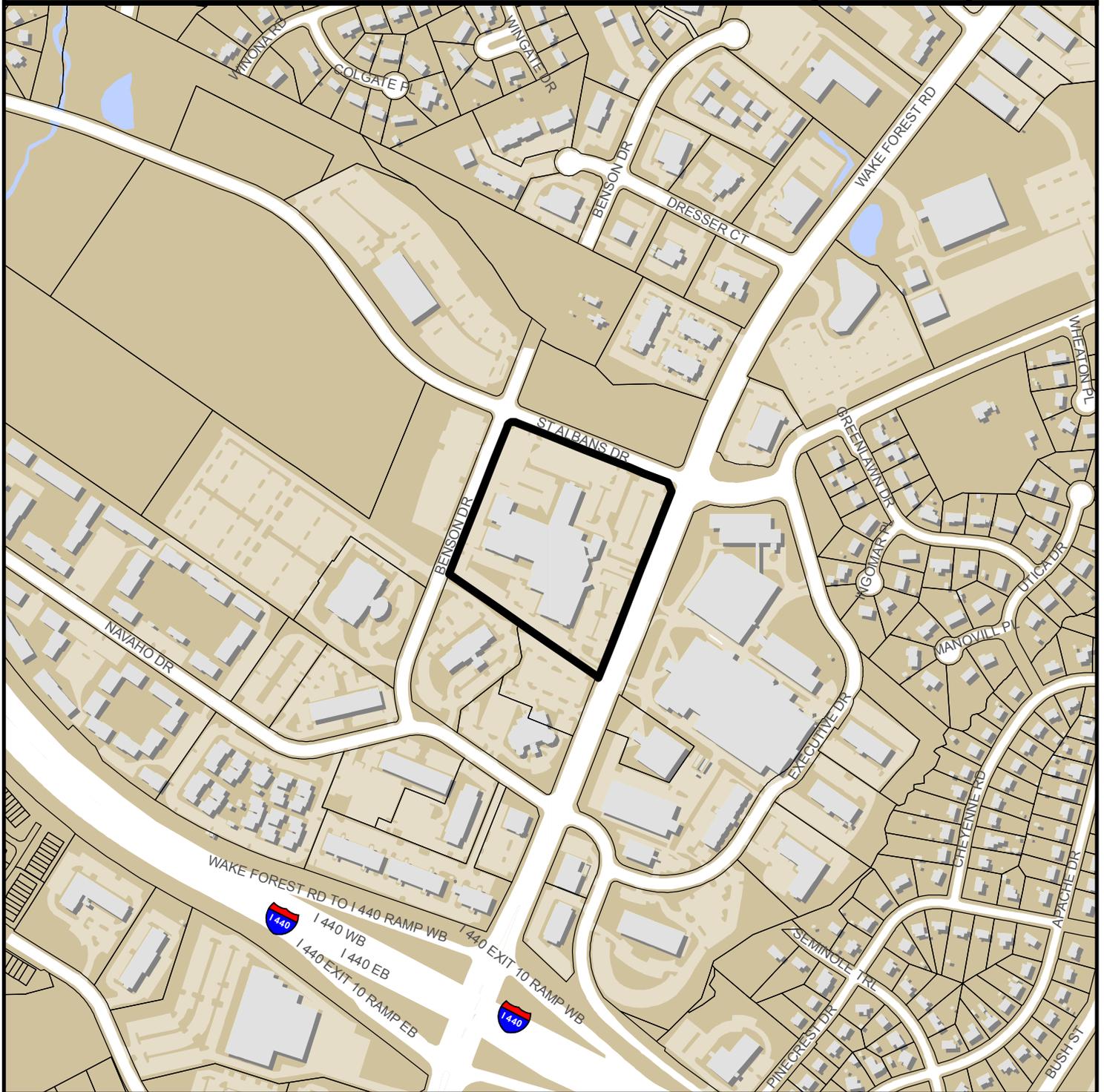


HILTON HOTEL SUBDIVISION S-52-2016



0 300 600 1,200 Feet

Zoning: **CX-7-PL**
CAC: **Midtown**
Drainage Basin: **Big Branch**
Acreage: **9.49**
Number of Lots: **3**

Planner: **Michael Walters**
Phone: **(919) 996-2635**
Applicant: **Kane Realty Corporation**
Phone: **919-719-5473**





Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-52-16, Hilton Hotel Subdivision

General Location: The site is located on the west side of Wake Forest Road, north of the intersection of Wake Forest Road and I-440, and is inside the city limits.

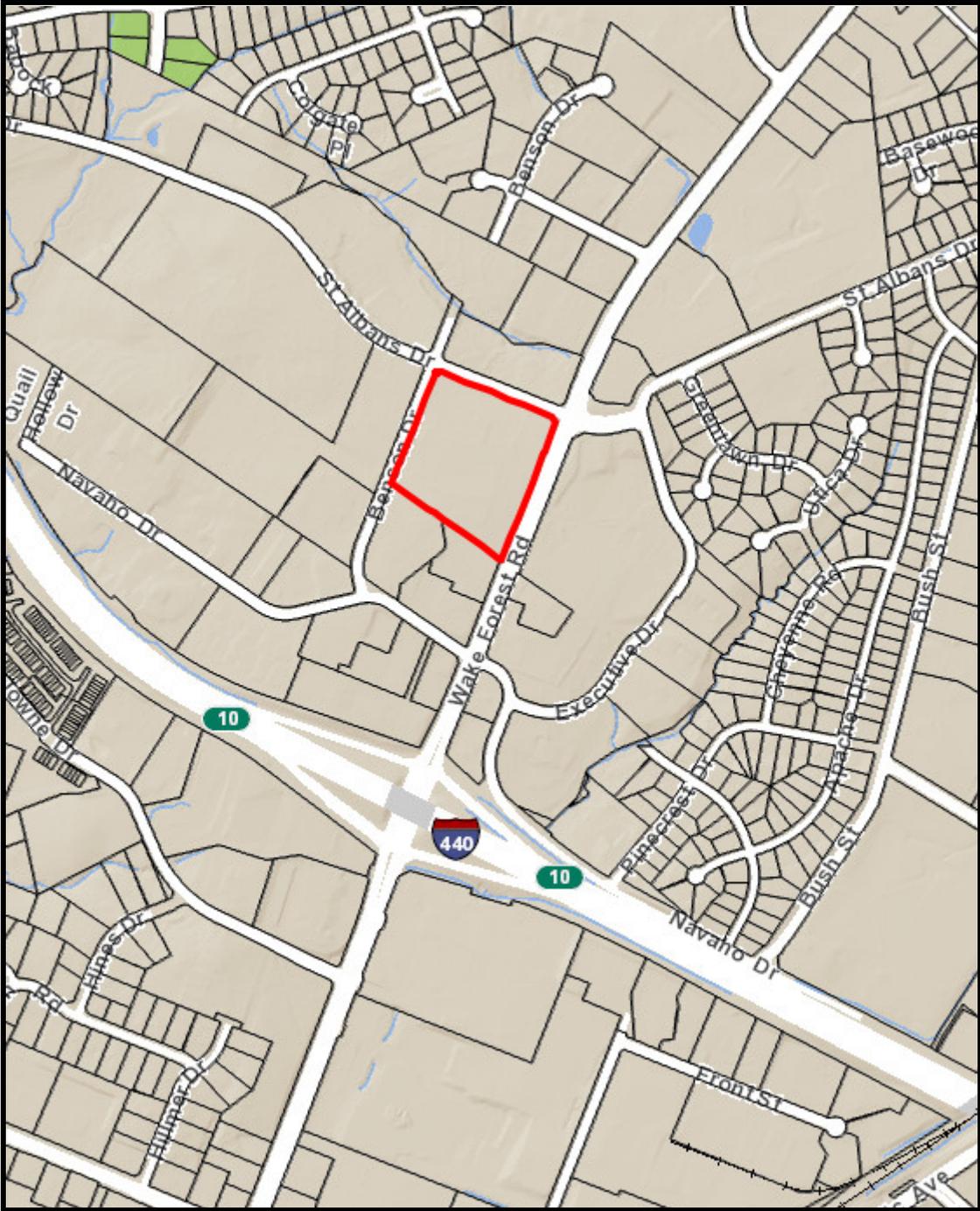
CAC: Midtown Citizens Advisory Council

Nature of Case: Subdivision of a 9.49 acre parcel into four lots zoned CX-7-PL.

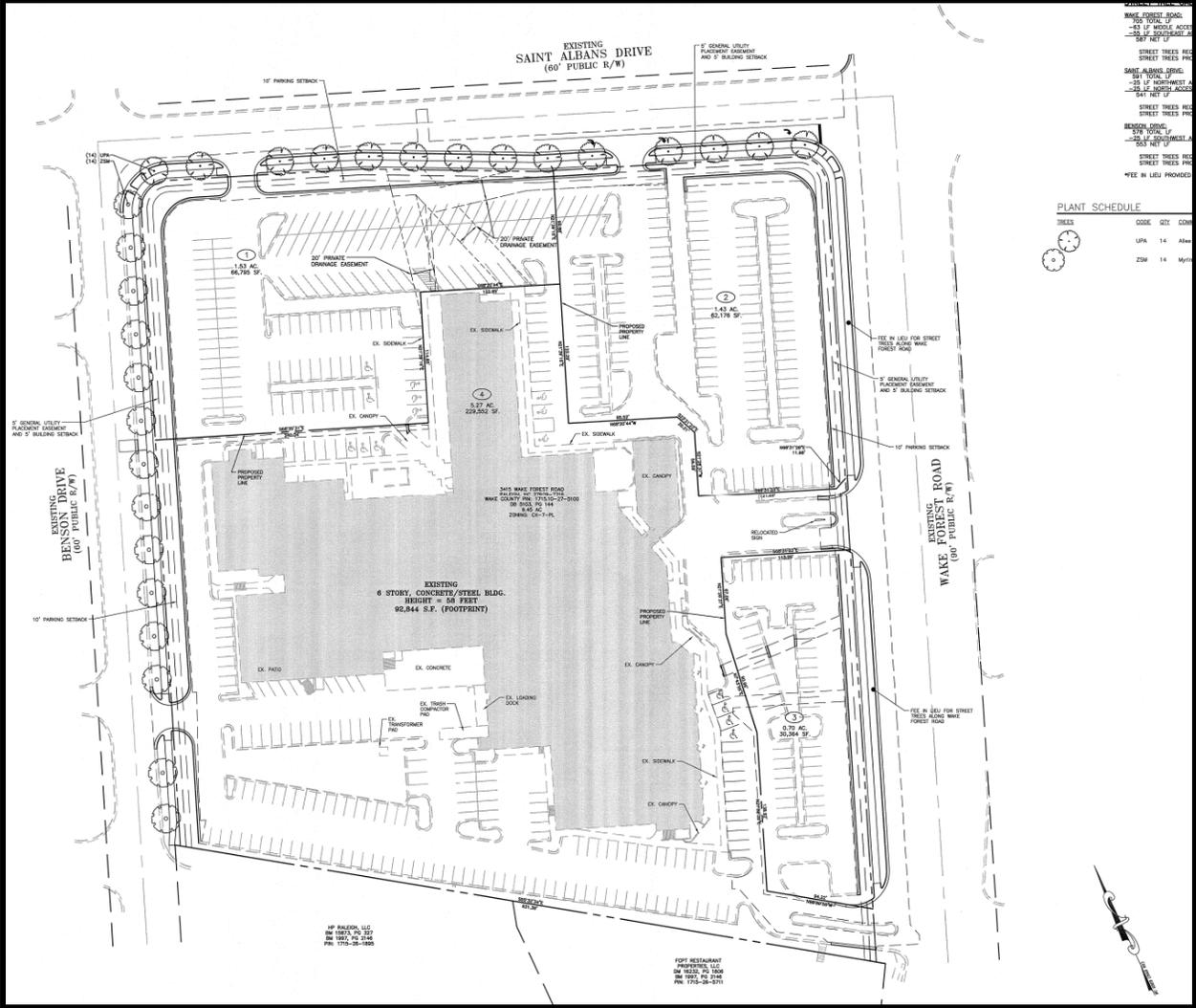
Contact: Andy Padiak, McAdams Company

Design Adjustment: N/A

**Administrative
Alternate:** NA



Location Map



S-52-16, Hilton Hotel Preliminary Subdivision

SUBJECT: S-52-16, Hilton Hotel Subdivision

**CROSS-
REFERENCE:** Transaction # 483247

LOCATION: The site is located on the west side of Wake Forest Road, north of the intersection of Wake Forest Road and I-440, and is inside the city limits.

PIN: 1715275100

REQUEST: This request is to approve the Subdivision of a 9.49 acre parcel into four lots zoned CX-7-PL.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to Planning Department authorization to record lots:

- (2) That a cross access agreement among the proposed lots, owned by FRO II Raleigh Hotel Owner LLC. is approved by the Development Services Department for recording in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department within 1 day of lot recording;
- (3) That a fee in lieu for 1' of sidewalk along the frontages of Wake Forest Road, Saint Albans Drive, and Benson Drive shall be paid to the City of Raleigh;
- (4) That a fee in lieu for street trees along the frontage of Wake Forest Road, shall be paid to the City of Raleigh;
- (5) That ½ of 126' Right of Way for Wake Forest Road, ½ of 75' Right of Way for St. Albans Drive, and ½ of 65' Right of Way for Benson Drive is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City;
- (6) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, along Wake Forest Road, Saint Albans Drive, and Benson Drive including streetscape trees along Benson and St. Albans Drive(s), is paid to the Public Works Department;
- (7) That impervious surface allocations are noted on the plat for recordation in the Wake County Register of Deeds;

Prior to the issuance of building permits:

(8) That a tree impact permit is obtained from the City of Raleigh for street trees to be installed;

I hereby certify this administrative decision.

Signed:(Planning Dir.) Kan Bowen (C. Day) Date: 4-28-17

Staff Coordinator: Michael Walters

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 the Unified Development Ordinance including Chapter 3, Article 3.2, Section 3.2.8. This approval is based on a preliminary plan dated 12/20/16 owned by Kane Realty Corp., submitted by McAdams Company.

ZONING:

ZONING DISTRICTS: CX-7-PL.

TREE CONSERVATION: NA (There are no areas meeting the requirements of a tree conservation area on this site; therefore, no tree conservation is required.)

PHASING: There is one phase in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

STREET PLAN MAP: Dedication of right-of-way of the following streets is required by the Street Plan Map of the Comprehensive Plan.

Construction of an eastbound right-turn lane on St. Albans Drive with a minimum of 250 feet of storage and appropriate tapers is required. (as per the North Hills East Rezoning TIA)

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Wake Forest Road	Avenue 6 Lane Divided		½ of 126' Right of Way	-	-	-
St. Albans Drive	Avenue 2 Lane Divided		½ of 75' Right of Way	-	-	-
Benson Drive	Industrial Street		½ of 65' Right of Way	-	-	-

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the Midtown Citizens Advisory Council in an area designated as a Regional Mixed Use area.

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in CX-7-PL zoning district is 5000 square feet. The minimum lot width in this zoning district is 50 feet. Lots in this development conform to these minimum standards.

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: Individual lot service by a private service is to be provided.

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

STREETSCAPE TYPE: The applicable streetscape is a Commercial streetscape. Street trees within the Right of Way are to be planted along Benson and St. Albans Drive. The street tree requirement along Wake Forest Road is to be met via a fee in lieu.

PEDESTRIAN: The required 6' wide sidewalk standard is being met via an existing 5' sidewalk and a fee for 1' of sidewalk along the entire frontages of Wake Forest Road, Saint Albans Drive, and Benson Drive.

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

STORMWATER MANAGEMENT: This subdivision will utilize a shared stormwater solution of reducing overall impervious and reducing impervious to each point of discharge so that no BMP's, and that no Nitrogen offset buydowns are required. The solution will be a shared solution because of the fact that not all proposed lots are greater than 1 acre in size and thus they cannot stand alone. The specific impervious surface allocation will be allocated on the recorded plat.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

No new streets are being proposed with this development.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES:

If significant construction 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: 4/28/2020

Record at least ½ of the land area approved.

5-Year Sunset Date: 4/28/2022

Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE 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 Public Works Department for street construction; by the first working day in November and May each year.