LOCATION: This site is located on the northwest corner of the intersection of W. Lenoir Street and S. West Street, at 502 W. Lenoir Street.

REQUEST: The change of use and addition from a 5,482 square foot auto shop/garage into a 6,259 square foot restaurant including a building addition and construction of an accessory building, all on a 0.38 acre tract zoned IX-4 UL CU (Z-46-15). Note a previous site plan for a restaurant on this site, case SR-103-16, has been withdrawn.

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

1. Relief from the cross-access requirements (8.3.5 d) to the parcel to the north. (A-22-19)
2. Relief from the required parking requirement from 13 spaces to 7 spaces. (A-109-18)

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 dated 05/17/19 by Crumpler Consulting Services, PLLC.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ CONCURRENT SITE REVIEW - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Concurrent Site Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Concurrent Site Review plans:

Engineering

1. 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.

Stormwater

2. A surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
LEGAL DOCUMENTS - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

| ☒ | City Code Covenant | ☐ | Slope Easement |
|☐ | Stormwater Maintenance Covenant | ☐ | Transit Easement |
|☐ | Utility Placement Easement | ☐ | Cross Access Easement |
|☒ | Sidewalk Easement | ☐ | Public Access Easement |
|☐ | Other: |

BUILDING PERMITS – For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Concurrent Site Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

**General**


2. Provide fire flow analysis.

**Engineering**

3. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and is shown on a plat approved for recordation.

4. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

5. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of the document is not provided, further recordings and building permit issuance will be withheld.

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

**Public Utilities**

7. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.
8. Proposed 2" water meter must be within the right of way or dedicated easement entitled “City of Raleigh Water Line Easement”

Urban Forestry

9. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes four street trees along W Lenoir St, five street trees along S West St.

The following are required 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. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

3. All street lights and street signs required as part of the development approval are installed.

4. Copies of certified inspection reports for alleys and internal access ways are submitted to the City of Raleigh Development Services – Development Engineering program.

5. Final inspection of all right of way street 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: 5/29/2022
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: (Development Services Dir./Designee) ___________________________ Date: 5/29/19

Staff Coordinator: Michael Walters
Administrative Site Plan
For
502 W. Lenoir Street
Raleigh, North Carolina

City of Raleigh File: SR-XXX-XX
City of Raleigh Transaction #: XXXXXX

Prepared For:
Silverplate Properties, LLC
801 Oberlin Road, Suite 335
Raleigh, NC 27605

Prepared By:
Crumpler Consulting Services, PLLC
2308 Ridge Road
Raleigh, North Carolina 27612
Ph: 919-413-1704
P: 1-523

Sheet Description
C-1 Cover
C-2 Zoning Notes
C-3 Existing Conditions Plan
C-4 Site Plan
C-5 Utility Plan
C-6 Grading and Storm Drainage Plan
C-7 Landscaping Plan
D-1 Details
D-2 Details

Site Exemption Notes:
The site will be conforming to the exemption of tree conservation requirements of Unified Development Code Section 9.1.2 for parcels less than 2 acres in size.

Call 48 Hours Before You Dig
North Carolina One-Call Center
1-800-432-4949

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Not to Scale
NOTES

1. TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY CAWTHORNE, MOSS, & PANCIERA, DATED 05-03-2016.

2. PROPERTY IS LOCATED IN ZONES X (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE AND 1% ANNUAL CHANCE FLOODPLAIN) BASED ON THE FEMA MAP NUMBER 3720170300J DATED MAY 2, 2006.

3. NO ON-SITE STREAMS OR WETLANDS HAVE BEEN IDENTIFIED WITHIN THE PROJECT OR PARCEL AS SHOWN.

4. A DEMOLITION PLAN WILL BE REQUIRED AS A CONDITION OF APPROVAL.

5. PARCELS WILL BE RECOMBINED PRIOR TO ISSUANCE OF BUILDING PERMITS.
**Notes:**

1. Topographic and Basemap Survey provided by CRUMPLER Consulting Services, PLLC.
2. Property Lines located in Survey Area determined to be Vertical Contours.
4. No Onsite Streams or Aquifers have been identified within the Project or Parcel as shown.
5. This Drawing is not for Reconnaissance.
7. A conditional plan will be required as a condition of approval.
8. Permits will be required prior to issuance of building permits.
9. No parking is allowed or proposed in the site hard scape area between buildings and streets.
LANDSCAPING REQUIREMENTS

1. ALL DISTURBED AREAS NOT OCCUPIED BY STRUCTURES, PAVING OR PLANTINGS SHALL BE SEEDED AND WATERED.
2. SEE DETAIL SHEETS FOR SEEDING SCHEDULE.

PLANTING REQUIREMENTS

1. GENERAL: PROJECT REQUIREMENTS

2. PLANTING PERMIT REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT TO PLANT TREES IN THE PUBLIC RIGHT OF WAY IF REQUIRED.
3. TREE IMPACT PERMIT IS REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMIT.

LANDSCAPE NOTES

1. ALL HARDSCAPE SURFACES OCCUPIED BY STRUCTURES OR LAWN AREAS SHALL BE MACHINED WITH A CLEAN BARK SOIL.

TREE CONSERVATION AND LANDSCAPING NOTES

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LANDSCAPING REQUIREMENTS

1. UNPLANTED EDGE OF PAVEMENT

2. UNDERSTORY TREE

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