



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-24-10 / Hollyridge Subdivision

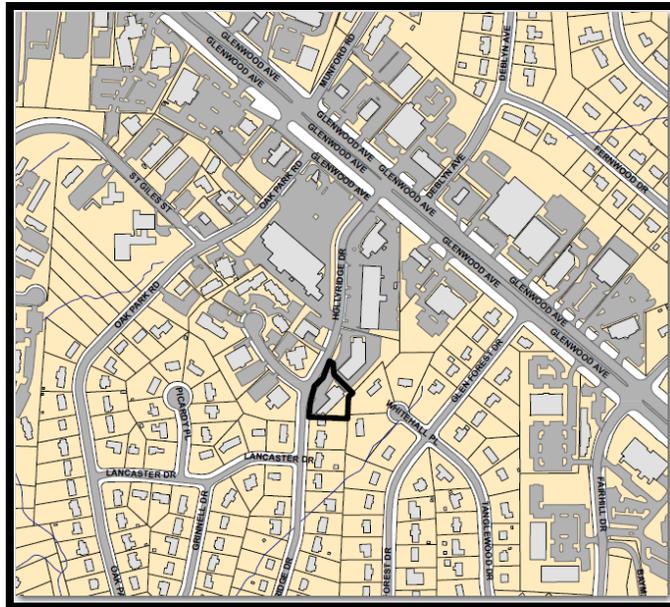
General Location: This site is located on the east side of Hollyridge Drive, south of its intersection with Glenwood Avenue, inside the City Limits.

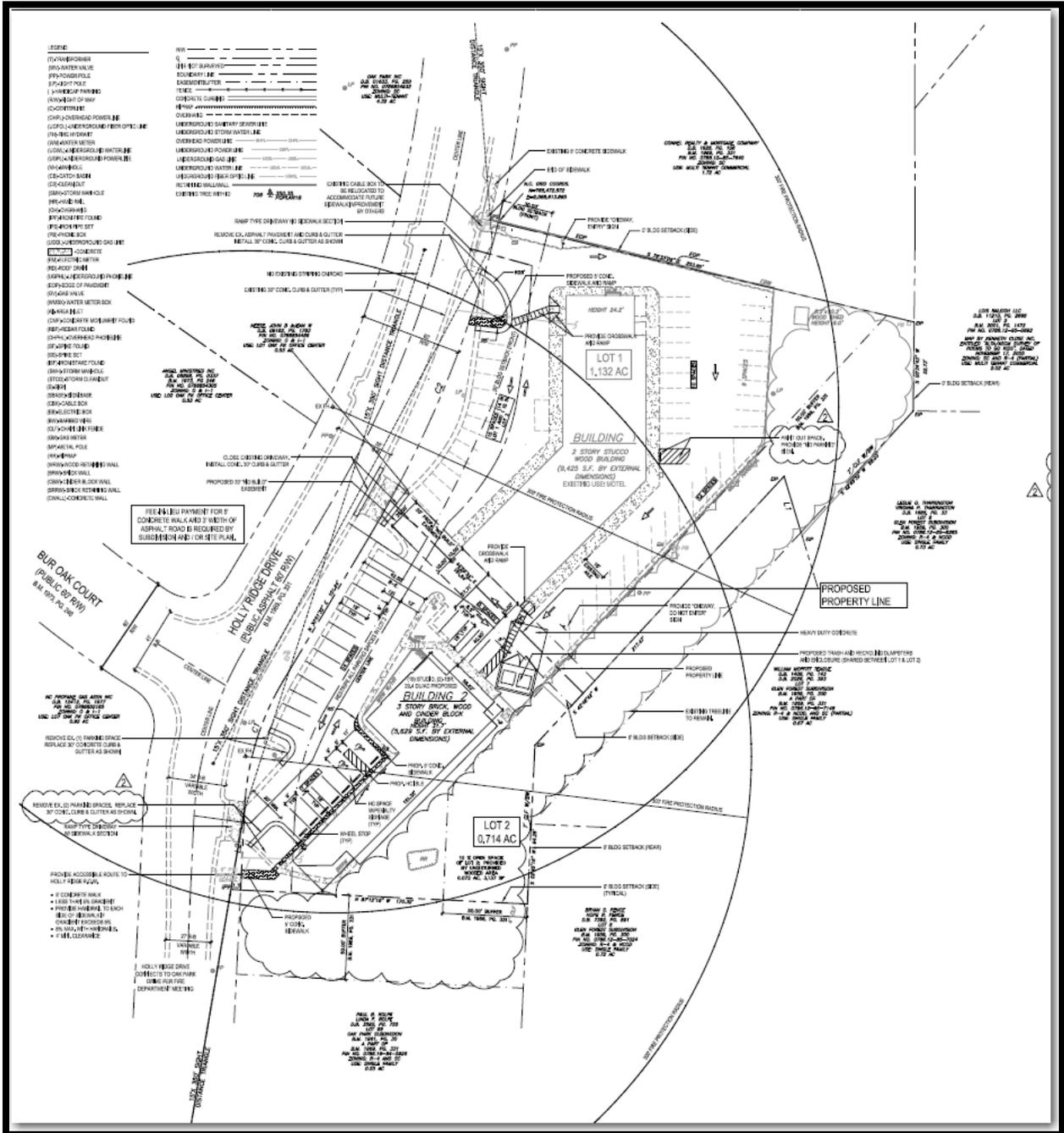
Owner: Holly Ridge LLC/ Carolantic Realty
Designer: JDavis Architects

CAC: Northwest

Nature of Case: Subdivision to divide the existing 1.85 acre lot into two parcels with existing structures proposed for conversion. The site is zoned Shopping Center. Parcel #1 will be 1.132 acres with a 45 room existing hotel and 50 surface parking spaces. Parcel #2 will be .714 acres and is the site of a proposed apartment complex with 31 surface parking spaces that is a conversion of the existing hotel to an apartment complex with approximately 30 dwelling units per acre was approved by Planning Commission on 12/14/10.

Contact: JDavis Architects





S-24-10 Subdivision plan

SUBJECT:
CROSS-
REFERENCE: SP-34-10

LOCATION: This site is located on the east side of Hollyridge Drive, south of its intersection with Glenwood Avenue, inside the City Limits.

REQUEST: Subdivision to divide the existing 1.85 acre lot into two parcels with existing structures proposed for conversion. The site is zoned Shopping Center. Parcel #1 will be 1.132 acres with a 45 room existing hotel and 50 surface parking spaces. Parcel #2 will be .714 acres and is the site of a proposed apartment complex with 31 surface parking spaces that is a conversion of the existing hotel to an apartment complex with approximately 30 dwelling units per acre was approved by Planning Commission on 12/14/10.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to Planning Department authorization to record lots:

- (1) That a fee-in-lieu of construction for ½ of a 41' b/b street section along Hollyridge Drive in an amount determined by the City Engineer, is paid to the Public Works Department;
- (2) That a 20-foot permanent slope easement on Hollyridge Drive be dedicated prior to or in conjunction with the recording of any map;
- (3) That a fee-in-lieu of construction for ½ of a 5' sidewalk along Hollyridge Drive in an amount determined by the City Engineer, is paid in the Public Works Department;
- (4) That cross-parking agreements between lot 1 and lot 2 are recorded in accordance with Raleigh City Code and are returned to the Planning Department within 14 - days of recording. If a copy of the recorded documents are not returned within 14-days, further plat recording will be withheld and no building permits will be issued on any lot;
- (5) That a private agreement between lot 1 and lot 2 for the shared dumpster shall be recorded in accordance with Raleigh City Code and are returned to the Planning Department within 14-days of recording. If a copy of the recorded documents are not returned within 14-days, further plat recording will be withheld and no building permits will be issued on any lot;
- (6) That a final detailed landscape plan showing street yards and vehicular surface area in accordance with 10-2082.5 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;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Smithell Pitt (Chapman) Date: 1-20-11

Staff Coordinator: Jacque Baker

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

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2041 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 11/16/10, owned by Holly Ridge LLC, submitted by JDavis Architects.

ZONING:

**ZONING
DISTRICTS:**

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

TREE

CONSERVATION: This site is less than 2 acres size, thus tree conservation is not required.

**UNITY OF
DEVELOPMENT:**

Unity of development criteria is not required in this subdivision.

PHASING:

There are no phases in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Hollyridge Drive	60' existing	fee in lieu ½ of 41'b/b with 5' sidewalk	20'

TRANSIT:

No transit-oriented features are incorporated into the proposed plan. The City's Transit Technician determined there was not a need for any improvements at this location.

URBAN FORM:

This site is located in the Northwest Citizen Advisory Council.

**SUBDIVISION
STANDARDS:**

- LOT LAYOUT:** There is no minimum lot size in this zoning district.
- 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, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.
- PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.
- 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:** Fee in lieu for ½ for 41' b/b street improvements along Hollyridge Drive is required and shall conform to normal City construction standards.
- PEDESTRIAN:** Fee in lieu ½ of a 5' sidewalk along Hollyridge Drive is required and shall conform to City regulations.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** A net reduction in impervious surface is proposed. Site Plan proposes 18,610 square feet of impervious surface. Per S-24-10, Holly Ridge Subdivision, Lot #2 is less than 1 acre in size and the maximum allowable impervious surface is 19,809 square feet.
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:
OTHER
REGULATIONS:** No new street names are required for this development.
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:** 1/20/2014
Record at least ½ of the land area approved.
- 5-Year Sunset Date:** 1/20/2016
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.