STONE'S WAREHOUSE COMMERICAL BUILDING SR-72-2017







Zoning: IX-3-UL-CU

CAC: South Central Drainage Basin: Walnut Creek

Acreage: **0.38** Sq. Ft.: **16,413** Planner: Justin Rametta Phone: (919) 996-2665

Applicant: Mary Conley Phone: (919) 821-2775





Administrative Approval Action

City of Raleigh **Development Services Department** One Exchange Plaza Raleigh, NC 27602 (919) 996-2495 DS.help@raleighnc.gov www.raleighnc.gov

Case File / Name: SR-72-17, Stone's Warehouse Commercial Grocery AA# 3699

LOCATION: This site is located at 419 S East Street between Davie Street and Cabarrus

Street.

REQUEST: Development of a .38 acre tract zoned IX-3-UL-CU (Z-25-14) into a 42' tall and

16,413 square foot Mixed Use building type containing retail, restaurant, and

office uses. This tract was approved with subdivision case S-12-16.

DESIGN

ADJUSTMENT(S)/

ALTERNATES, ETC: Variances A-97-16 and A-98-16 approved by the Board of Adjustment for relief

from transition yard landscaping requirements.

FINDINGS: City Administration finds that this request, with the below conditions of approval

being met, conforms to the Unified Development Ordinance. This approval is

based on a preliminary plan submitted by Clearscapes.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals with Note:

the exception of final plats.

PRIOR TO ISSUANCE OF BUILDING PERMITS:

GENERAL

1. Next Step: Comply with all conditions of Z-25-14.

Next Step: Any applicable site permits shall be obtained through the concurrent review process.

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 reapproval 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: 11-8-2020

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.



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I hereby certify this administrative decision.

Signed:(Planning Dir./Designee)

Staff Coordinator: Justin Rametta

THIS PARCEL IS PART OF A LARGER DEVELOPMENT PLAN THAT WAS APPROVED IN SUBDIVISION PLAN SUBMITTAL S-12-16, CONCURRENT PLAN SUBMITTAL S-12-16 (#481037), AND SITE PLAN SUBMITTAL SR-23-15 (#457350). THE DEVELOPMENT PLAN INCLUDES SHARED OPEN SPACE, SHARED STORMWATER, AND SHARED DRIVEWAY/PARKING/TRASH FACILITIES. THESE FACILITIES HAVE ALREADY BEEN APPROVED AND ARE UNDER CONSTRUCTION. THIS SUBMITTAL INCLUDES THE BUILDING AND LIMITED PAVING BETWEEN THE BUILDING AND THE APPROVED FACILITIES.

STONE'S WAREHOUSE COMMERCIAL GROCERY BUILDING (TRANSFER COMPANY) **DEVELOPMENT NAME:**

STREET ADDRESS: 419 SOUTH EAST STREET

WAKE COUNTY PROPERTY IDENTIFICATION NUMBER: 1703971003 **ZONING DISTRICT:** IX-3-UL-CU .38 TOTAL SITE ACRES:

EXISTING USE: VACANT

PROPOSED USE: MIXED USE - GROCERY, RETAIL, RESTAURANT, OFFICE, EVENT SPACE PROPOSED OFF-STREET PARKING: MASTER PLAN INCLUDES 51 SPACES (INCLUDING 3 H.C.). THIS INCLUDES:

> (34) SPACES FOR EXISTING BUILDING (17) SPACES FOR NEW BUILDING

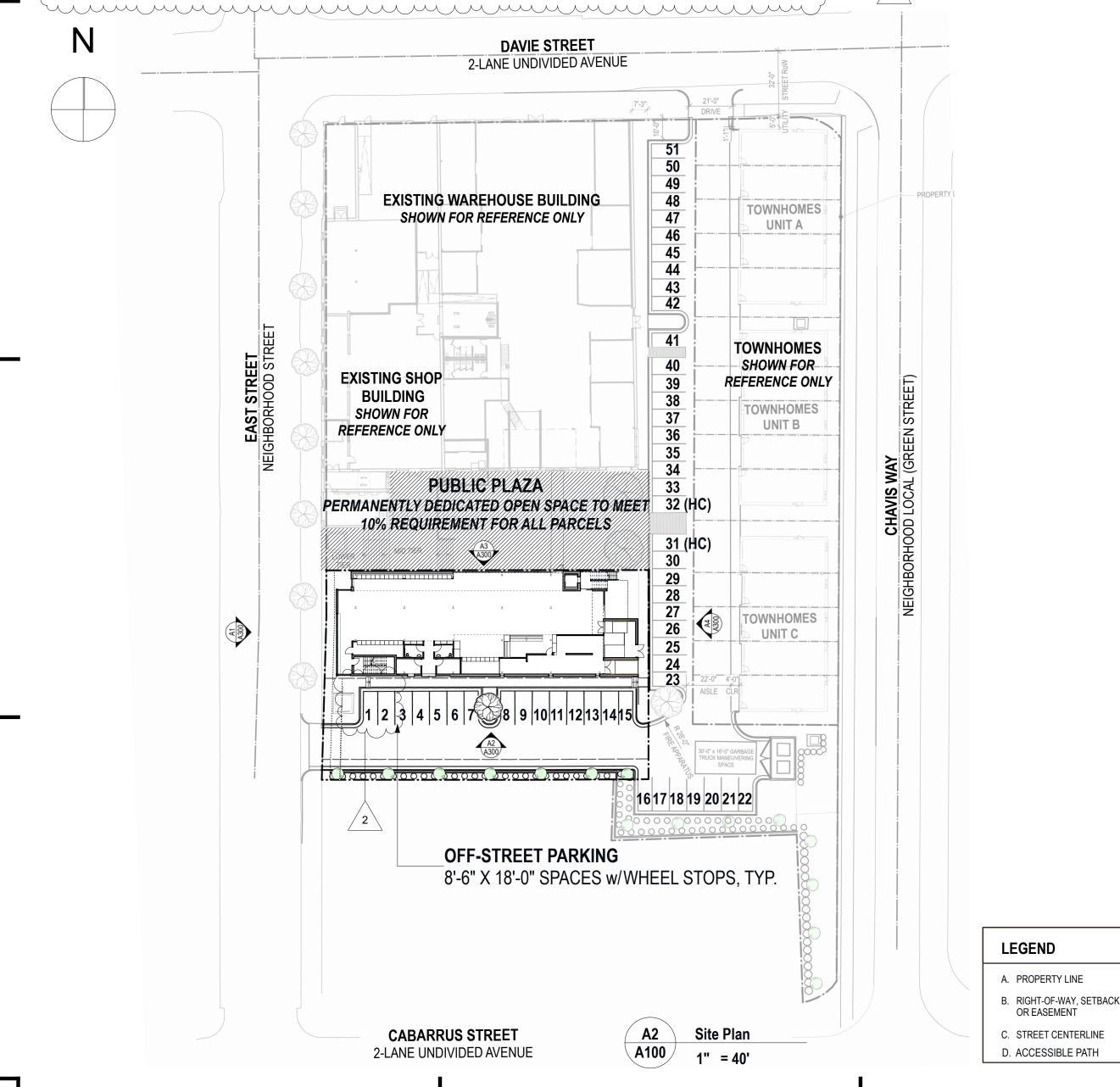
PROVIDED PARKING EXCEEDS REQUIREMENTS BASED ON URBAN LIMITED

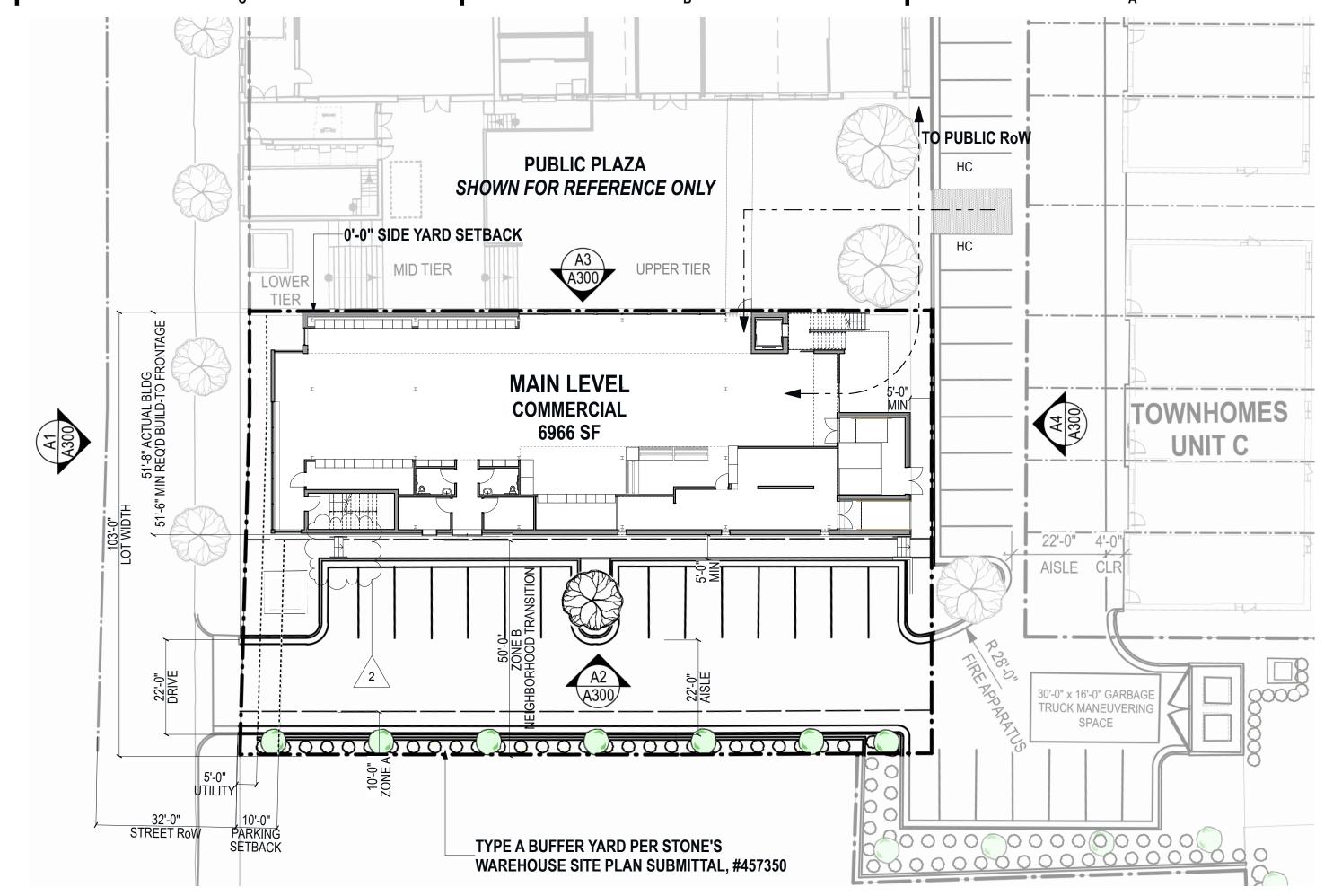
MODIFICATIONS PER UDO SEC 7.1.3 FOR URBAN FRONTAGE:

16,413.5 SF - 10,000 SF EXEMPT = 6,413.5 SF @ 1/500 SF REQUIRED = 13 SPACES

NOTES

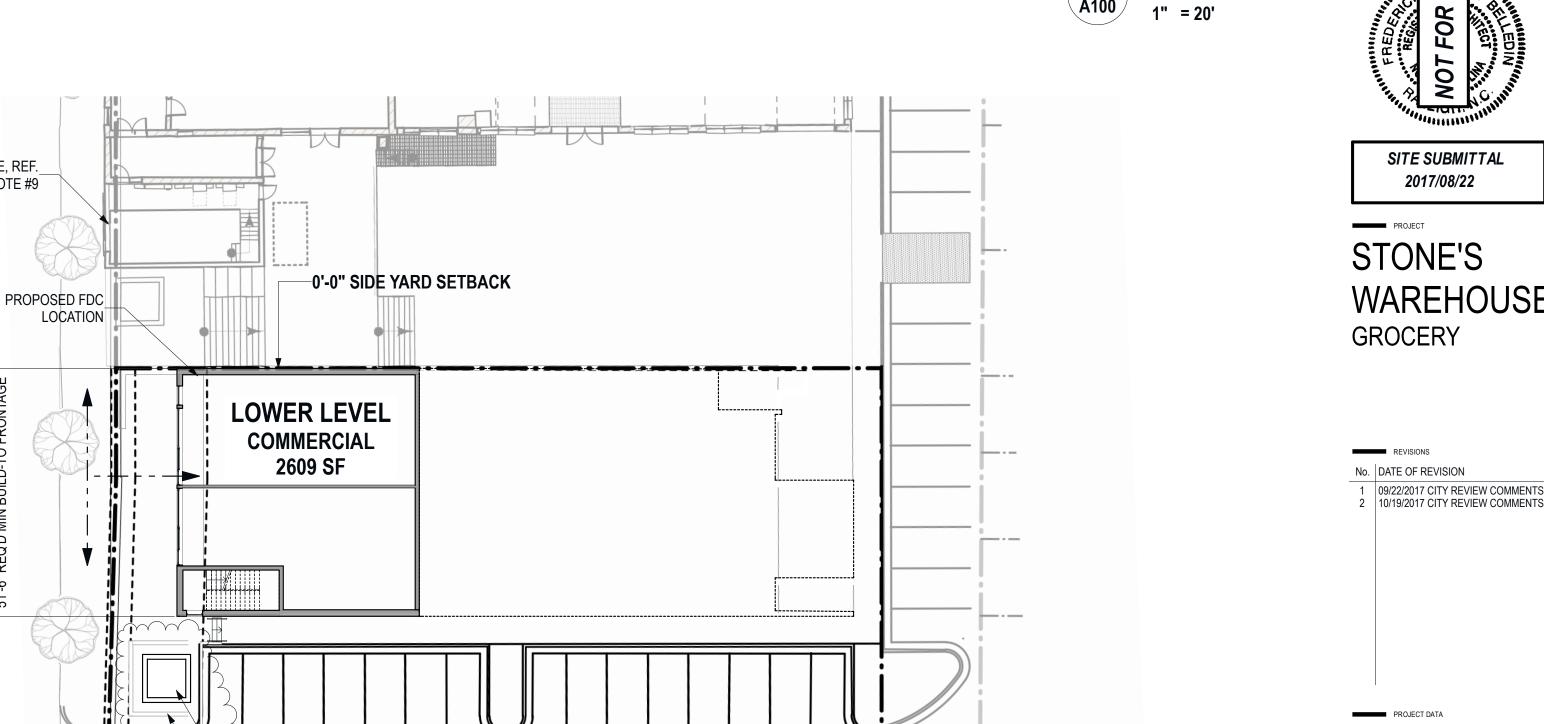
- THIS SITE WAS APPROVED FOR A REZONING ON OCTOBER 7, 2015, Z-25-14.
- THIS SITE HAS A VARIANCE BY THE BOARD OF ADJUSTMENT FOR THE PROTECTIVE YARD ALONG THE SOUTH PROPERTY LINE.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, PROPERTY LINE, OR OUTSIDE OF BUILDING FOOTPRINT, UNLESS OTHERWISE NOTED
- NO SIGHT TRIANGLE OBSTRUCTION OR PARTIAL OBSTRUCTION SUCH AS A WALL, FENCE, FOLIAGE, BERMING, PARKED VEHICLES, OR SIGN, BETWEEN CURBING EXISTS, SHALL BE PLACED WITHIN A SIGNT TRIANGLE OF A PUBLIC STREET, PRIVATE STREET, OR DRIVEWAY CONTAINED EITHER ON THE PROPERTY OR ON AN ADJOINING PROPERTY
- ALL PROPOSED ASPHALT/CONCRETE TO MEET EXISTING FLUSH.
- RAMP TYPE DRIVEWAY DETAIL FOR THE INSTALLATION OF A CURB CUT/DRIVEWAY ACCESS TO THE PARKING AREA OFF EAST STREET
- ALL EXISTING POWER POLES TO REMAIN ALONG EAST STREET
- LONG TERM BICYCLE PARKING PROVIDED AT NEW COMMERCIAL BUILDING. SHORT TERM BIKE PARKING WILL BE PROVIDED WILL BE PROVIDED IN THE PLAZA AREA.
- PLANTING PER CITY OF RALEIGH PLANTING REQUIREMENTS, AS OUTLINED IN STONE'S WAREHOUSE ADMINISTRATIVE SITE SUBMITTAL, INCLUDING VEHICLE SURFACE AREA
 - TREES, STREET TREES, AND NEIGHBORHOOD TRANSITION/TRANSITIONAL PROTECTIVE YARD.
- THẾ PROPOSED TRANSFORMER SHALL BE LOCATED AND SCREENED IN ACCORDANCE WITH SECTION 7.2.5.E.





STREET TREE, REF.

NOTE #9



PROPOSED COMMERCIAL TRANSFORMER

LOCATION (SIZE TBD). REF. NOTE #10. LANDSCAPE SCREENING. REF. NOTE #10.

FRONTAGE

311-200 W. Martin Street | Raleigh, NC 27601

Civil Engineer:

6570 Tryon Road Cary, NC 27518

MEP Engineer: Sigma Engineered Solutions 2100 Gateway Center Blvd.

Morrisville, NC 27650 919.840.9300

Structural Engineer:

Lysaght & Associates 120 St. Mary's Street Raleigh, NC 27605

919.836.4800

MAIN LEVEL

LOWER LEVEL

A1

SITE SUBMITTAL 2017/08/22

STONE'S WAREHOUSE

No. DATE OF REVISION 1 09/22/2017 CITY REVIEW COMMENTS

DRAWN: MC/DC CHECKED:

SITE PLAN

311-200 W. Martin Street Raleigh, NC 27601 MAX HEIGHT, DISTRICT -3 - LOW-E STOREFRONT GLAZING 919.821.2775 www.clearscapes.com STEEL-FRAMED CANOPY - FIXED SKYLIGHT TOP OF RIDGE GUTTER + (47'-0" ABV AVG FRONT GRADE) DOWNSPOUT ROOF LOW-E - STOREFRONT Civil Engineer: GLAZING CALYX UPPER LEVEL 6570 Tryon Road METAL PANEL BALCONY Cary, NC 27518 WALL SYSTEM 919.836.4800 PROPOSED BRICK FDC LOCATION MEP Engineer: Sigma Engineered Solutions 2100 Gateway Center Blvd. AVE GRADE Morrisville, NC 27650 919.840.9300 LOW-E STOREFRONT PLAZA, LOWER TIER CONCRETE STAIR -WAREHOUSE & SHOP BUILDING GLAZING + ENTRY Structural Engineer: PROPOSED COMMERCIAL TRANSFORMER LOCATION REFERENCE ONLY REFERENCE ONLY **NEW COMMERCIAL BUILDING** Lysaght & Associates W/ LANDSCAPE SCREENING. REF. NOTE #10, A100. 120 St. Mary's Street Raleigh, NC 27605 919.833.0495 **WEST ELEVATION** SCALE: 1/16" = 1'-0" PRE-FINISHED METAL ROOF MAX HEIGHT, DISTRICT -3 GUTTER + DOWNSPOUT FIXED SKYLIGHT LOW-E-STOREFRONT-GLAZING TOP OF RIDGE (47'-0" ABV AVG FRONT GRADE) - METAL PANEL WALL SYSTEM +25'-0" ROOF 28'-0" +15'-0" **BLANK** UPPER LEVEL WALL AREA 🗖 - LOW-E STOREFRONT GLAZING 22'-0" BLANK BLANK BLANK MAIN LEVEL الم WALL AREA WALL AREA WALL AREA -6'-3", **AVE GRADE** METAL PANEL LOWER LEVEL **NEW COMMERCIAL BUILDING DRIVE AISLE/PARKING TOWNHOMES** REFERENCE ONLY REFERENCE ONLY - PARTIAL LOWER LEVEL SHOWN DASHED - CONCRETE STAIR - METAL EGRESS DOOR **SOUTH ELEVATION** SCALE: 1/16" = 1'-0" LOW-E STOREFRONT GLAZING — METAL PANEL WALL SYSTEM -MAX HEIGHT, DISTRICT -3 BRICK ELEVATOR SHAFT PRE-FINISHED METAL ROOF -UPPER LEVEL GUTTER + BALCONY DOWNSPOUT SITE SUBMITTAL +35'-7^{1/2}" 2017/08/22 TOP OF RIDGE (47'-0" ABV AVG FRONT GRADE) EXTERIOR STAIR +25'-0" ROOF STONE'S WAREHOUSE UPPER LEVEL **GROCERY** MAIN LEVEL PARTIAL LOWER LEVEL LOW-E STOREFRONT -6'-3" AVE GRADE SHOWN DASHED ENTRY DOORS, GLAZING + OVERHEAD DOORS DRIVE AISLE/PARKING **TOWNHOMES** No. DATE OF REVISION REFERENCE ONLY REFERENCE ONLY **NEW COMMERCIAL BUILDING** LOW-E STOREFRONT GLAZING -LOWER LEVEL 1 09/22/2017 CITY REVIEW COMMENTS 2 10/19/2017 CITY REVIEW COMMENTS **WEST ELEVATION - ENLARGED NORTH ELEVATION** SCALE: 1/16" = 1'-0" PRE-FINISHED METAL ROOF - LOW-E STOREFRONT GLAZING - UPPER LEVEL ENTRY MAX HEIGHT, DISTRICT -3 FUTURE INDUSTRIAL ARTIFACT BRICK ELEVATOR IN PLAZA SHAFT TOP OF RIDGE (47'-0" ABV AVG FRONT GRADE) UPPER LEVEL 2017/08/22 BALCONY DRAWN: MC/DC CHECKED: +15'-0", GUTTER + DOWNSPOUT -UPPER LEVEL METAL PANEL WALL SYSTEM **ELEVATIONS** PAINTED CEMENTITIOUS PANEL ±0" MAIN LEVEL LOW-E KITCHEN ENTRY -– Storefront ackslash— EXTERIOR STAIR RECEIVING ENTRY GLAZING + ENTRY **EAST ELEVATION** BICYCLE PARKING (LONG TERM) PLAZA, UPPER TIER WAREHOUSE & SHOP BUILDING SCALE: 1/16" = 1'-0" **NEW COMMERCIAL BUILDING** REFERENCE ONLY REFERENCE ONLY

FUTURE INDUSTRIAL ARTIFACT

IN PLAZA

BRICK ELEVATOR

SHAFT

PRE-FINISHED METAL ROOF

TOP OF RIDGE ABV AVERAGE FRONT GRADE AREA OF UPPER LEVEL TRANSPARENCY CALCULATION ╚╶╤╶╧╵╧╶╤╶╤ AREA OF MAIN LEVEL TRANSPARENCY CALCULATION BLANK WALL ၂၀ AREA AREA OF LOWER LEVEL TRANSPARENCY CALCULATION PROPOSED TRANSFORMER LOCATION W/ LANDSCAPE SCREENING. REF. NOTE #10, A100

TRANSPARENCY @ S EAST STREET (REF. A5/A300 - WEST ELEVATION - ENLARGED) CALCULATION OF REQUIRED TRANSPARENCY PER UDO SEC. 3.2.6, ZONED IX-.

A5

SCALE: 1/8" = 1'-0"

LOWER LEVEL

1. TOTAL AREA OF S EAST STREET FACADE BETWEEN 0' AND 12' ABV ADJACENT SIDEWALK = 620 SF 2. TOTAL AREA OF TRANSPARENCY BETWEEN 0' AND 12' = 326 SF (52% TOTAL AREA);

MORE THAN 50% OF THE TRANSPARENCY IS BETWEEN 3' AND 8' 3. EXCEEDS REQUIRED TRANSPARENCY FOR MIXED USE BUILDINGS AND URBAN FRONTAGE PARKING EXEMPTION (50% MIN) (UDO SEC 3.2.6 AND SEC 7.1.3.C4)

MAIN LEVEL

1. TOTAL AREA OF S EAST STREET FACADE BETWEEN 12' AND 26'-6" ABV ADJACENT SIDEWALK = 744.33 SF

2. TOTAL AREA OF TRANSPARENCY BETWEEN 12' AND 26'-6" = 387.66 SF (52% TOTAL AREA) 3. EXCEEDS REQUIRED TRANSPARENCY FOR MIXED USE BUILDINGS (20% MIN)

UPPER LEVEL

1. TOTAL AREA OF S EAST STREET FACAD BETWEEN 26'-6" AND 47'-1 1/2" (TOP OF RIDGE) ABV ADJACENT SIDEWALK = 812 SF

2. TOTAL AREA OF TRANSPARENCY BETWEEN 26'-6" AND 47'-1 1/2" = 588 SF (72% TOTAL AREA) 3. EXCEEDS REQUIRED TRANSPARENCY FOR MIXED USE BUILDINGS (20% MIN)

AVERAGE GRADE LINE

CALCULATION PER UDO SEC. 1.5.7.A.4 GRADE AT FRONT WALL PLANE = -11'-6"

GRADE AT REAR WALL PLANE = -1'-0"

AVERAGE GRADE = -6'-3" (6'-9" ABV LOWER LEVEL)

AVERAGE FRONT GRADE (ALONG S EAST ST) GRADE AT NORTH WALL PLANE = -10'-9"

GRADE AT SOUTH WALL PLANE = -12'-0"

AVERAGE FRONT GRADE = -11'-4 1/2" (1'-7 1/2" ABV LOWER LEVEL)