



Certified Action of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File / Name: SP-51-14 / Holiday Inn Express

General Location: 10450 Little Brier Creek Lane - The site is located on the eastern side of Little Brier Creek Lane, south of the intersection of Little Brier Creek Lane and TW Alexander Drive.

Owner/Designer: Harry Singh, Eastern Properties of NC, Inc. / David Winburn, Palmetto Civil Solutions, Inc.

CAC: Northwest

Nature of Case: A proposed 68,176 square foot, four-story, hotel, with 106 rooming units, on a 3.98 acre parcel zoned Thoroughfare District/Conditional Use. (TD CUD)

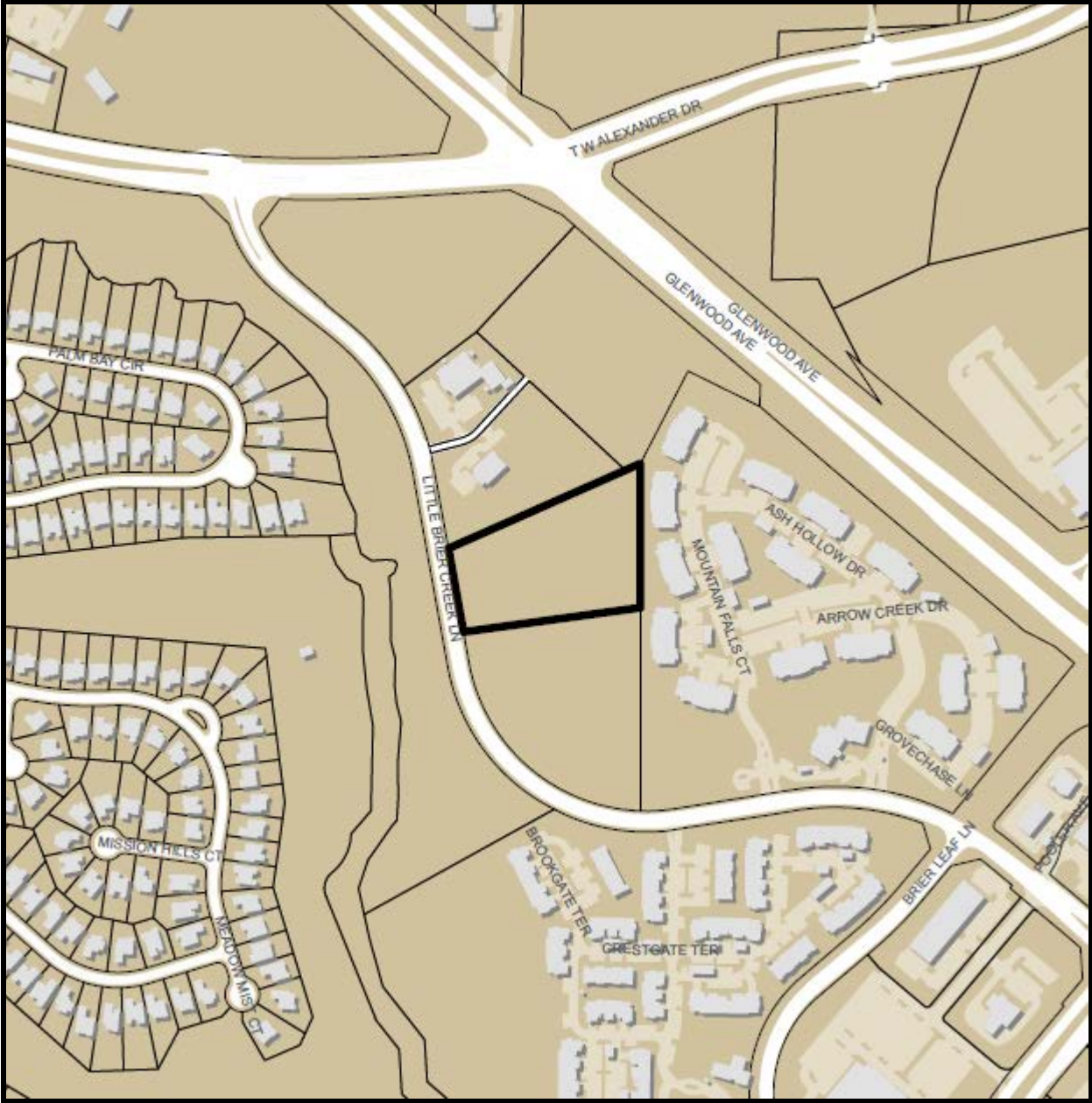
Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

Contact: David Winburn, Palmetto Civil Solutions, Inc.

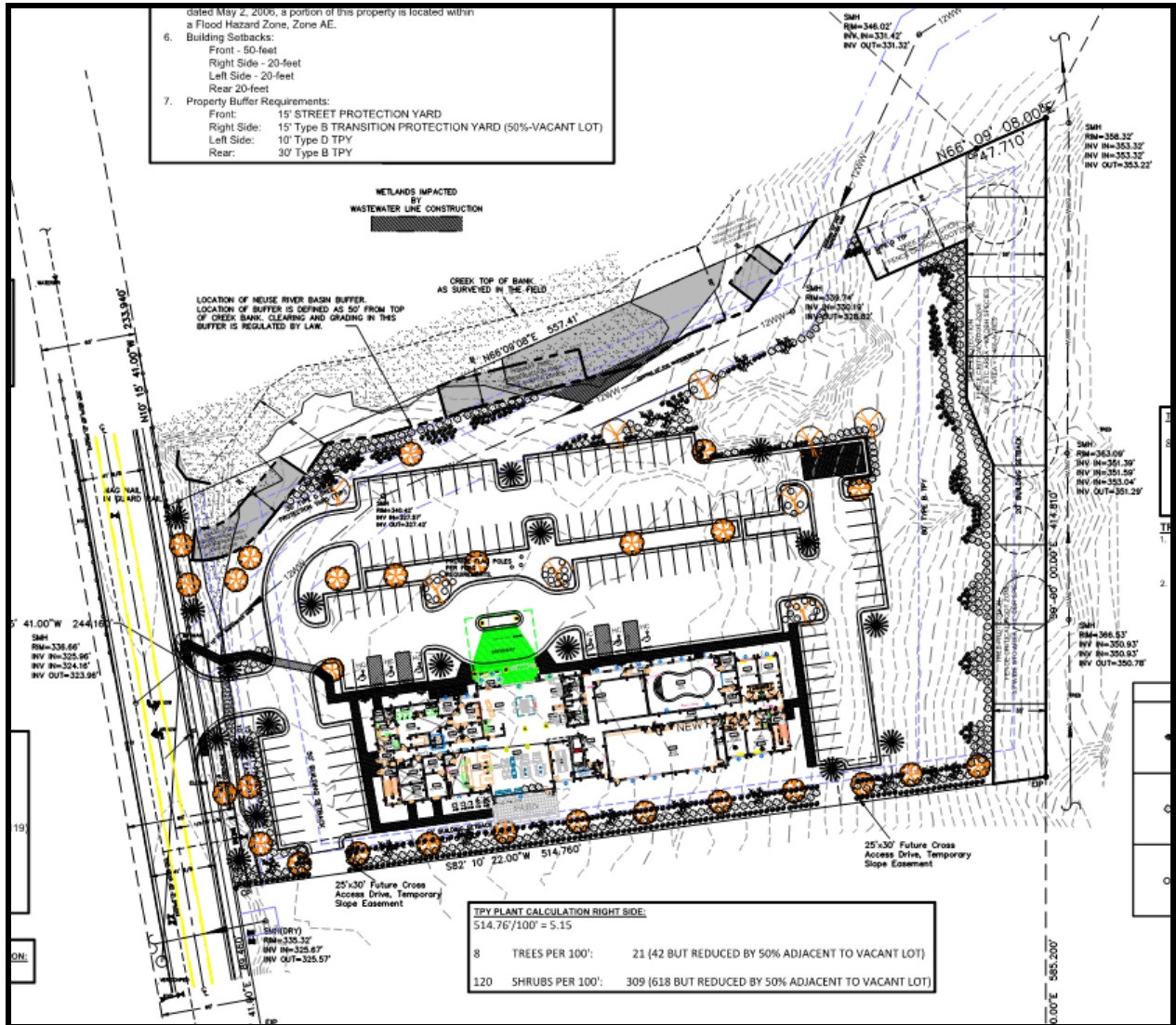
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement (8.3.1) due to existing development and topography, and, the allowance of an alternate streetscape cross section. The street and 5' wide sidewalk exists thus the required street trees are allowed to be installed within the Right of Way but behind the existing 5' wide sidewalk (8.5.1).

**Administrative
Alternate:** NA



SP-51-2014, Holiday Inn Express -Location Map



SP-51-2014, Holiday Inn Express – Site Plan



Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	Holiday Express Inn Brier Creek	Date Completed Application Received	6/11/2015
	Case Number	SP-51-2014	Transaction Number	408049

Staff Response/Recommendation	<p>Staff recommends approval. The street and 5' sidewalk are existing and were installed under the old code. The street trees will be installed behind the existing sidewalk within the public right-of-way. The block perimeter cannot be met due to topographic changes and previous adjacent development</p>		
	Staff Member	Rene Haagen	Support Request <input checked="" type="checkbox"/> Does Not Support <input type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny

Richard L. Kelly
Richard L. Kelly, Interim Public Works Director

6/15/15
Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	<p>Tree installation to be 1 tree/40 l.f. on center. A revised landscape plan to show this will be provided at Final Site review. A fee-in-lieu will be required for 1' of sidewalk.</p>
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-995-3030
www.raleighnc.gov

Public Works Design Adjustment

SUBJECT: SP-51-15 / Holiday Inn Express

CROSS-REFERENCE: Trans # 408049, Z-65-96

LOCATION: This site is located at 10450 Little Brier Creek Lane, on the eastern side of Little Brier Creek Lane, and south of the intersection of Little Brier Creek Lane and TW Alexander Drive, and is within the city limits.

PIN: 0768274764

REQUEST: This request is to approve a 68,176 square foot Hotel on a 3.98 acre site, zoned Thoroughfare Conditional Use District. The proposed hotel is greater than 25,000 square feet and is located within 400 feet of a residential use or zone. (10-2132 (b) (15) This plan was submitted after September 1, 2013 but is in a legacy zoning district.

OFFICIAL ACTION: Approval with conditions

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

FINDINGS: The Planning Commission finds that with the following conditions of approval this request conforms to Part 10, Chapter 2, Sections 10-2045 and 10-2132.2, Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated 10/30/2015, owned by Harry Singh, Eastern Properties of NC, Inc., submitted by David Winburn, Palmetto Civil Solutions, Inc.

ADDITIONAL NOTES: There are no additional notes for this plan.

VARIANCES / ALTERNATES: Due to site limitations, a design adjustment has been granted by the Director of Public Works waiving the Block Perimeter requirement and the allowance of an alternative street cross section.

To PC: January 12, 2016

Case History: NA

Staff Coordinator: Michael Walters

Motion: Terando

Second: Fluhrer

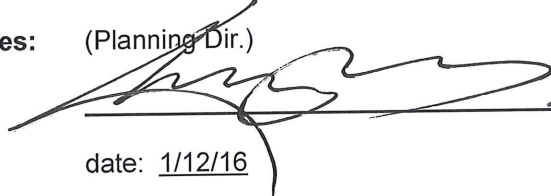
In Favor: Alcine, Braun, Fluhrer, Hicks, Lyle, Schuster, Swink, Terando, Tomasulo and Whitsett

Opposed: xxxxx

Excused: xxxxx

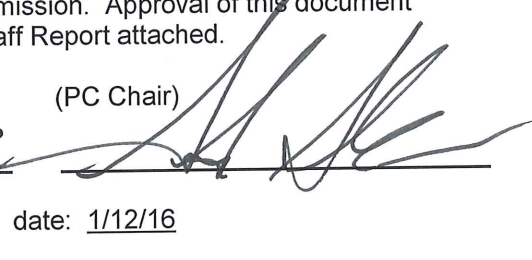
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)



date: 1/12/16

(PC Chair)



date: 1/12/16



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL: Planning Commission Actions:

- (1) That the Planning Commission finds that this site plan meets the standards for approval of a general use in a Thoroughfare Conditional Use District, in accordance with Code Section 10-2045, and Z-65-96.
- (2) That the Planning Commission finds that the site plan meets the standards of approval of code section 10-2132.2 (d)

Administrative Actions:

Prior to issuance of a mass grading permit for the site:

- (3) 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;
- (4) That compliance with the floodplain regulations of Section 9.3.5 must be shown inclusive of (C) with respect to limits of development in the floodway fringe;
- (5) That a final tree conservation plan with permit be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Forestry Specialist;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (6) 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;
- (7) That 7-10 parking spaces proposed on the preliminary plan in the northwest corner of the proposed parking area be relocated to the southeast corner of the proposed parking area;
- (8) That nitrogen offset payment must be made to a qualifying mitigation bank prior to approval of the site final permit. Verification of the amount of payment shall be provided to the City of Raleigh stormwater engineer.

Prior to Planning Department authorization to record lots:

- (9) That a fee-in-lieu for 1' of sidewalk width will be required;
- (10) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).";
- (11) That all flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (12) That the proposed letter of map amendment (LOMA) revision to the special flood hazard area must be approved by FEMA with the case number listed on the recorded map.

Prior to issuance of building permits:

- (13) That ½ of the 76' required right of way for Little Bier Creek Lane is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (14) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees along Little Brier Creek Lane is paid to the Public Works Department;
- (15) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
- (16) That all conditions of Z-65-96 are complied with;
- (17) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

ZONING DISTRICTS: Thoroughfare Conditional Use District. (Ordinance No. (1996) 929 ZC 392, Z-65-96, effective July 2, 1996). This site is within 'Area B' of zoning conditions applicable to this site. This site complies with the commercial acreage limitations of Area B as per Z-65-96. (Z-65-1996).

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 50', rear yard = 20', front / rear aggregate = 50', side yard = 20', side yard aggregate = 40'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 45' 4".

PARKING: Off-street parking conforms to minimum requirements: 106 spaces required, based on 1 parking space per rooming unit. 123 spaces are provided. One bicycle rack (six spaces) is proposed.

LANDSCAPING: Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a medium impact use under Section 10-2082.9. Transitional protective yards are shown in compliance with City standards in the following locations:

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
North side	10' Type D	30'
South side	½ (30' Type B)	15'
East side (rear)	30' Type B	80'

The parcel to the north is an existing office (low impact), to the south a vacant lot, and to the east (rear), a high density residential development. The proposed use is of medium impact.

TREE CONSERVATION: This project requires 10% of 3.98 acres for tree conservation area. This project has dedicated .554 acres which is broken into:

Primary: .094 acres
Secondary: .460 acres

DEVELOPMENT INTENSITY: This site is within 'Area B' of zoning conditions of Z-65-96 applicable to this site. Within 'Area B' commercial land uses are limited to 150 acres of land. To date 30.71 acres of commercial land uses have been approved and developed. This 4.07 acre proposal brings the cumulative total of commercial land uses in this area to 34.78 acres, thus conforming to zoning limitations.

PHASING: There is one phase in this development.

UNITY OF DEVELOPMENT: NA

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

**STREET
PLAN MAP:**

Dedication of right-of-way of the following street is required by the Street Plan Map of the Comprehensive Plan. Proposed street(s) are classified as an Avenue 2 Lane divided Street. Dedication of right-of-way is required.

Street Name	Designation	Exist. R/W	Prop. R/W	Slope Ease.	Util. Ease.
Little Brier Creek Lane	Avenue 2-Lane Divided	60'	½ - 76' RW	10'	5'

Additional right-of-way to be dedicated is reimbursable under the facility fees program.

CONSTRUCTION:

Proposed street improvements shall conform to normal City construction standards.

Street Name	Designation	Ex. sidewalk	Prop. sidewalk	Ex. street (boc - boc)	Prop. street (boc to boc)
Little Brier Creek Lane	Avenue 2-Lane Divided	5'	1' of sidewalk width as fee in lieu	41'	None

Existing streets on the site are classified as Avenue 2-Lane Divided.

TRANSIT:

No transit-oriented features are incorporated into the proposed plan. This site is presently not directly served by the existing transit system.

**COMPREHENSIVE
PLAN:**

The site is located within the Northwest CAC, in an area designated Regional Mixed Use on the future land use map.

**HISTORIC /
DISTRICTS:**

NA.

**APPEARANCE
COMMISSION:**

The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

Comment	Response
1. The Commission suggests a	A more detailed Landscape Plan will

- deliberate landscape plan for the site, including purposeful placement and a more diverse plant palette.

be completed for the Project Site.
- 2. The Commission suggests additional plantings to screen the rip rap from the roadway.

Additional planting to screen the Rip-rap will be provided on the Detailed Landscape Plan.
- 3. The Commission suggests the addition of plantings at the building base to provide pedestrian interest and visual relief for the flat expanse of the front building elevation.

Additional planting adjacent to the Building will be provided on the Detailed Landscape Plan.
- 4. The Commission suggests the use of a more durable material on the lower portion of the western elevation and northwest corner of the building and at building entrances, at a minimum. Should a cultured stone base not be feasible, the Commission suggests the use of a darker color EIFS at the building base to address both issues of maintenance and to establish a stronger visual base to the building.

Brick will be used on the Ground Floor of the New Building.
- 5. The Commission suggests the addition of a plane change or break where the color palette shifts to red, to give visual interest and organization to the color shift.

The suggested Plane change will be added to and incorporated with the Architectural Plans.
- 6. The Commission commends the applicant for a thorough presentation and use of material samples.

Noted

SUBDIVISION STANDARDS:

LOT LAYOUT: The minimum lot size in the Thoroughfare (TD) zoning district is 5,000 sq. feet. The minimum lot depth in this zoning district is 70 feet. The minimum lot width of an interior lot in this zoning district is 45 feet. Lots in this development conform to these minimum standards.

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.

- SOLID WASTE:** Individual lot service by the City is to be provided.
- CIRCULATION:** Proposed street improvements shall conform to normal City construction standards.
- BLOCKS / LOTS / ACCESS:** The Block perimeter is met via the approval of a Design Adjustment by the Public Works Director.
- STREETSCAPE TYPE:** The applicable streetscape is a Avenue 2-Lane Divided. Proposed sidewalk locations conform to previous City regulations. The UDO streetscape could not be met. A design adjustment has been applied. A fee-in-lieu for 1' of sidewalk width will be required. The street trees shall be placed behind the existing sidewalk within the newly dedicated right-of-way.
- PEDESTRIAN:** A sidewalk is required along both sides of Little Brier Creek Lane. A 5' sidewalk exists along the project side of this proposal. A fee-in-lieu for 1' of sidewalk will be required. The preliminary plan shows an adequate pedestrian system on-site to provide safe access directly to the public sidewalk system.
- FLOOD HAZARD:** There are special flood hazard areas on this site. Developer has proposed compliance through a LOMA.
- STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Compliance with water quality regulations is being shown through a one-time nutrient offset payment to NCEEP. Compliance with water quantity regulations is exempted in accordance with Section 9.2.2 E (2) d.
- WETLANDS / RIPARIAN BUFFERS:** There are wetland areas, and Neuse River riparian buffers are required on this site.
- OTHER REGULATIONS:** Developer shall meet all other applicable City requirements of Code Part 10 and 10A (Unified Development Ordinance).