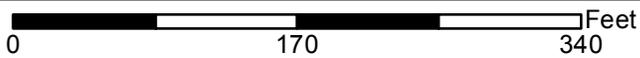


616 GLENWOOD AVENUE SR-25-2016



Zoning: **DX-5-SH**
CAC: **Hillsborough**
Drainage Basin: **Pigeon House**
Acreage: **0.24**
Lots sq. ft.: **5,385**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Oak City Group, LLC**





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-25-16 / 616 Glenwood

General Location: This site is located on the east side of Glenwood Avenue, south of its intersection with West Peace Street.

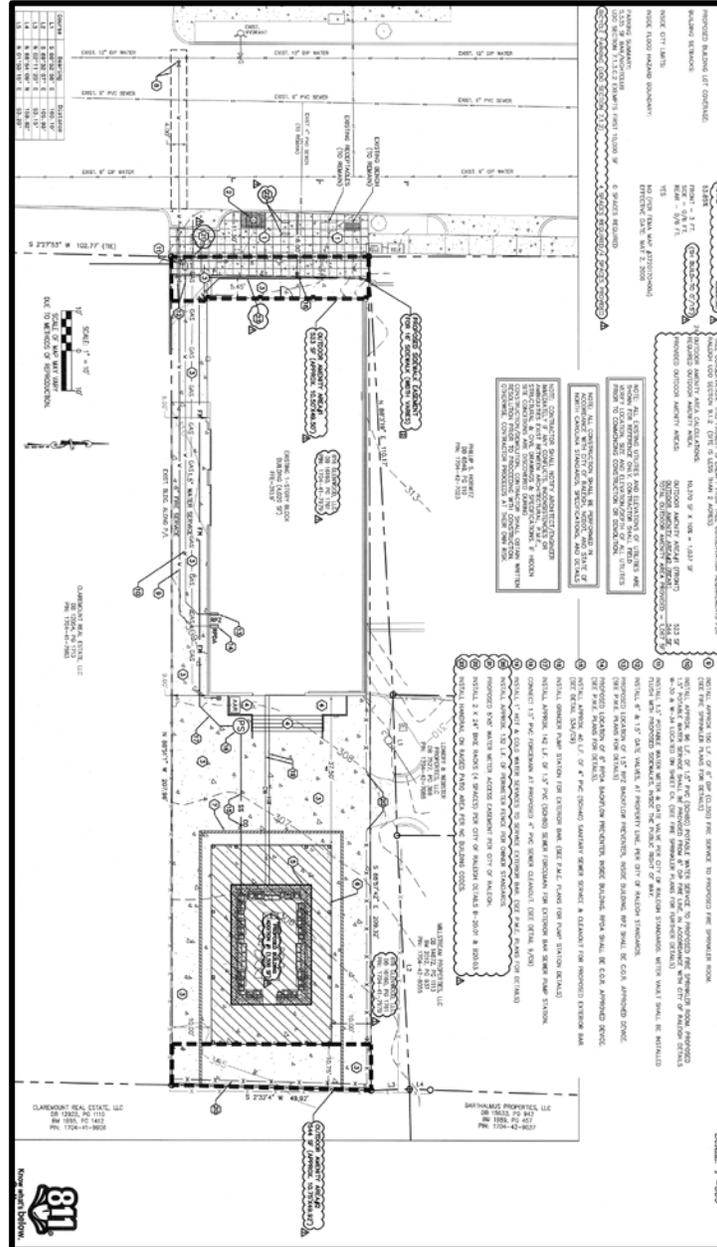
CAC: Hillsborough

Request: Development of a .24 acre tract zoned DX-5-SH, including a change of use of the existing 4,020 square foot, 16' tall general building type with retail use to a general building type Bar/Nightclub/Tavern/Lounge use. Also included is a 1,500 square foot, 10' tall accessory structure to the rear of the existing building.

Cross-Reference: NA



SR-25-16 Location Map



SR-25-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	DX-5-SH	2.1 , 3.1
Overlay District:	NA	5.1
Parking:	No vehicle parking is required for this nonresidential use under 10,000 square feet. 4 bicycle spaces are required and proposed (2 bicycle racks).	7.1.2
Street Type(s):	Main Street	8.4
Streetscape:	Main Street	8.5
Setbacks/Frontage:	Shopfront Frontage requires 0'/15' min./max. build-to. Existing building meets these standards. Side = 0', Rear = 0'	3.4 , 3.2 , 2.2
Neighborhood Transitions:	N/A. No adjacent residential zoning.	3.5
Transitional Protective Yards:	N/A. Not required for this use.	7.2.4
Stormwater:	Project is exercising the exemption to Stormwater Management requirements as afforded by UDO 9.2.2.A.2 per TC-6-15. Site is less than 0.5 acres and was recorded prior to May 1, 2001.	9.2
Tree Conservation:	This site is less than two acres in size and therefore exempt from Article 9.1, Tree Conservation.	9.1
Variances, Design Adjustments, Administrative Alternates:	A Design Adjustment has been approved by the Public Works Director to not require right-of-way dedication for Glenwood Avenue.	
Other:	Site complies with transparency and outdoor amenity requirements of 3.2.5.	



Public Works Design Adjustment – Staff Response

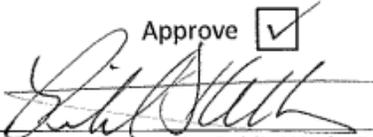
Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt 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.

Project	Project Name	616 Glenwood Ave.	Date Completed Application Received	6/10/2016
	Case Number	SR-25-2016	Transaction Number	467087

Staff Response/Recommendation	Staff supports this request as this project is in the Glenwood South area and precedence has been set for not requiring additional right of way in this area. Also, the required 16' wide sidewalk and streetscape are being provided.		
	Staff Member	Daniel G. King, PE	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny


6/24/16

Richard L. Kelly, Interim Public Works Director Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
-------------------------	--

Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov



Planning & Development

**Public Works
Transportation Field Services**
One Exchange Plaza
Suite 300
Raleigh, NC 27602
www.raleighnc.gov

Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of 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 Sections 8.3.6 and 8.4.1.E of the UDO.

Project	Project Name 616 Glenwood Avenue	
	Case Number <i>SR-25-2016</i>	Transaction Number <i>467087</i>
Owner	Name 616 Glenwood Avenue, LLC.	
	Address 409 Ridgecrest Drive	City Chapel Hill
	State North Carolina	Zip Code 27514
Applicant	Name Gary J. McCabe	Firm Red Line Engineering, P.C.
	Address 3305-109 Durham Drive	City Raleigh
	State NC	Zip Code 27603

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

Design Adjustment Request	Code Section Referenced Sections 8.5.1.A.3 & 8.4.5.D
	Justification According to the latest version of the City of Raleigh Street Plan, Glenwood Avenue is to be constructed to a "Main Street, Parallel Parking" roadway section. Section 8.4.5.D of the UDO indicates that a Main Street, Parallel Parking shall have a 73' right of way, 41' BOC to BOC road width, 6' planted strip, 10' sidewalk (min.), etc. Glenwood Avenue in this location currently has 66' of right of way with a 43.25' BOC to BOC road width. Staff has previously determined that the right of way and road section of this area of Glenwood Ave. South is adequate, especially due to the existing building locations. However, it should be noted that the existing roadway section exceeds the requirements of a Main Street with Parallel Parking and currently provides adequate on-street parallel parking in this area. As such, we are requesting a Design Adjustment in accordance with Sections 8.5.1.A.3 & 8.3.6.E.2 of the UDO. Sections 8.5.1.A.3 & 8.3.6.E.2 both allow for an Administrative Design Adjustment when the existing buildings would impede expansion of a street. Thank you for your time and consideration. (Please see the enclosed plans)

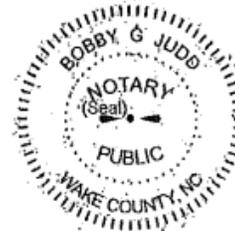
*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

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

[Signature] _____ Date *3/29/16*

In witness whereof, the parties signed have executed this document on this date.

[Signature] _____ Date *3/29/2016*



OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of building permits:

1. That a tree impact permit is obtained from the Urban Forester;
 2. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on Glenwood Avenue is paid to the Public Works Department;
 3. That the City of Raleigh approve a public sidewalk easement for the portion of the public sidewalk along Glenwood Avenue located within private property;
 4. That an encroachment agreement for bicycle racks located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way as indicated on the preliminary plan shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner.
-

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Kenneth Bowen (L. Barber)

Date: 7-11-16

Staff Coordinator:

Justin Rametta

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 6/7/16, submitted by Red Line Engineering.

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: 7-11-2019

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.