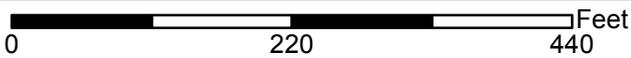


WEST SOUTH STREET SELF-STORAGE CENTER SR-42-2016



Zoning: **DX-5-UL**
CAC: **Central**
Drainage Basin: **Rocky Branch**
Acreage: **1.14**
Units/Lots sq. ft.: **123,152**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Freddie Braswell**





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-42-16 / West South Street Storage Facility

General Location: This site is located on the south side of West Lenoir Street and north side of West South Street, between South West Street and South Dawson Street, inside the city limits.

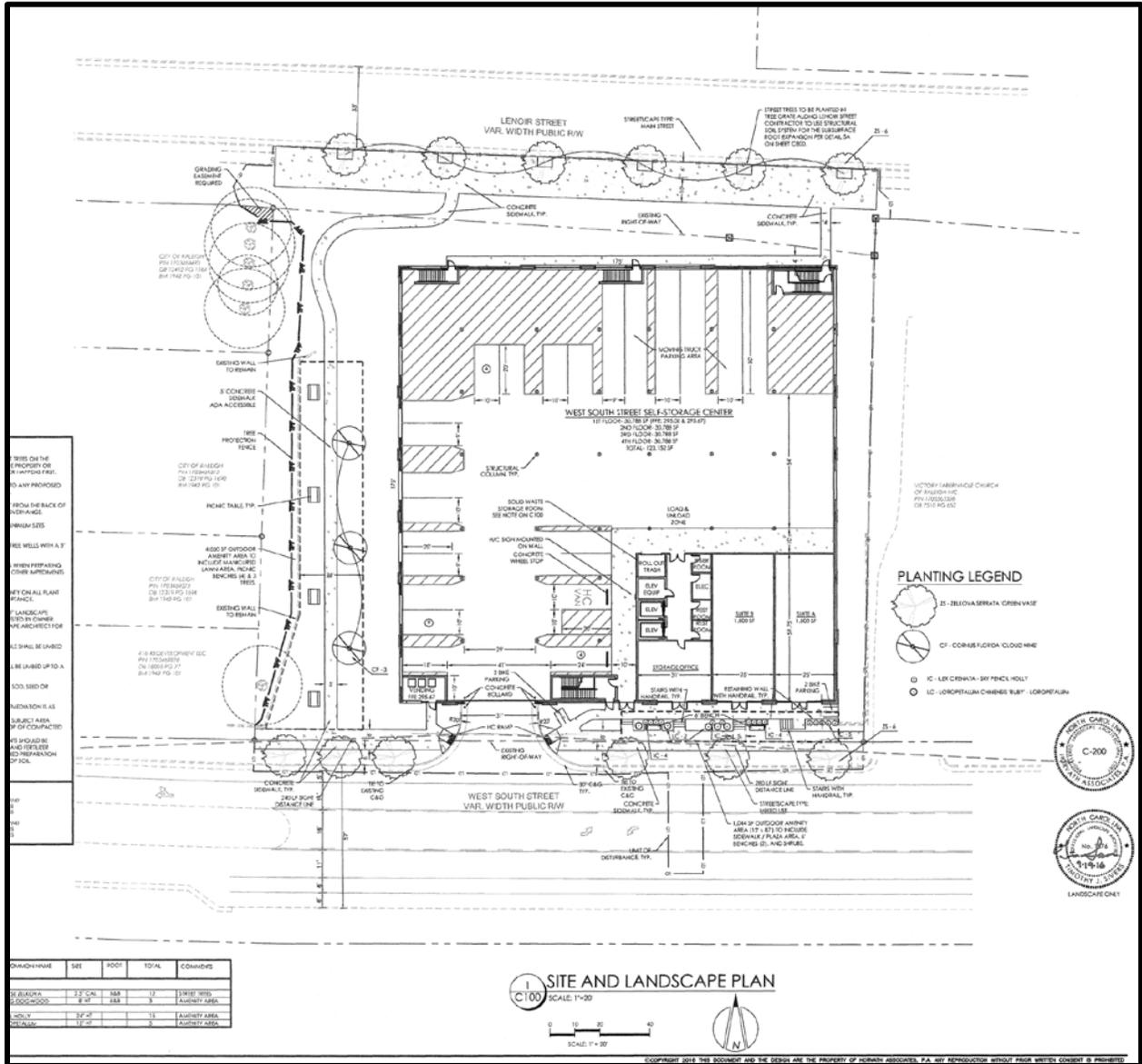
CAC: Central

Request: Development of a 1.14 acre tract zoned DX-5-UL into a 123,152 square foot, 55 tall building with self-service storage (706 units) and retail (3,000 square feet) uses (general building type).

Cross-Reference: N/A



SR-42-16 Location Map



SR-42-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	Downtown Mixed Use with 5 story height limit and Urban Limited Frontage (DX-5-UL).	2.1 , 3.1
Overlay District:	N/A	5.1
Parking:	No spaces for the 3,000 square feet of retail per Section 7.1.3.A.1.d. One space per 100 storage units required per Section 7.1.2.C. Seven spaces required, seventeen provided. Minimum of four bicycle spaces required and provided.	7.1.2
Street Type(s):	W South Street: Avenue 3-Lane, Parallel Parking. W Lenoir Street: Main Street, Parallel Parking. Design Adjustment approved to not require right-of-way dedication on either street (see attached).	8.4
Streetscape:	W South Street: Mixed Use (8' sidewalk, 6' tree lawn) W Lenoir Street: Main Street (16' sidewalk including 6' planting area with tree grates)	8.5
Setbacks/Frontage:	The Urban Limited Frontage requires a primary street build-to with building placement between 0' and 20' for 50% of the lot's frontage. This requirement is met on both street frontages. Side setbacks of 0' or 6' are met.	3.4 , 3.2 , 2.2
Neighborhood Transitions:	N/A. Not required for this development. There are no adjacent residentially zoned parcels.	3.5
Transitional Protective Yards:	N/A. Not required for this use.	7.2.4
Stormwater:	Site is proposing compliance with stormwater regulations through a reduction in impervious surfaces which is an exemption granted under 9.2.2.A (7).The reduction in impervious is 657 square feet.	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: Design Adjustment for relief from right-of-way dedication. See attached and Street Type section, above.

Other: 10% outdoor amenity area required and provided. 3.2.5
Preliminary elevations show compliance with minimum 20% transparency.

OFFICIAL ACTION: Approval with conditions

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 issuance of building permits:

2. That a demolition permit be issued for the existing building;
3. 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 W South Street and W Lenoir Street is paid to the Public Works Department;
4. That a public sidewalk deed of easement for those portions of the proposed 8' width sidewalk along West South Street to be constructed outside the right-of-way as shown on the preliminary plan is approved by the City, recorded in the Wake County Registry, and a copy returned to the City;
5. That a tree impact permit is obtained.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Bower) Date: 9-27-16

Staff Coordinator: Justin Rametta

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 9/19/16, submitted by Horvath Associates.

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: 9-27-2019

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.



Development Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Development Services Director may consult with the heads of other City departments regarding the review of the request. The Development Services 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 410 West South Street Storage	Date Completed Application Received: 8/5/2016
	Case Number: SR-42-16	Transaction Number: 476538

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Eng. Services:	Daniel G. King, PE <i>[Signature]</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:

Because this development falls within the boundary of the original William Christmas Plan staff supports the request not to dedicate right-of-way on South or Lenoir Streets.

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

Authorized Signature

Date

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

CONDITIONS FOR APPROVAL	
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Appeal of the decision from the Development Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).



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.

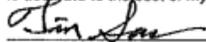
Project	Project Name 410 WEST SOUTH STREET STORAGE	
	Case Number SR-42-16	Transaction Number 476538
Owner	Name EQUATOR CAPITAL MANAGEMENT C/O DYLAN ELKIND	
	Address 45 MAIN STREET, SUITE 502	City BROOKLYN
	State NY Zip Code 11201	Phone 212-810-6246
Applicant	Name TIM SIVERS Firm HORVATH ASSOCIATES, PA	
	Address 16 CONSULTANT PLACE, SUITE 201 City DURHAM	
	State NC Zip Code 27707	Phone 919-490-4990

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

Design Adjustment Request	Code Section Referenced 8.5.2
	Justification This Design Adjustment for right-of-way width is required since this project will not be dedicating right-of-way for South Street or Lenoir Street. The existing variable width right-of-way meets the site needs. In addition, this site is located within the original Christmas boundary. Please reference the Site Plan, specifically sheet C100 which indicated the layout of the site.

*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.

 _____ 7-12-16
Owner/Owner's Representative Signature Date

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

 _____ 7/12/16
Notary Signature Date

