Certified Action
of the City of Raleigh Planning Commission

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

Case File / Name: **SP-109-07 / Value Place Hotel**

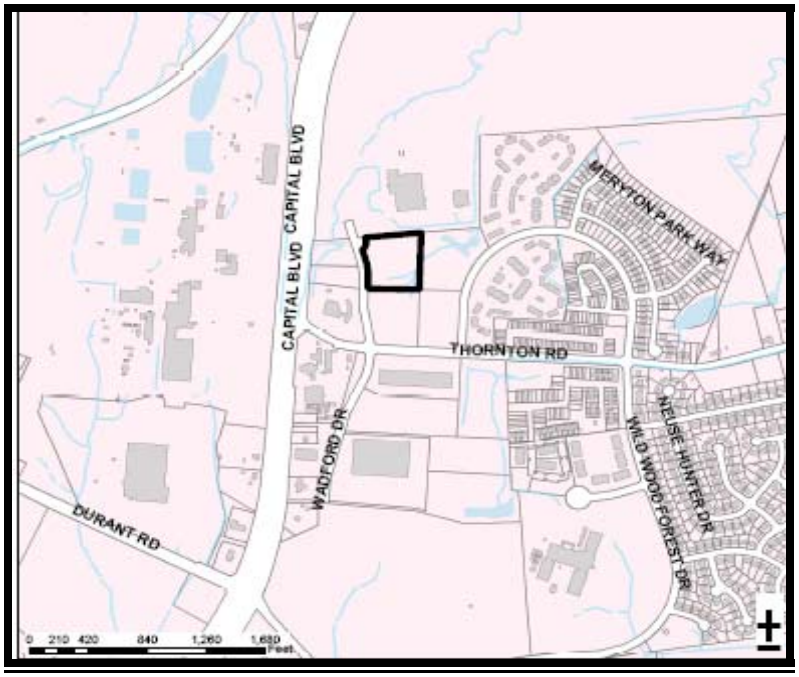
General Location: This site is located on the east side of Wadford Drive, northeast of its intersection with Thornton Road and Capital Blvd, inside the City Limits.

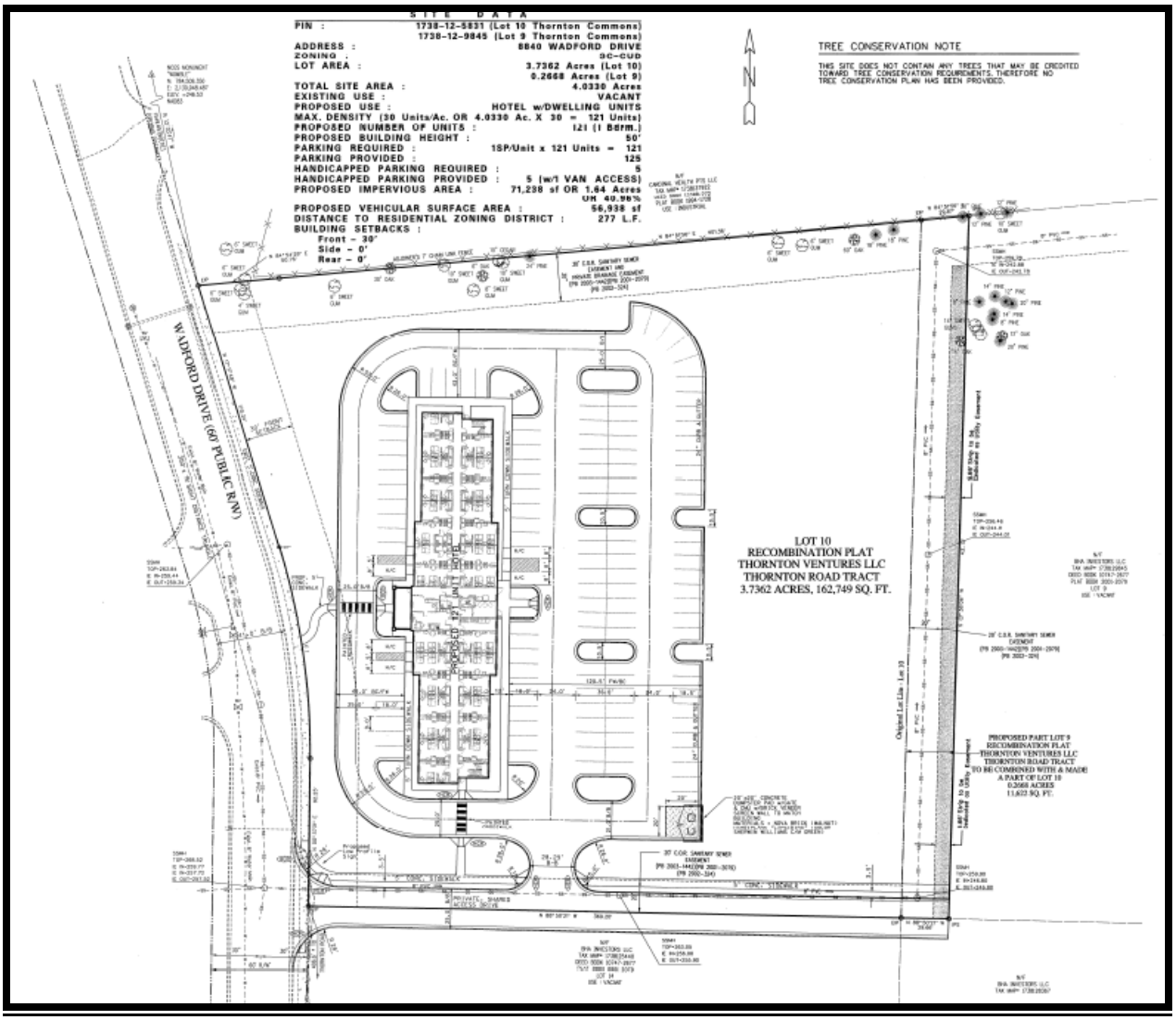
Planning District / CAC: Northeast / Northeast

Nature of Case: Construction of a 42,984 square foot hotel with 121 rooms (1-bedroom efficiency dwelling units) on 4.04-acres zoned Shopping Center-CUD. This site is located within 400 feet of a residential use or zone and exceeds a residential density of 15 units to the acre and exceeds 25,000 square feet in size.

Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

Contact: Bass, Nixon & Kennedy





SP-109-07 / Value Place Hotel

SUBJECT:	SP-109-07/ Value Place Hotel
CROSS-REFERENCE:	Z-30-99, Z-34-07, S-19-00 & SP-25-03
LOCATION:	This site is located on the east side of Wadford Drive, northeast of its intersection with Thornton Road and Capital Blvd, inside the City Limits.
REQUEST:	Construct a 42,984 square foot hotel with 121 rooms (1-bedroom efficiency units) on a 4.04 acre site (Lot 10 BOM 2001 PG 2079) zoned Shopping Center-CUD. This site is located within 400 feet of a residential use, approximately 277', or zone and exceeds a residential density of 15 units to the acre and exceeds 25,000 square feet in size. The residential density is 29.9 units the acre.
OFFICIAL ACTION:	**Approval with conditions**
CONDITIONS OF APPROVAL:	**As noted on the Staff Report, attached**
FINDINGS:	The Planning Commission finds that this request, with the conditions of approval being met, conforms to Chapter 2, Part 10, Sections 10-2041, 10-2045 and 10-2132.2, Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated 11/01/07, owned by Value Place Real Estate Services, LLC, submitted by Bass, Nixon & Kennedy.
To PC:	March 25, 2008
Case History:	
Staff Coordinator:	Jacque Baker
Motion:	Chambliss
Second:	Haq
In Favor:	Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Haq, Harris Edmisten, Mullins, Smith
Opposed:	
Excused:	Holt

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.) (PC Chair)



date: 3/27/08



date: 3/27/08

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Administrative Actions:

Prior to issuance of a land disturbing permit for the site or issuance of any building permit in the Inspections Department, whichever event shall first occur:

(1) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Conservation Engineer in compliance with Part 10 Chapter 9, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings, whichever event comes first;

(2) That as the developer has chosen to offset all or a portion of nitrogen export load limitations by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP), in accordance with nitrogen reduction requirements of Section 10-9022(c), this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Conservation Engineer;

(3) That as stormwater control facilities are to be shared among lots 8, 9, 10 and 14 of BOM 2001 PG 2079, the City Attorney shall approve a drainage easement in accordance with City Code Sections 10-5007(c) and 10-9027(b). The drainage easement shall authorize the City of Raleigh to impose an assessment on the lots for any maintenance repair replacement undertaken by the City in accordance with the Stormwater Replacement Easement and Access Maintenance Agreement and Replacement Contribution contract required by condition of approval number 5 below of the shared stormwater control facilities;

(4) That as stormwater control facilities are to be shared among lots 8, 9, 10 and 14 of BOM 2001 PG 2079, the City's three party form "Stormwater Replacement Easement and Access Maintenance Agreement and Replacement Contribution" (Installment or Lump Sum payment version) (the Stormwater Agreement) shall be completed and executed by the lot owners and the property owners' association and given to the City of Raleigh Attorney for signature of the City Manger. Following the signatures of the City, the developer shall record the Stormwater Agreement with the local county Register of Deeds. A recorded copy of the Stormwater Agreement shall be given to the Stormwater Engineer in the Public Works Department within (14) days of plat recording . No building permit will be issued until a recorded copy of both the Stormwater Agreement and the Drainage Easement are provided to the Site Review Specialist in the Inspection Department;

Prior to issuance of building permits in the Inspections Department:

(5) That cross access agreements between lots 8, 9, 10 and 14 are prepared and recorded, and a recorded copy is returned to the Planning Department within 14-days of recording. If a recorded copy of this cross access agreement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(6) That a final detailed landscape plan showing: street yards in accordance with 10-2082.5 and condition # 3 of Z-34-07 along Wadford Drive and in the off-site landscape easement required by condition number 8 below, screening of the detention pond in accordance with 10-2082.13 and plantings of vehicular surface areas in accordance with 10-2082.6 be submitted/stamped and approved by the Site Review Specialist in the Inspection Department and a stamped approved copy is placed on file in the Planning Department;

(7) That a revised preliminary plan be submitted to the Planning Department showing streetscape yard plantings within the off-site landscape easement required by condition number 8, below;

(8) That the City Attorney approve an 15' off-site landscape easement deed for the off-site easement located on the property to the south (Lot 14 BOM 2001 PG 2079) owned by BHA Investors, LLC PIN # 1738-12-5440 (Deed Book 10747 Page 2677), and that the easement deed is recorded with the local County Register of Deeds Office. A recorded copy of the easement deed must be provided to the Planning Department within 14 days from authorization of lot recording. If a recorded copy of the documents are not provided to the Planning Department within this 14 day period, further recordings and building permit issuance may be withheld; and

(9) That any ground signage be limited per condition #5 of Z-34-07 stating "That ground signs shall be limited to low-profile" design and comply with the approved sign criteria on file in the Inspections Department; and

(10) That the proposed plan complies with the approved unity of development on file in the Planning Department for Thornton Road subdivision, S-19-00.

ZONING:

ZONING DISTRICTS: Z-34-07. Ordinance N0 (2007) 305 ZC 610, Z-34-07; effective 10/2/2007.

1. Right-of-way reimbursement shall be provided at the existing zoning, Residential-4.

2. The following uses, otherwise permitted, shall be prohibited in the SC District:
   a. Emergency Shelter Type A and Emergency Shelter Type B;
   b. Cemetery;
   c. Landfill (debris from on-site);
   d. Adult establishments;
   e. Airfield, land strip, heliport;
   f. Kennel/cattery;
   g. All “Retail sales” in Raleigh City Code Section 10-2071; and,
   h. Car washes.

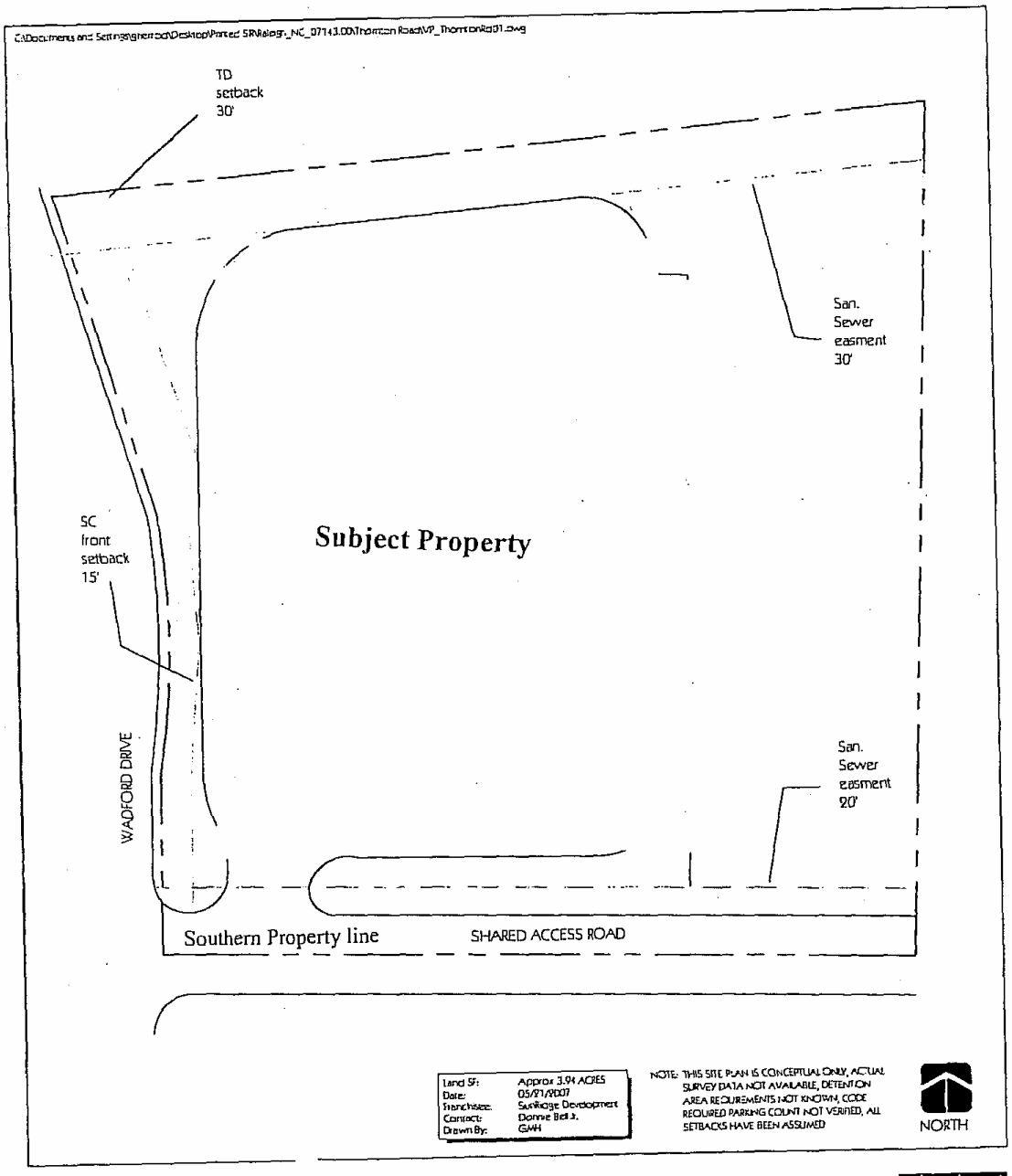
3. The quantity of street yard landscape planting along all public rights-of-way shall be increased by 50% of the requirements described in Code Section 10-2082.5, Raleigh City Code.

4. Cross-access shall be provided to adjacent properties by installation of a street with sidewalk on at least one side beginning at the southwest intersection of the subject property and Wadford Road and continuing with the center line along the southernmost property line of the subject property, generally as shown on the attached Exhibit A.

5. Ground signs shall be limited to low-profile.

Exhibit A

Pg 2 of 2



Road Location Exhibit

SCALE = 1/64 " = 1'

HOWARD & HELMER
architects p a
7400 west 110th suite 650 overland park, ks 66210 913 451 0015

sheet
02
project #: 07143.00

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 67', rear yard = 288', front / rear aggregate = 355', side yard = 78' and 91', side yard aggregate = 169'. The proposed building height is 50'.

PARKING: Off-street parking conforms to minimum requirements: 121 spaces required, based on (1) one parking space per 1-bedroom dwelling unit. 125 spaces are provided.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 and condition number 3 of Z-34-07 is shown. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. Screening of the detention pond in conformity with 10-2082.13 is shown. This is a medium impact use under Section 10-2082.9. Transitional protective yards are not required. All surrounding property is zoned SC-CUD and its use is governed by an approved concept plan approved in accordance with SP-25-03 and tied to conditions per Z-30-99.

TREE CONSERVATION: Site does not have to comply with the tree conservation ordinance. All existing trees are located within an existing City of Raleigh sanitary sewer easement as shown on the existing conditions plan sheet

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of .024 and lot coverage of 7.0%.Parking and building lot coverage is 40.96%.

PHASING: There is 1 phase in this development.

UNITY OF DEVELOPMENT: Unity of development and sign criteria is required in this development and has been approved. Z-34-07 condition # 5 states "ground signs shall be limited to low-profile "

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: All required dedication of right-of-way and construction exist along Wadford Drive.

TRANSIT: No transit facilities are required by the transit plan or shown on this proposal.

URBAN FORM: This site is located in the Northeast Planning District within the Capital Boulevard Corridor Plan specifically recommends retail uses for this site. The subject property also falls within a recommended employment area.

APPEARANCE COMMISSION: The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

Comment	Response
Increase the width of the landscaped area and sidewalk along the east side of building.	Width has been increased.
Reduce the width and reconfigure the shape of the stormwater facility to a more natural, curvilinear design, thereby softening the rectilinear form of the building and parking area, and allowing needed larger planting space for proposed parking area trees and/or the creation of outside amenity areas (e.g., picnic table site).	The stormwater facility has been revised to show a smaller, less rectilinear form.
Given the rear door is likely to be used by patrons the most (being located off the main parking lot), provide it with greater architectural emphasis (prominent canopy/awning, double doors, etc.).	Awning has been added over the rear entrance door of the building.
Insure all wall-mounted lighting is of full-cutoff design.	Wall-mounted lighting will be of full cutoff design.
Add a direct sidewalk and striped crosswalk link from the building to the access drive (south of building).	A direct sidewalk and stripped crosswalk connection from the building to the shared access has been shown.
Given the proximity of the dumpster enclosure to the street, add shrub screen plantings around it.	Additional shrub plantings have been added for dumpster enclosure screening.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.

PUBLIC UTILITIES: City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Refuse collection will be provided by means of a private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.

CIRCULATION: Existing street improvements conform to normal City construction standards; Wadford Drive is a 41' b/b on a 60' right-of-way.

PEDESTRIAN: Existing sidewalk locations conform to City regulations. A sidewalk is required along both sides of Wadford Drive.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. This is a shared stormwater dry detention pond among lots 8, 9, 10 and 14 as recorded in Book of Maps 2001 Page 2079. This shared stormwater facility will be located on lot 10.

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund [10-9022(c)].

A "Stormwater Replacement Easement and Access Maintenance Agreement and Replacement Contribution" (Installment or Lump Sum payment version form, as required by Section 10-9027(c), shall be completed between the lot owners, the property owners' association and the City, recorded, and returned to the Conservation Engineer within 14 days of recording.

A drainage easement approved by the City Attorney shall provide for the maintenance, repair and replacement of the shared stormwater control facility.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

OTHER REGULATIONS: Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.