



Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

Case File / Name: S-11-2010 University Towers Subdivision

General Location: On the North West quadrant of Hillsborough Street, Dan Allen Drive and Friendly Drive, inside the city limits.

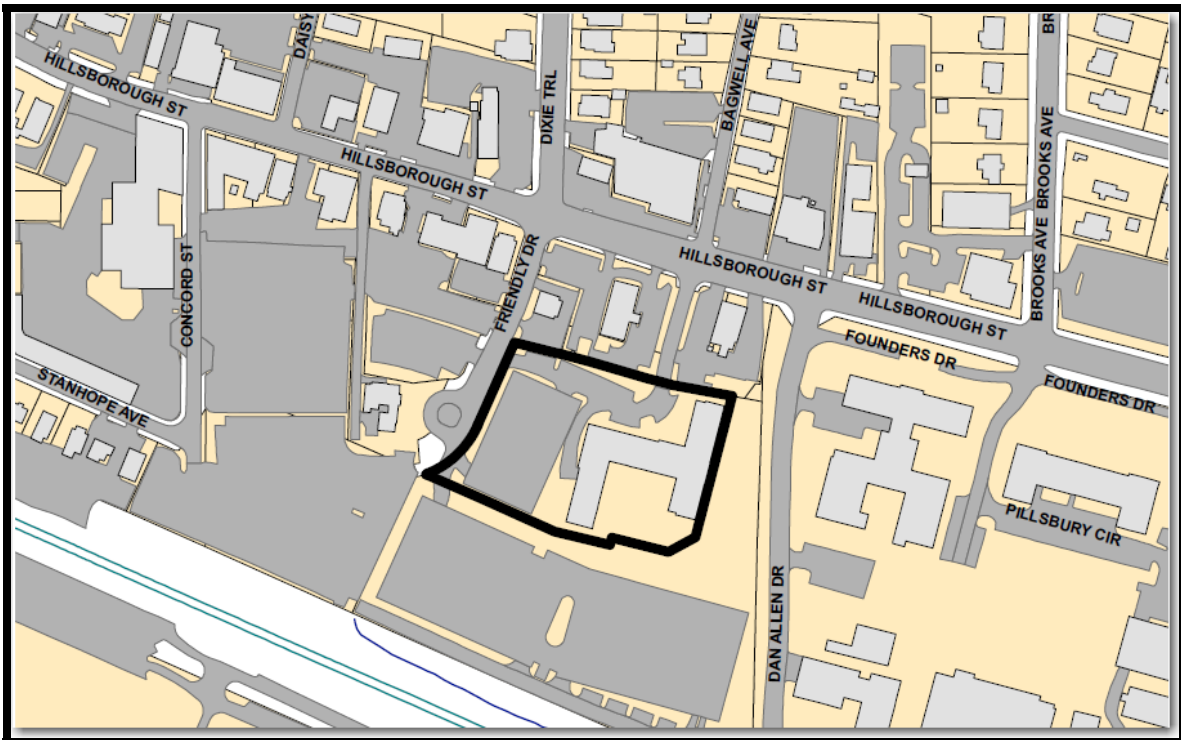
Property owner: University Towers Raleigh, LLC / M.E. Valentine
Designer: The Site Group

CAC: Wade

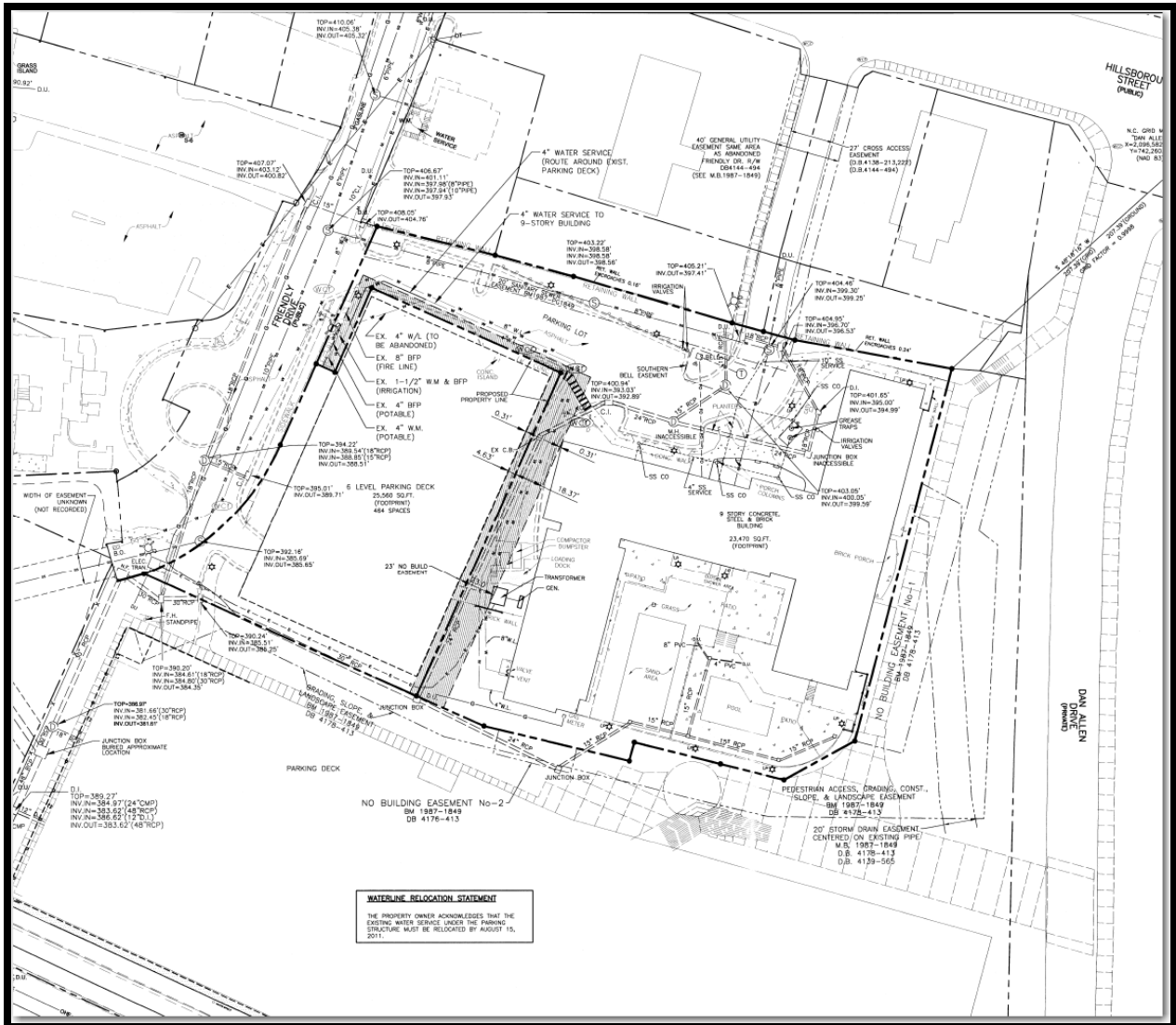
Nature of Case: The subdivision of a 2.48 acre parcel, zoned Office and Institution -2, into two parcels.

Contact: The Site Group / Ed Sconfienza

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



S-11-2010 / University Towers Subdivision – Site Location Map



S-11-2010 / University Towers Subdivision – Preliminary Subdivision Plan

- SUBJECT:** S-11-10 University Towers Subdivision
- CROSS-REFERENCE:** PA-1-87, PA-109-88, S-29-87, S-87-87 & SP-17-10 University Towers Amendment
- LOCATION:** This site is located on the On the North West quadrant of Hillsborough Street, Dan Allen Drive and Friendly Drive, inside the city limits.
- REQUEST:** This request is to approve the subdivision of a 2.48 acre parcel, zoned Office and Institution -2, into two parcels.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: As noted on the Staff Report, attached

FINDINGS: The Planning Commission finds that this request conforms to Chapter 2, Part 10, Sections 10-2036, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated September 22, 2010, owned by University Towers Raleigh, LLC, submitted by The Site Group.

ADDITIONAL NOTES: The setbacks associated with the existing development on the proposed 2 lots were approved as part of the preliminary site plan case SP-17-10 / University Towers Amendment which was approved by the Planning Commission on October 12, 2010. The appeal period for that approval ran out on October 31, 2010, without any appeals being filed.

VARIANCES / ALTERNATES: N/A



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL:

Administrative Actions:

Prior to operating any facility located on either lot associated with this subdivision after August 15, 2011:

- (1) The applicants must relocate the existing water line as shown on the preliminary site plan;

Prior to Planning Department authorization to record lots:

- (2) That the no build easements as approved by the City Attorneys office be recorded and a copy provided to the Planning Department;
 - (3) That a note is placed on the plat stating that the maximum allowable impervious surface for parcel #2 is 27,476 square feet unless a shared stormwater control facility is constructed;
 - (4) That a note is placed on the plat stating that the existing impervious surface for parcel #1 52,306 square feet.
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I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Hodge) Date: 11/8/2010

Staff Coordinator: Eric Hodge, AICP

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

ZONING:

ZONING DISTRICTS: Office and Institution-2.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: Tree conservation areas are not required per the Forestry Specialist, due to the amount of existing infrastructure covering the critical root zones of the trees meeting the size and location requirements to be used for tree conservation areas, the critical root zones can not be protected and there will not be any tree conservation required on this site.

UNITY OF DEVELOPMENT: Unity of development and sign criteria are not required in this development.
PHASING: There is no phasing plan associated with this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way or construction of streets is required by the Thoroughfare and Collector Street Plan.

TRANSIT: No transit-oriented features of this site are incorporated into the proposed plan as there is a transit stop at the adjacent parcel to the north along Hillsborough Street. This site is presently served by the existing transit system.

URBAN FORM: This site is located in the Wade Planning District.

- Policy LU 4.5 Connectivity

New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

HISTORIC / DISTRICTS: The existing building is not a designated Historic Structure. This site is not located in or adjacent to a designated Historic District.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** There are no minimum lot sizes or dimensions in this zoning district.
- BLOCK LAYOUT:** The existing street layout conforms to City Code, providing for efficient circulation of traffic within the entire area. No new streets are proposed within this development.
- 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. The owner University Towers Raleigh, LLC will relocate the existing water line, as shown on the preliminary plan, prior to August 15, 2011.
- SOLID WASTE:** Refuse disposal will be by private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.
- CIRCULATION:** There are no proposed street improvements associated with this subdivision and existing street infrastructure conforms to normal City construction standards.
- PEDESTRIAN:** Existing sidewalk locations conform to City regulations.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** No new impervious is proposed. As S-11-10 University Towers Subdivision, creates a lot (parcel #2) less than 1 acre in size, the maximum allowable impervious for parcel #2 is 27,476 square feet unless a shared stormwater control facility is constructed. The existing impervious for parcel #1 is 52,306 square feet. This information will be shown on the recorded subdivision map.
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** No new street names are required for this development.
- 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.

SUNSET DATES: If significant lot recording has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: 11/8/2013
Record at least ½ of the land area approved.

5-Year Sunset Date: 11/8/2015
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.