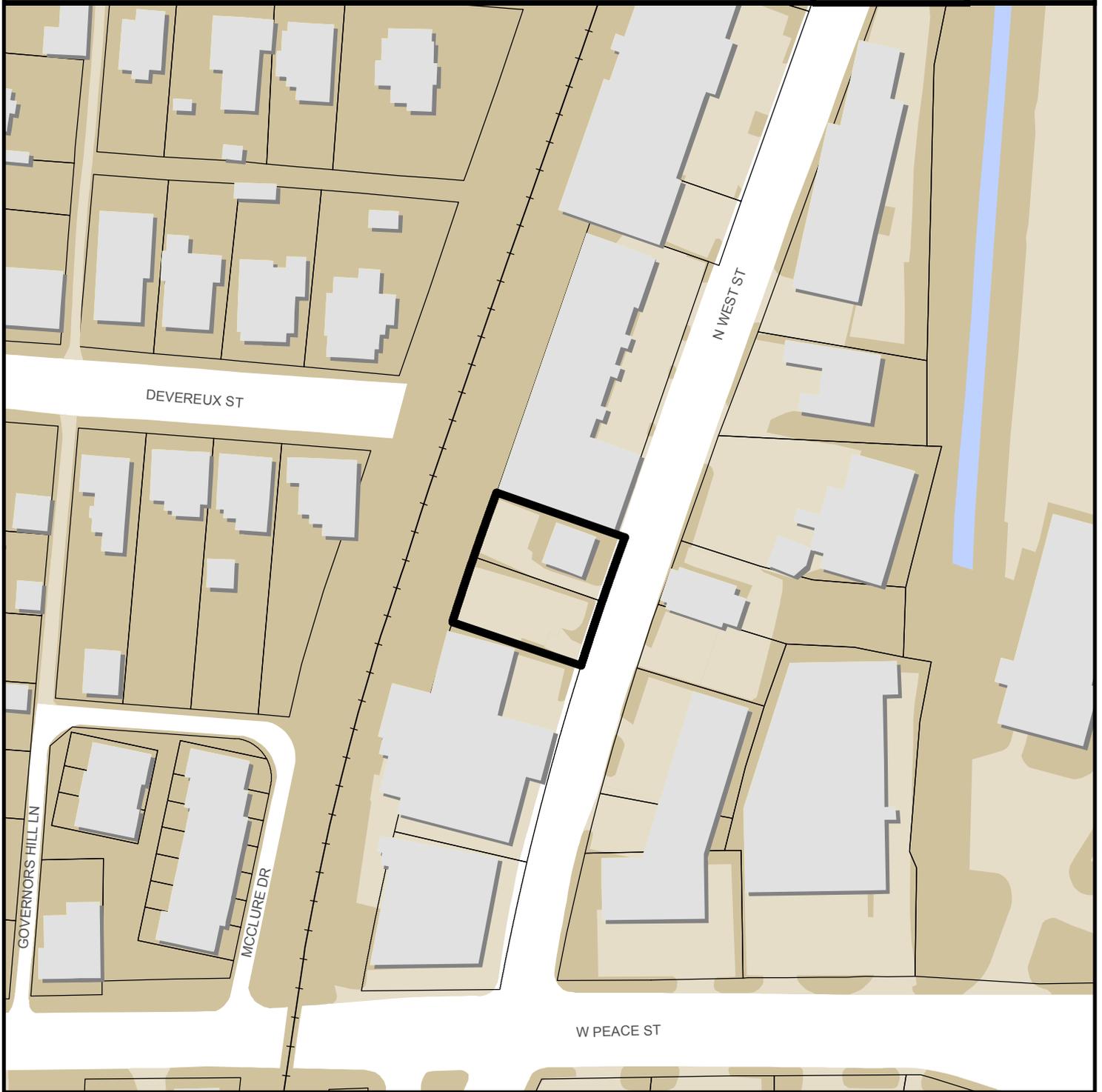


THE CARDINAL SR-20-2016



0 155 310 Feet

Zoning: **DX-12-SH**

CAC: **Mordecai**

Drainage Basin: **Pigeon House**

Acreage: **0.24**

Square Feet: **907**

Planner: **Michael Walters**

Phone: **(919) 996-2636**

Applicant: **Cardinal Spirits, LLC**

Phone: **(919) 559-1635**





Administrative Action Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

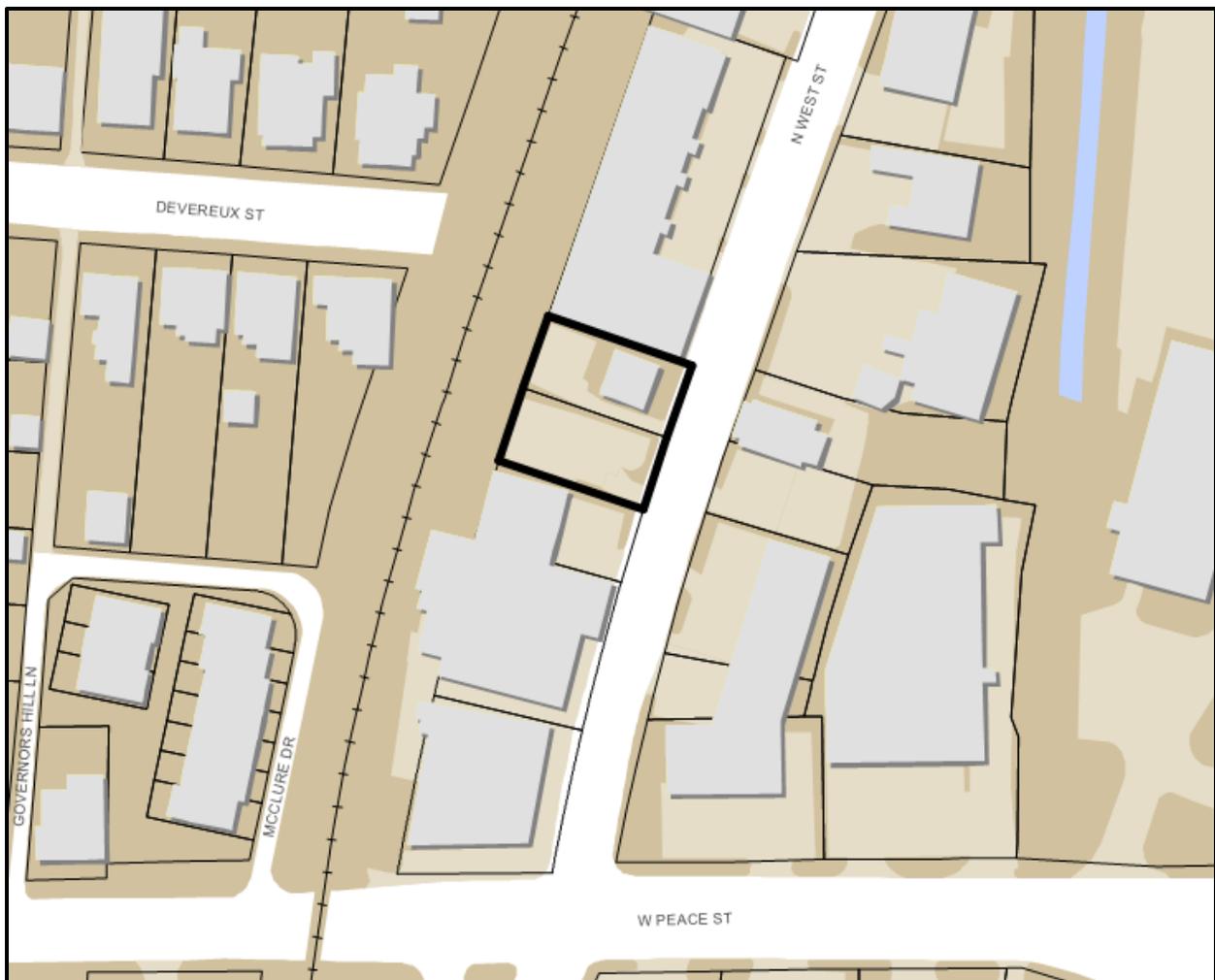
Case File / Name: SR-20-16 / The Cardinal

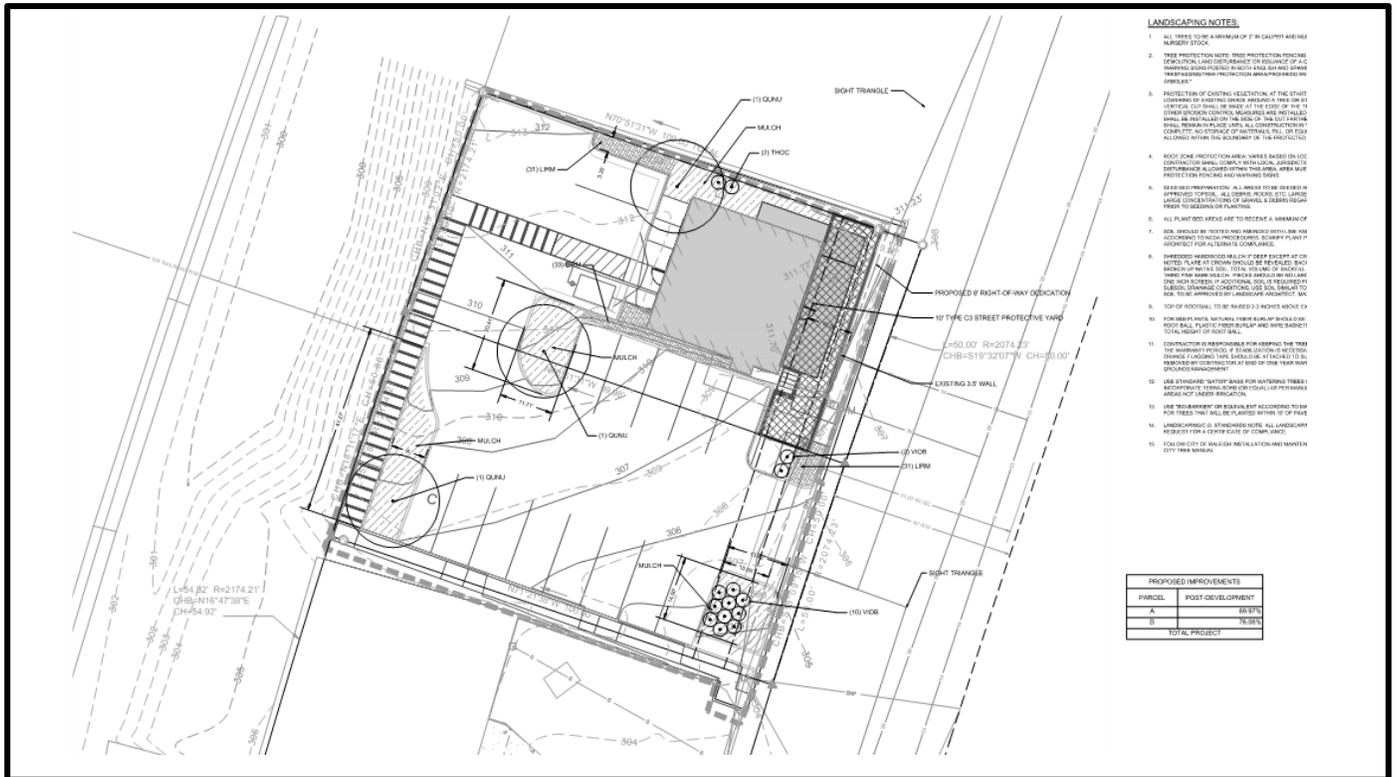
General Location: This site is located on the west side of West Street, north of the intersection of West and Peace Streets.

CAC: Mordecai

Request: Change of use and redevelopment of two adjacent parcels each .12 acre size prior to Right of Way dedication totaling .24 acres, both zoned IX-3, and within the city limits. Proposed is a commercial use (a bar) utilizing the existing structure (907 sq. ft.). The proposed use incorporates the addition of a 263 square foot of covered porch, and the utilization of parking on the adjacent lot.

Cross-Reference: TR# 464941





SR-20-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	IX-3 (Industrial Mixed Use)	3.1
Overlay District:	NA	5.1
Parking:	Vehicle Parking Required = 14 proposed = 16, a portion of which is on the site adjacent to the project. Bicycle parking both required and proposed = 4 temporary and 4 long term	7.1.2
Street Type(s):	Avenue, 2-lane undivided - requires 1/2- 64' right-of-way be provided. Partial Right of Way dedication proposed as per approved design adjustment	8.4
Streetscape:	A design adjustment provides for an alternate streetscape consisting of a partial Right of Way dedication, fee in lieu for the planting strip, sidewalk and street trees, and a waiver for the 5' general utility easement.	8.5
Setbacks/Frontage:	Front = 4'. Side = main structure = 7', covered porch = 3' (from northern side), 14' from southern side. Rear = main structure = 48' Frontage - NA	3.2 , 1.5.4 d 1 a ,
Neighborhood Transitions:	NA	3.5
Transitional Protective Yards:	NA	7.2.4
Stormwater:	Proposed exemption for each lot pursuant to Article 9.2.2.A(2) of TC-6-15	9.2
Tree Conservation:	This site is less than two acres in size and therefore exempt from Article 9.1	9.1

<p>Variances, Design Adjustments, Administrative Alternates:</p>	<p>One design adjustment was approved by the Public Works Director providing for an alternate streetscape consisting of partial Right of Way dedication, and waiving the 5' general utility easement requirement. The required 6' sidewalk, planting strip, and street trees are being met via a fee in lieu.</p>	
<p>Other:</p>	<p>NA</p>	

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of building permits:

1. That the approved partial right of way for the existing street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
2. That a fee-in-lieu is paid for 6' sidewalk width not being constructed along this frontage in order to meet the 6' sidewalk width requirement, and 1.25 street trees, as per the UDO;
3. That a shared parking and cross access agreement between the two lots in this development (PIN 1704522512 and PIN 1704522406) both owned by WEST STREET COMMERCIAL OWNERS LLC, is approved by the City of Raleigh Development Services Department for recording in the Wake County Registry, and that a copy of the recorded agreement be returned to the Development Services Department within 1 day of recording.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Keanth Bowen (S. Barton) Date: 5-16-16

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated April 22, 2016, submitted by Jennifer Wagner, Stewart, Inc.

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: 5-16-2019

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.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.