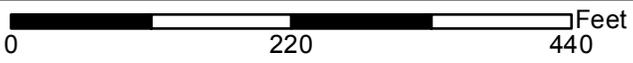
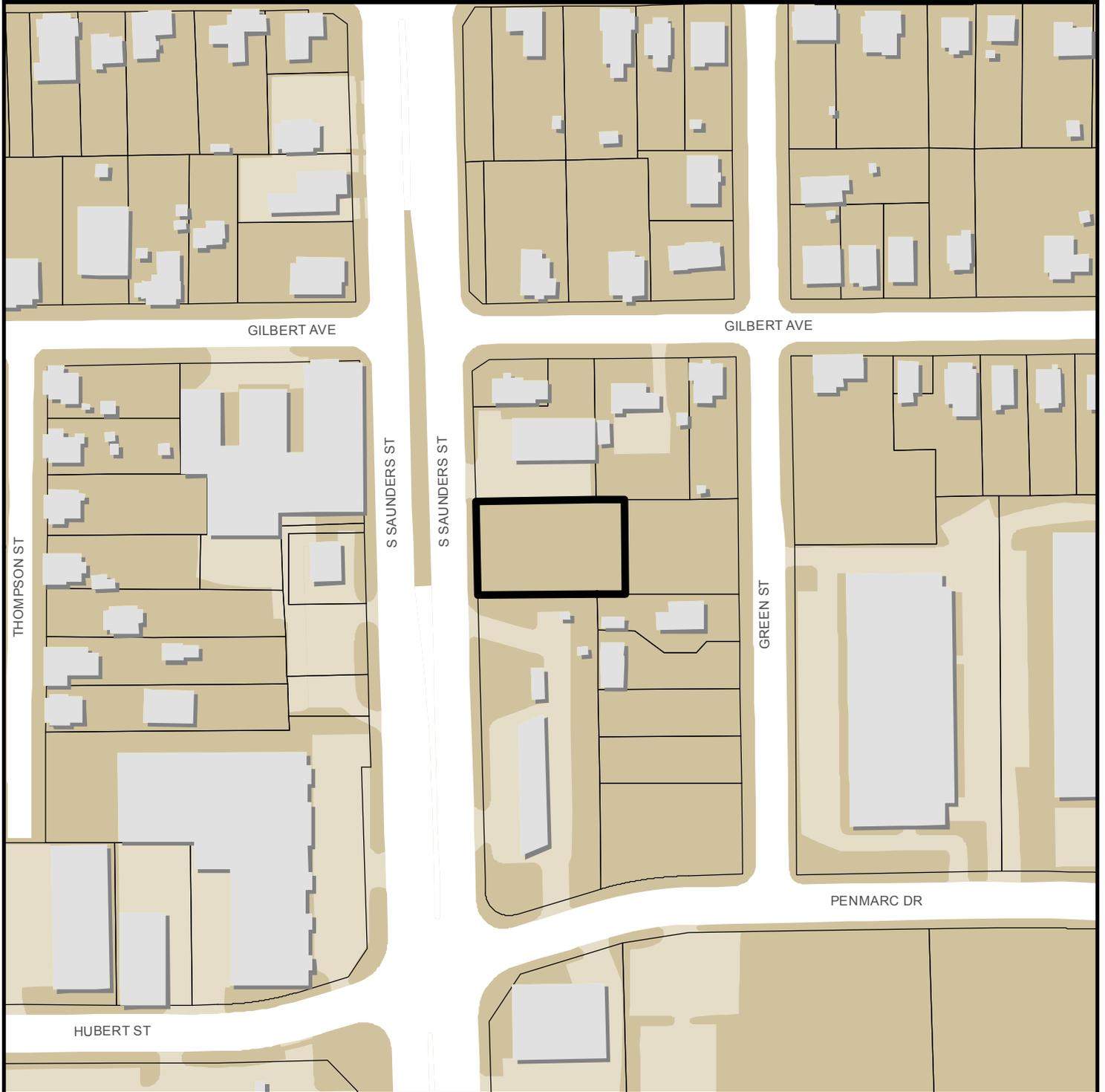


# LA ESQUINA LATINA SR-21-2016



Zoning: **NX-3-PL**  
CAC: **Southwest**  
Drainage Basin: **Walnut Creek**  
Acreage: **0.36**  
Square Feet: **3,000**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **La Esquina Latina, Inc**  
Phone: **(919) 661-1441**





# 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-21-16 / La Esquina Latina

**General Location:** This site is located on the east side of South Saunders Street, between Gilbert Avenue and Penmarc Drive.

**CAC:** Southwest

**Request:** Development of a .36 acre tract zoned NX-3-PL into a 3,000 square foot, 14' tall office building (General building type).

**Cross-Reference:** N/A



SR-21-16 Location Map



<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	Neighborhood Mixed Use, 3-story height limit, Parking Limited Frontage (NX-3-PL)	<a href="#">2.1</a> , <a href="#">3.1</a>
<b>Overlay District:</b>	N/A	<a href="#">5.1</a>
<b>Parking:</b>	Eight spaces required based on 1/400 square feet. Thirteen spaces provided. Eight bicycle spaces required and provided.	<a href="#">7.1.2</a>
<b>Street Type(s):</b>	S. Saunders St: Avenue 6-Lane, divided.	<a href="#">8.4</a>
<b>Streetscape:</b>	Commercial. Fee-in-lieu for one foot of sidewalk required to supplement 5' existing sidewalk. Street trees are to be placed in a Type C2 yard on private property as S. Saunders is an NCDOT street.	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	Parking Limited frontage requires a 0'/100' build-to be met for 50% of the property's width. Proposed building is 50' wide, lot frontage is 100'. A street-facing entrance is required and provided. Minimum side setback of 0' or 6' is met.	<a href="#">3.4</a> , <a href="#">3.2</a> , <a href="#">2.2</a>
<b>Neighborhood Transitions:</b>	Required along rear (east) property line. A 10' Type A2 protective yard is required and provided with a 50' zone B transition yard.	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	N/A; not required for this use.	<a href="#">7.2.4</a>
<b>Stormwater:</b>	Per TC-6-15 effective 9/6/15, this project is exempt from stormwater controls per UDO Section 9.2.2.A.2 (Any plot plan or site plan situated on any lot of ½ acre or less in size recorded prior to 5/1/01).	<a href="#">9.2</a>
<b>Tree Conservation:</b>	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	<a href="#">9.1</a>
<b>Variances, Design Adjustments, Administrative Alternates:</b>	N/A	
<b>Other:</b>	10% outdoor amenity area required and provided.	

OFFICIAL ACTION: Approval with conditions

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**CONDITIONS OF APPROVAL:**

**Prior to issuance of a mass land disturbing permit for the site:**

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

**Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable;**

2. That a revised landscape plan is submitted showing compliance with the minimum requirements for a Type C2 yard;

**Prior to issuance of building permits:**

3. That a fee-in-lieu of construction is paid for one foot of sidewalk along the property's S. Saunders Street frontage;
  4. That ½ of the required right of way for South Saunders 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;
  5. That copies of approved driveway and encroachment agreements by NCDOT are provided to the City of Raleigh.
- 

I hereby certify this administrative decision.

**Signed:** (Planning Dir.) Kenneth Bowers (A. Baulow) Date: 10-12-16

**Staff Coordinator:** Justin Rametta

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

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**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 9/1/16, submitted by William C. Piver, P.E.

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**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:** 10-12-2019

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.