



# Certified City Council Decision

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 516-2626  
www.raleighnc.gov

**Case File / Name:** SP-81-09 / Harrington Street Substation

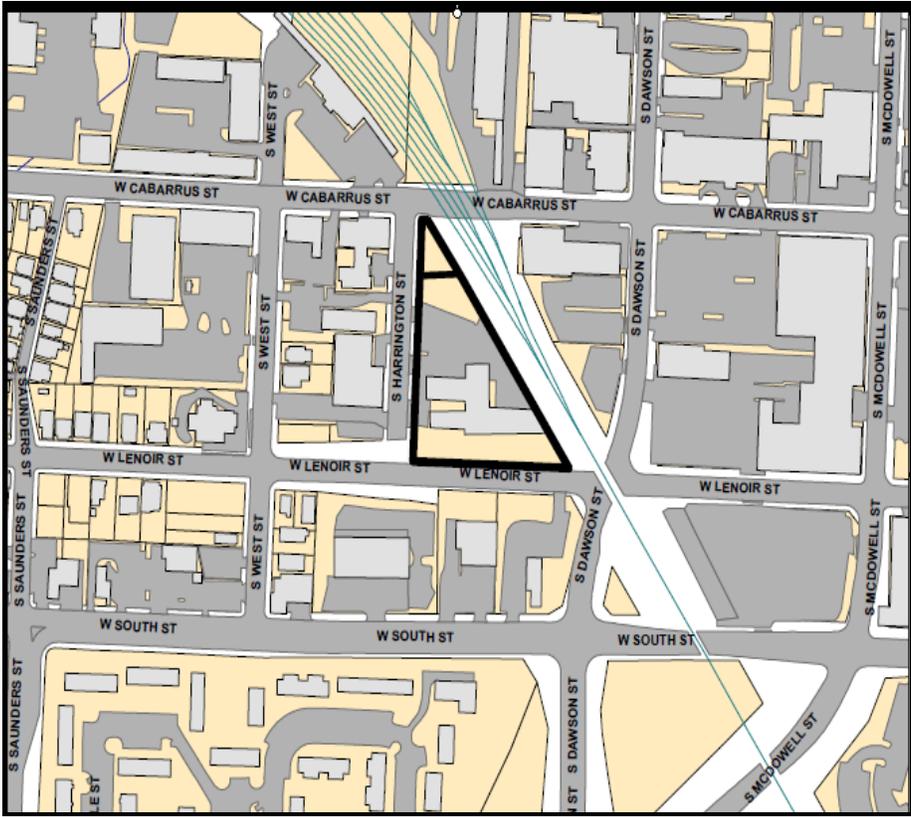
**General Location:** This site is located at the intersection of Harrington St. and Cabarrus St.

**Owner:** Progress Energy Carolinas, Inc.  
**Designer:** Cline Design

**CAC:** Central

**Nature of Case:** A proposal to construct an 115KV substation containing a 455 square foot building with an approximately 85' tall transmission monopole on a site zoned Industrial-2 and Downtown Overlay District.

**Key Issues:** The applicant is requesting a variance from the West Lenoir Street right-of-way requirement of 1/2 of 80-feet for a minor thoroughfare per the Comprehensive Plan.



Vicinity Map



**SUBJECT: SP-81-09 / Harrington Street Substation**

**OFFICIAL ACTION: Approval with conditions**

**CONDITIONS OF APPROVAL: Attached**

**FINDINGS:** The Planning Commission finds that this request, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10-2051, 10-2047 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2/17/10, owned by Progress Energy, submitted by Cline Design.

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**Case History:** Presented to the Planning Commission on 24 MAR 2010. This plan was presented evidentiary 6 APR at City Council.

**Footnote:** This plan met the code section 10-2132.2 as it is a use greater than 10,000 square feet within the Downtown Overlay District.

**To CC:** 6 APR 2010

**City Council Status:** Evidentiary Hearing approved 6 April 2010  
Minutes approved at 20 April

**Staff Coordinator:** James Marapoti



## Final conditions of approval

### CONDITIONS OF APPROVAL:

#### City Council Actions:

- (1) That the City Council finds that this site plan meets the eight standards for site plan approval, code section 10-2132.2(d);
- (2) That the City Council in accordance with Code Section 10-3004 approves the variance request of right of way dedication on Lenoir Street as required in section 3.1 of the *Streets, Sidewalks, and Driveway Access Handbook*;

#### Administrative Actions:

##### ***Prior to issuance of building permits in the Inspections Department:***

- (3) That a recombination map be recorded in the Wake County registry, recombining the 2 existing lots into a single tract;
- (4) That a demolition permit be issued by the Inspections Department and this building permit number be shown on all maps for recording;
- (5) That an application for an encroachment agreement for landscaping located within the public right-of-way, as indicated on the preliminary plan, is 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 that the encroachment agreement is to be recorded with the Wake County Register of Deeds;
- (6) That the City Attorney approve a public sidewalk easement deed for any portion of the public sidewalk along Harrington, Lenoir and Cabarrus streets located within private property;
- (7) That the final design for the public pedestrian stairway between South Harrington Street and West Lenoir Street, as noted in the preliminary site plan, be shown on construction plans and approved by the Public Works Department;
- (8) That a security (letter of credit) in the amount of 1.5 times the cost of improvements (sidewalk and stairway) be provided to the Public Works Department for all public improvements;
- (9) That a tree permit is obtained from the Urban Forester for landscaping within the public r/w;