



# Administrative Approval Action

Case File / Name: ASR-SR-29-2019  
HOME2 CRABTREE

City of Raleigh  
Development Services Department  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 996-2492  
currentplanning@raleighnc.gov  
www.raleighnc.gov

**LOCATION:** This site is located on the north side of Glenwood Avenue, south of Century Drive at 2101 Century Drive.

**REQUEST:** Development of a 4.5 acre tract zoned OP-12 and SHOD-2 into a 76,025 square foot/ 120 room proposed new hotel building development on the same site as an existing 176 room hotel. This proposed new hotel building is associated with a newly proposed subdivision plan, SUB-S-42-2018-Century Drive Subdivision, which establishes two new lots, New Lot 1 (2.55 acres) and New Lot 2 (1.91 acres) with right-of-way dedication totaling .04 acres/1,742 sf. There is an existing hotel on New Lot 1 and this proposed hotel will be constructed on New Lot 2.

BOARD OF ADJUSTMENT (Case A-31-19): A variance was granted for the site by the BOA on April 8, 2019, for 0.06 acre reduction from the minimum lot size required for a hotel development set forth in Section 6.4.6.D.2 of the UDO. The BOA also approved a variance for a 0.35 parking space reduction for the minimum number of required parking spaces for the existing 176 room hotel building on Lot 1 and the new 130 room hotel proposed on Lot 2, per Section 7.1.2 of the UDO, totaling 199 parking spaces for the 306 rooms on both sites.

**DESIGN ADJUSTMENT(S)/ ALTERNATES, ETC:** N/A

**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 dated September 6, 2019 by MCADAMS.

## **CONDITIONS OF APPROVAL and NEXT STEPS:**

*This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:*

**SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

**The following items are required prior to approval of Site Permitting Review plans:**

### **General**

1. Provide Seasonal Highwater Table for Stormwater Treatment Device. Must be greater than 2' below the bottom of the device.
2. A flood proofing plan in accordance with FEMA floodproofing standards shall be submitted.
3. A recorded plat for the subdivision plan, "Century Drive Subdivision" SUB-S-42-2018, is approved & recorded at the Wake County Register of Deeds prior to the mylar signature or approval of the Site Permit Review (SPR) plans set.



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4. Conditions to A-31-19 are complied with & shown on the SPR plans (Site Permit Review).
5. The transparency table sf & calculations, for the second floor surface area, as shown on the North elevation on sheet AP004, are re-calculated & the calculation totals for the "% required" and "provided" are also revised on the SPR plans.
6. All parking islands dimensional requirements are labeled and shown on the Site Permit Review (SPR) plans & show compliance with Sec.7.1.7.D.2.
7. All proposed new lighting comply with Sec.7.4 of the UDO and a detail illustration showing compliance is included with the Site Permit Review (SPR) plans set.

## Engineering

8. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.

## Stormwater

9. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).
10. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).
11. A 100-year floodplain analysis shall be submitted and approved by the Engineering Services Department prior to the issuance of any grading or site permit (UDO 9.3).
12. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).

## Urban Forestry

13. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

**LEGAL DOCUMENTS** - Email to [legaldocumentreview@raleighnc.gov](mailto:legaldocumentreview@raleighnc.gov). Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

<input checked="" type="checkbox"/>	Utility Placement Easement Required
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<input checked="" type="checkbox"/>	Slope Easement Required
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**RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

***The following items must be approved prior to recording the plat:***



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## Engineering

1. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
2. A fee-in-lieu for 1' in sidewalk width across the entire frontage is paid to the City of Raleigh (UDO 8.1.10).
3. A public infrastructure surety is provided to the City of Raleigh Development Services – Development Engineering program (UDO 8.1.3).
4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.

**BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

***The following items must be approved prior to the issuance of building permits:***

## General

1. Comply with all conditions of A-31-19.

## Public Utilities

2. A plat must be recorded at the Wake County Register of Deeds office for subdivision and all water line utility easement dedications.
3. A plat must be recorded at the Wake County Register of Deeds office for all utility easement dedications.

## Stormwater

4. The City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office (UDO 9.2.2.G).
5. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).

## Urban Forestry



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6. A tree impact permit must be obtained for the approved streetscape tree installation in the right of way. This development proposes 7 street trees along Century Drive.

*The following are required prior to issuance of building occupancy permit:*

### General

1. All street lights and street signs required as part of the development approval are installed.

**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:** October 30, 2022

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.

I hereby certify this administrative decision.

Signed: \_\_\_\_\_ Date: 10/30/2019

*Jermont Purifoy*  
Development Services Dir/Designee

Staff Coordinator: Jermont Purifoy