that required off-street parking shall be provided as long as the principal use continues and the principal use shall be discontinued should the required off-street parking no longer be provided on these off-site parcels or their equivalent as required by Part 10A Section 7.1.5 of the Unified Development Ordinance. –

2. A demolition permit shall be obtained.

3. Provide fire flow analysis.

**ENGINEERING**

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: Required underground storm drainage improvements shall be completed and as-built plan(s) and certification(s) reviewed and accepted by the City of Raleigh Development Services – Development Engineering program.

4. Next Step: All street lights and street signs required as part of the development approval are installed.

5. 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.

6. Next Step: Final inspection of all required right of way trees 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: 3-21-2021
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) ___________________________ Date: 3/21/2018

Staff Coordinator: Michael Walters
Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director, or designee, shall consult with the heads of other City Departments regarding the review of the request. The Development Services Director, or designee, shall approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

<table>
<thead>
<tr>
<th>PROJECT</th>
<th>107 W Hargett St</th>
<th>Date completed Application received</th>
<th>12/8/2017</th>
</tr>
</thead>
<tbody>
<tr>
<td>Case Number</td>
<td>SR-103-2017</td>
<td>Transaction Number</td>
<td>53678</td>
</tr>
</tbody>
</table>

**DEPARTMENT**
- Dev. Services Planner
- Development Engineering
- Engineering Services
- Public Utilities

**DEPARTMENT RESPONSE/RECOMMENDATION**

**FINDINGS:** The proposed development plan is located within the Christmas District downtown. The development project is not altering the existing building location as it is associated to the street. Staff supports the Design Adjustment to accept the existing street section and existing sidewalk depth.

**Development Services Director or Designee Action:** Approve ✓ Approval with Conditions □ Deny □

Authorized Signature: [Signature]

Date: 3/21/2018

*The Development Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

**CONDITIONS**

Appeal of the decision from the Development Services Director, or his or her designee, shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).
The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

**PROJECT**

<table>
<thead>
<tr>
<th>Project Name</th>
<th>107 W. Hargrett Street</th>
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<tbody>
<tr>
<td>Case Number</td>
<td>SR-103-2017</td>
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<tr>
<td>Transaction Number</td>
<td>636788</td>
</tr>
</tbody>
</table>

**OWNER**

<table>
<thead>
<tr>
<th>Name</th>
<th>MMP Hargrett 107 LLC (Stuart Frantz)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address</td>
<td>2426 E. Lake Drive</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>North Carolina</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27609</td>
</tr>
<tr>
<td>Phone</td>
<td>(919) 606-8150</td>
</tr>
</tbody>
</table>

**APPLICANT**

<table>
<thead>
<tr>
<th>Name</th>
<th>Michael Allen</th>
</tr>
</thead>
<tbody>
<tr>
<td>Firm</td>
<td>CALYX Engineers and Consultants</td>
</tr>
<tr>
<td>Address</td>
<td>6750 Tryon Road</td>
</tr>
<tr>
<td>City</td>
<td>Raleigh</td>
</tr>
<tr>
<td>State</td>
<td>North Carolina</td>
</tr>
<tr>
<td>Zip Code</td>
<td>27518</td>
</tr>
<tr>
<td>Phone</td>
<td>(919) 858-1888</td>
</tr>
</tbody>
</table>

*Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)*

**CODE SECTION REFERENCED:** UDO Section 8.4.5.D (Main Street, Parallel Parking Requirements)

**JUSTIFICATION:** W. Hargrett Street is identified as a "Main Street, Parallel Parking per UDO Section 8.4.5.D. The typical section requires a 73' right-of-way and 41' from back of curb to back of curb. The existing street section consists of a street width of approximately 42' from back of curb to back of curb. However the R/W width is limited to 86" due to the distance between the existing buildings. The existing building to be renovated is located approximately 11.54' from the back of curb therefore no additional R/W can be dedicated.

*Please include any additional support (plans sheets, aerials, etc.) along with this application. It is the responsibility of the applicant to provide all pertinent information needed for the consideration of this request.*

By signing this document I hereby acknowledge the information on this application is, to my knowledge, accurate.

Owner/Owner's Representative Signature: [Signature]

Date: 12/8/17

In Witness Whereof, the parties signed have executed this document on this date.

Notary Signature: [Signature]

Date: 12/8/17

My Commission Expires: 2/16/19

Caleb J. Robinson
Notary Public
North Carolina
Wake County
Design Adjustment Application

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

The purpose of this request is to seek a Design Adjustment from the Development Services Director, or designee, for a specific project only and, if granted, may be approved with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 in the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sec. 8.3.6, Sec. 8.4.1.E and Sec. 8.5.1.G of the UDO or the Raleigh Street Design Manual.

| PROJECT |
|-----------------|------------------|
| Project Name    | 107 W. Hargrett Street |
| Case Number     | SR-103-2017      |
| Transaction Number | 536788          |

| OWNER |
|------------------|------------------|
| Name             | MMP Hargrett 107 LLC (Stuart Frantz) |
| Address          | 2428 E. Lake Drive |
| City             | Raleigh          |
| State            | North Carolina  |
| Zip Code         | 27609            |
| Phone            | (919) 606-8150  |

| APPLICANT |
|-------------|------------------|
| Name        | Michael Allen    |
| Firm        | CALYX Engineers and Consultants |
| Address     | 6750 Tryon Road  |
| City        | Raleigh          |
| State       | North Carolina  |
| Zip Code    | 27518            |
| Phone       | (919) 858-1888  |

Name: Michael Allen, Firm: CALYX Engineers and Consultants
Address: 6750 Tryon Road, City: Raleigh, State: North Carolina, Zip Code: 27518, Phone: (919) 858-1888

Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, and/or Contractor)

Code Section Referenced: UDO Section 8.5.2.A (Streetscape Type, Main Street)

Justification: W. Hargrett Street is identified as a "Main Street, Parallel Parking" per UDO Section 8.4.5.D. The typical section requires a 16' streetscape width (10' sidewalk with a 6' planting area). The existing street section consists of a street width of approximately 42' from back of curb to back of curb. However, the RAW width is limited to 36' due to the distance between the existing buildings. The existing building to be renovated is located approximately 11'54' from the back of curb so no additional streetscape can be constructed.

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MY COMMISSION EXPIRES 2.16.19

www.raleighnc.gov

REVISED 1.20.17
The location and size of existing utilities as shown is approximate only. The contractor is responsible for notifying all utility owners in their respective owners, field mark the utility locations, and protect all such existing facilities prior to beginning construction.

Traffic control on public streets shall be in conformance with the traffic control plan, the "Manual of Uniform Traffic Control Devices," and as further directed by City and State Inspectors.

All construction shall be in accordance with all City of Raleigh Standards and Specifications.

All distances shown represent horizontal ground distances.

EXISTING CONDITIONS

The Contractor is responsible for clearing the site and removing all existing materials and debris. The Contractor shall ensure that all work is done in accordance with City and State regulations.

All curb joints shall extend through the curb. Minimum length of offset joints at radius points is 1.5. All joints shall be sealed with joint sealant.

Solid Waste to be collected by the city in bins at the curb. Bin storage area to be provided in the

Rim elevations are given as top of curb for Catch Basins, top of grate for Drop Inlets, and top of cover for Junction Boxes.

The contractor shall clear and grub the site and place, compact, and moisture condition all fill per the

The contractor shall, prior to any operations involving filling or backfilling, submit the results of the proctor test together with a certification that the soil tested is representative of the materials to be used in the project. The fill material to be used shall be approved by the project geotechnical engineer prior to placement. Fill type, compaction, and moisture conditions should be limited to any berm, foliage, fence, wall, sign, parked vehicle or other object.

The contractor shall repair, at his own expense, any existing utilities damaged during construction.

The contractor shall remove all temporary erosion control devices upon completion of permanent drainage facilities and (or other methods approved by the engineer and applicable municipality) as required to prevent silt in the water for Junction Boxes.

The Contractor is responsible for notifying all utility owners in their respective owners, field mark the utility locations, and protect all such existing facilities prior to beginning construction.

The Engineer does not guarantee that all existing facilities such connections, or other facilities are shown on the Plans. It shall

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1. GREASE TRAP SIZE AND LOCATION TO BE APPROVED BY COR PUD FOG COORDINATOR. UTILITY ENCROACHMENT AGREEMENT WILL BE REQUIRED.

2. NO UNPROTECTED TAPS ARE ALLOWED BETWEEN THE WATERMAIN AND THE BUILDING.

3. PLUMBING WILL BE RECONFIGURED SO THAT PRIVATE SERVICES DO NOT CROSS PROPERTY LINE.