



Certified City Council Decision

City of Raleigh
Development Plans Review Center
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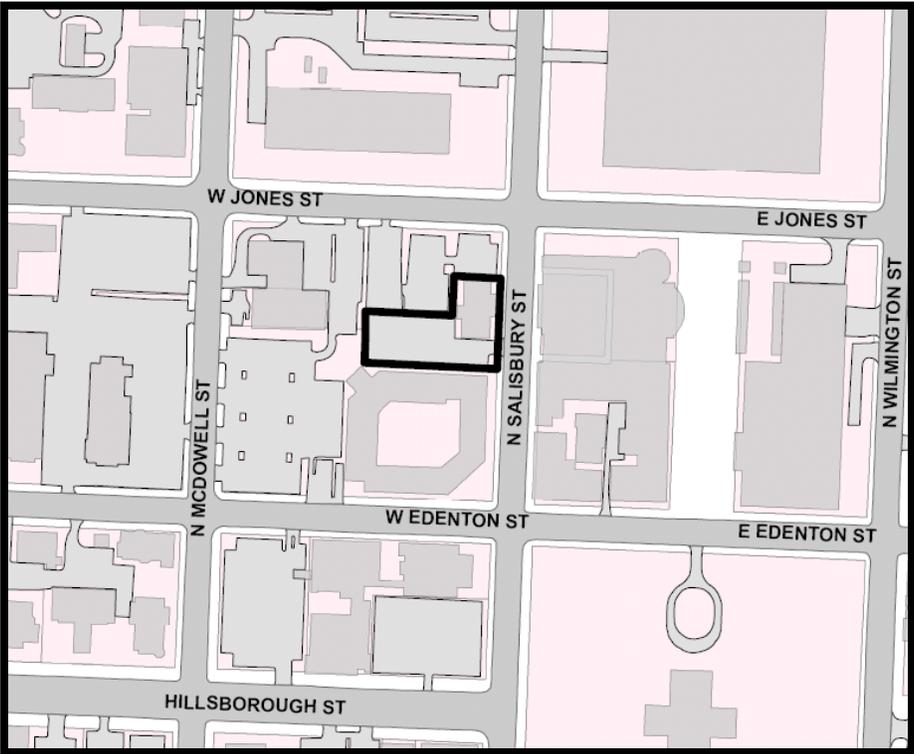
Case File / Name: SP-32-09 / State Employees Credit Union – Salisbury Street

General Location: On the west side of Salisbury Street in between its intersections with Jones Street and Edenton Street

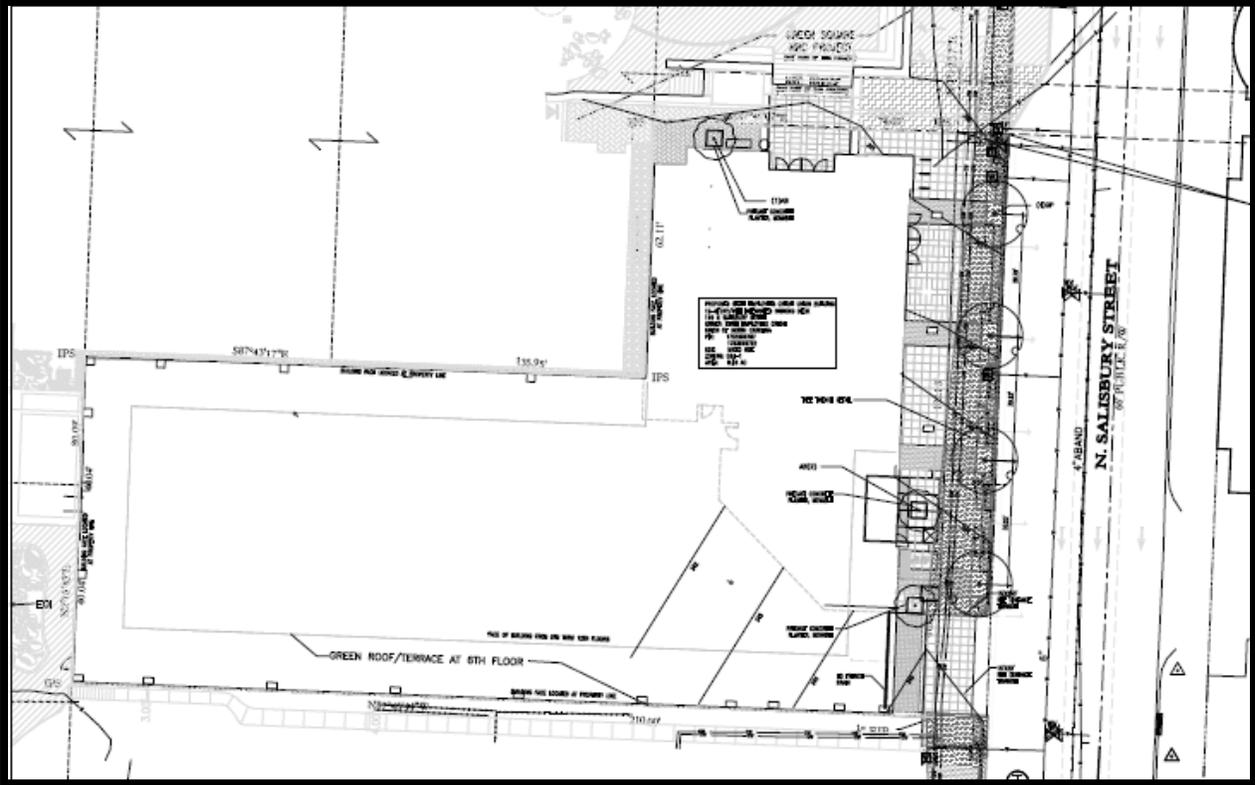
Planning District / CAC: Central / North Central

Request: A 130,268 square foot twelve-story (185') mixed use building and parking deck on a .49 acre site zoned Office and Institution -1 and Downtown Overlay District. The proposal includes 84,606 square feet of office space, 31 residential dwelling units with restrictions, a 5,894 square foot ground floor branch bank and an eight-level parking deck containing 165 parking spaces.

This proposal requires City Council approval for the following reasons: (A.) It is for a building over 80 feet in height; (B.) It is for a building over 10,000 square feet in the Downtown Overlay District; (C.) The proposal includes additional residential density in the Downtown Overlay District; (D) The proposal includes residential density in excess of 15 dwelling units per acre in an Office and Institutional -1 District [see 10-2132.2(c)(1)g] and (E.) The proposal requires approval of a parking scheme with a parking reduction for the commercial portion of the project that does not conform to the City’s Off-Street Parking Standards including the reductions automatically allowed in the Downtown Overlay District.



SP-32-09 / State Employees Credit Union – Location Map



SP-32-09 / State Employees Credit Union – Preliminary Site Plan

SUBJECT: SP-32-09 / State Employees Credit Union

CROSS-REFERENCE: Certified Recommendation of the Planning Commission CR # 11333

LOCATION: This site is located on the west side of Salisbury Street in between its intersections with Jones Street and Edenton Street, inside the City Limits. The site was previously occupied by a State Employees Credit Union which has been demolished.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: Attached

FINDINGS: The City Council finds that this request, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10-2035, 10-2051 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 7/15/09, owned by NC SECU, submitted by O'Brien Atkins.

ADDITIONAL NOTES: Pertaining to the dwelling units, the applicant has imposed restricting the uses to legislature, lobbyists and Credit Union employees and Board Members.

VARIANCES / ALTERNATES: Alternate parking, setbacks, building height, floor area ratio and building lot coverage are requested as allowed in the Downtown Overlay District.

Case History: Planning Commission: 8/11/09

Footnote:

To CC: 9/1/09

City Council Status: Approved

Staff Coordinator: Eric Hodge, AICP



Final conditions of approval

CONDITIONS OF APPROVAL:

City Council Actions:

- (1) That the City Council finds that this site plan meets the standards for approval of a residential development in an Office and Institution-1 District located in the Downtown Overlay District in accordance with Code Section 10-2051, providing sufficient open space, parking, residential density floor area ratio, building lot coverage, and minimum yard setbacks;
- (2) That the that City Council finds increase in building heights to 185 feet are in accordance with the general plans for the physical development of the City as embodied in the current Raleigh Downtown Urban Design Guidelines;
- (3) That the City Council finds that this site plan meets the standards for approval of a residential development exceeding 40 dwelling units per acre density located in the Downtown Overlay District in accordance with Code Section 10-2051-(d)(1)c by (A) being located in the central downtown area and (B) providing parking in a deck which meets is consistent with the standards of 10-2051-(d)(1)c. The Commission also recommends approval of residential density of more than 15 dwelling units in a Office & Institution -1 District in accordance with 10-2132.2(c)(1)g;
- (4) That, as allowed by Section 10-2051(e)(1), the City Council finds that the number of off-street parking spaces provided on the site plan is in accordance with the general plans for the physical development of the City as embodied in the Raleigh Downtown Urban Design Guidelines and the site plan meets the standards of Section 10-2132.2(d) and grants a reduction of 53 parking spaces;
- (5) That, as allowed by Section 10-2051(d)2, the City Council finds that the site plan is in accordance with the general plans for the physical development of the City as embodied in the Raleigh Downtown Urban Design Guidelines and the site plan meets the standards of Section 10-

2132.2(d) and grants an increase in the building lot coverage and floor area ratio limitations of the Office and Institution-1 District (25% BLC/.75 FAR) to a building lot coverage of 91% and floor area ratio of 6.09;

Administrative Actions:

Prior to issuance of building permits in the Inspections Department:

- (6) That pedestrian cross access deed between this site and the State of North Carolina property located to the North (PIN 1703695847) are recorded in accordance with the City Code and a recorded copy is returned to the Planning Department within 14-days of recording. If a recorded copy of this recorded document is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;
- (7) That construction plans for public improvements shall be approved by the Public Works Department;
- (8) That the City Attorney approve a public sidewalk easement deed for any portion of the proposed pedestrian ways on private property adjacent to public right of way on Salisbury Street;
- (9) That a landscape permit is obtained from the urban forester for landscaping in the public right-of-way;
- (10) That the residential dwellings are restricted to legislature, credit-union employees and lobbyists. If the allowed uses change to allow transient uses outside of these restrictions, then it will be defined as a hotel / motel and thus will require a rezoning of the property to allow hotels / motels.
- (11) That an encroachment agreement for any landscaping, steps, awnings, underground stormwater detention piping etc. to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for any of the items indicated on the preliminary plan shall be submitted to the City's Encroachment Coordinator in the Inspections Department for review, and that the City Council approves the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Inspections Department, and that the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;