

City of Raleigh, NC
Development Plans Review Center
P.O. Box 590, Raleigh, NC 27602
Telephone: (919) 516-2626 Fax: (919) 516-2684
www.raleighnc.gov

OFFICIAL NOTICE
OF DEVELOPMENT PLAN DECISION

TO: Glenwood Hospitality Assoc, LLC & Rivers and Associates, Inc.
PROJECT: Hampton Inn – Glenwood South
FILE NUMBER: SP-56-2010
PLANNING COMMISSION: Approval with conditions
DATE OF ACTION: February 22, 2011
COORDINATING PLANNER: Eric Hodge, AICP
DATE OF LETTER: March 22, 2011

ACTION OF THE PLANNING COMMISSION:

The Planning Commission has found that this plan, with the following conditions being met, conforms to Code requirements of Chapter 2, Part 10, Sections 10-2047, 10-2055, 10-2132.2; Chapter 3, Part 10, Sections 10-3001-3059.

This request was approved according to a map drawn by Rivers & Associates, Inc., dated 01/20/11, owned by Glenwood Hospitality Associates, LLC, in accordance with the administrative conditions outlined in the Staff Report attached to the Certified Action and with the following additional conditions.

See the attached sheets (CA#1228) for conditions of approval.

LAND DISTURBANCE

No land disturbance activity may occur unless permits have been obtained. Please contact the Stormwater Engineer in the Public Works Department for grading permits and Zoning Plans Review Specialist in the Inspections Department for tree removal permits, if applicable.

SUNSET DATES:

If significant activity has not taken place on a project after preliminary approval, that approval may "sunset" and be declared void, requiring re-approval by Planning Commission 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: February 22, 2014

Submit a final site plan and valid building permit application for the total area of the project, or a phase of the project.

5-Year Sunset Date: February 22, 2016

Complete construction of entire development.

WHAT TO DO 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.

COMPLETE THE TECHNICAL REVIEW IN THE INSPECTIONS DEPARTMENT FOR SITE AND BUILDING CONSTRUCTION PLANS.

MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

OFFICIAL MINUTES:

Minutes of the Planning Commission meeting approving this plan generally are available approximately two weeks after the meeting date and can be obtained by contacting the Planning Commission secretary at 516-2637.

This letter represents the official notification of the action of the Planning Commission.

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.

Please do not hesitate to call me or the planner coordinating the review of your project if you are unsure of how to satisfy conditions, or if you have any other questions about this preliminary plan.



Certified Action of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
www.raleighnc.gov

Case File / Name: SP-56-10 / Hampton Inn – Glenwood South

General Location: The northeast corner of the intersection of Glenwood Avenue and West Johnson Street

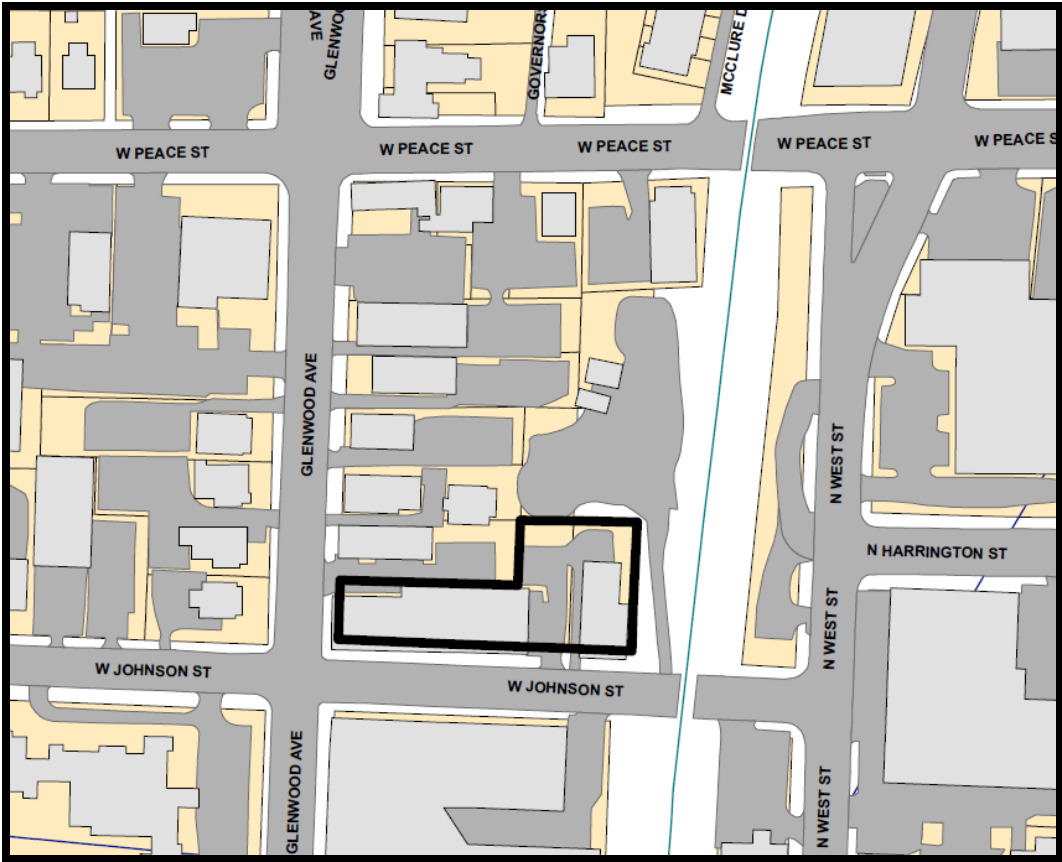
Owner: Glenwood Hospitality Associates, LLC.
Designer: Rivers & Associates, Inc.

CAC: Hillsborough

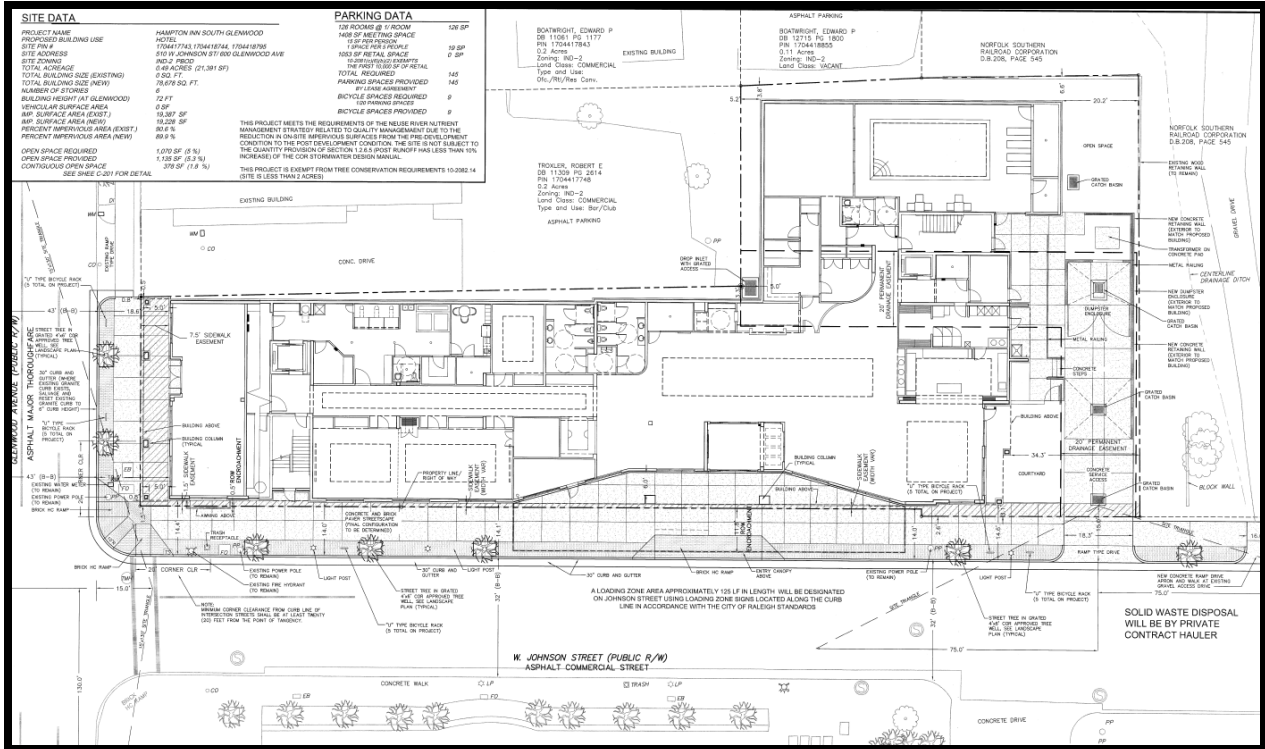
Nature of Case: A 78,600 square foot mixed-use development comprised of a hotel containing 126 lodging units, 1,408 square feet of meeting space and 1053 square feet of retail space on a .49 acre site zoned Industrial-2 and Pedestrian Business Overlay District.

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

Contact: David L. Smith, Rivers & Associates, LLC.



SP-56-10 Hampton Inn – Glenwood South – Site Location Map



SP-56-10 Hampton Inn – Glenwood South – Preliminary Site Plan

SUBJECT: SP-56-10 / Hampton Inn – Glenwood South

CROSS-REFERENCE: Z-31-09 (Height modification to the Glenwood South Streetscape & Parking Plan)

LOCATION: This site is located on the east side of Glenwood, north of its intersection with West Johnson Street, inside the City Limits.

REQUEST: This request is to approve a 78,600 square foot mixed-use development comprised of a hotel containing 126 lodging units, 1,408 square feet of meeting space and 1053 square feet of retail space on a .49 acre site zoned Industrial-2 and Pedestrian Business Overlay District. This plan requires Planning Commission approval because it includes a hotel greater than 25,000 square feet and is within 400 feet of a property containing residential dwellings.

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 Chapter 2, Part 10, Sections 10-2047, 10-2055, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 1-20-11, owned by Glenwood Hospitality Associates, LLC, submitted by Rivers & Associates, Inc.

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

VARIANCES / ALTERNATES: The applicants will be requesting a variance from the requirements to provide for a 90' right-of-way for Glenwood Avenue in order to maintain the existing 66' right-of-way. Given the existing context of the Glenwood South area, the existing 66' right-of-way width has been found to be adequate by the Development Plans Review Group. This request must be approved by the City Council prior to building permit issuance and has been included as a condition of approval if the Planning Commission approves this case.

To PC: 2/22/11

Case History:

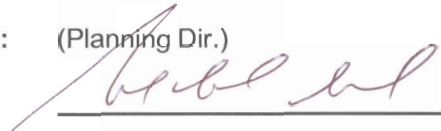
Staff Coordinator: Eric Hodge, AICP

- Motion:** Haq
- Second:** Batchelor
- In Favor:** Butler, Anderson, Bartholomew, Batchelor, Harris Edmisten, Fleming, Haq, Schuster, Smith, Sterling Lewis
- Opposed:**
- Excused:** Mattox

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: **February 22, 2011**

(PC Chair)



date: February 22, 2011



Staff Report

**RECOMMENDED
ACTION:** **Approval with Conditions**

**CONDITIONS OF
APPROVAL:**

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (1) That as a variance request has been made to place two (2) 12-inch ductile iron pipes under the proposed hotel, the variance approval by the Public Works Director is subject to all agreed upon conditions in the letter submitted by the applicant dated January 19, 2011 (letter submitted February 2, 2011). Conditions 3, 5, 6, 7 and 8 are from the applicant's letter;
- (2) That prior to building permit issuance, in accordance with Code Section 10-3004 the City Council approves the variance request for reduction of right of way dedication to the existing 66' on Glenwood Avenue as required in section 3.1 of the ***Streets, Sidewalks, and Driveway Access Handbook***;
- (3) That prior to permitting, owner is to record a declaration of private drainage easement for the pipe system beneath the hotel. The declaration of private drainage easement shall not be modified or terminated without the written consent of the Public Works Director of the City of Raleigh. The declaration of private drainage easement should contain an exhibit with metes and bounds showing the location of the drain pipe on the property, including those portions of the pipe under the building. In addition to this requirement, a recorded plat shall be recorded showing the private drainage easement. In addition, a plat showing the private drainage easement, which may be filed for approval by the City concurrently with construction drawings, shall be recorded;
- (4) That a demolition permit is obtained through the City of Raleigh Development Services Customer Service Center;
- (5) That at the time of permitting, owner must provide information showing the storm drainage design meets all City standards and requirements;
- (6) That at the time of permitting, owner to provide design load calculations documenting that the storm drain pipe system under the building is sufficient to withstand expected structural loading;
- (7) That during installation of the storm drain pipe system beneath the hotel, owner must have the installation inspected and certified by a professional engineer that the pipe system has been installed in accordance with approved plans and applicable standards found in Raleigh's Stormwater Design Manual;
- (8) That an encroachment agreement for the private storm drainage system crossing West Johnson Street is approved by the City Council by separate

action. However, prior to going to City Council the encroachment must first be approved by staff. In addition, and as agreed upon in your meetings with Stormwater Utility management, the storm pipe crossing Johnson Street is a private storm culvert that will require an encroachment agreement with the City of Raleigh. Minimum cover shall be provided in accordance with the City of Raleigh Stormwater Design Manual and separation from other utilities shall be provided in accordance with the Public Utilities Manual including the relocation/adjustment of existing utilities or other measures as approved by the City. Should an acceptable means of installing the storm drain across West Johnson Street not be found, owner agrees to participate in a new preliminary plan review process to provide an alternative point of positive stormwater discharge;

- (9) A plat recorded construction easement and private drainage easement for the proposed pipe improvements on the private property at 510 Glenwood Avenue will be required prior to permitting;
- (10) That an encroachment agreement for any proposed improvements to extend into the Glenwood Avenue and Johnson street right-of-way and for any landscaping, steps, 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 Public Works 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 Public Works 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;
- (11) That a landscape permit is obtained from the urban forester for landscaping in the public right-of-way;
- (12) That the City Attorney approve a public sidewalk easement deed for any portion of the proposed 14' wide pedestrian ways on private property adjacent to public right of way along Glenwood Avenue and Johnson Streets;

Prior to approval of construction drawings for public improvements:

- (13) That if the material of the existing 8" sanitary sewer line is vitrified clay, then replacement of the entire line in Johnson Street (500 L.F.) will be required since doghouse manholes are not allowed on clay pipes;
- (14) That all the existing sanitary sewer services must be replaced and connected to the new 8" sewer main;
- (15) That the minimum vertical separation between a storm sewer and sanitary sewer must be 24", unless ductile is used;

Prior to issuance of building permits in the Inspections Department:

- (16) That the applicant shall submit with the application for building permit a description of all off-site parcels used to meet off-street parking requirements, together with an attested copy of the leasing agreement or recorded cross-parking easement with 510 Glenwood Avenue. All off-site

parking areas shall conform to the City Code. The applicant shall also agree in writing that he, or his successors or assigns, shall provide the required off-street parking on these parcels or their equivalent, so long as the proposed use shall continue, and shall agree that the proposed use shall be discontinued, should the required off-street parking no longer be provided on these off-site parcels or their equivalent;

- (17) That if there is any increase in the impervious surface coverage for the site over the pre-construction impervious coverage of 19,387 square feet, all provisions of Part 10 Chapter 9 of the City Code will apply;
- (18) That at a minimum the windows on the north side of the building opposite the deck and seating area of the adjacent bar ,being five (5) to seven (7) windows ,be made of 'sound glass and frames' to lessen the amount of noise that penetrates into that portion of the building;
- (19) That if any of the hotel rooms will contain refrigerators or cooking facilities, the development must comply with the conditions outlined in Code Section 10-2072(b) for "Hotel/Motel with one or more lodging units".

ZONING:

ZONING DISTRICTS: Industrial-2 and Pedestrian Business Overlay District (Glenwood South).

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 1', rear yard = .5', front / rear aggregate = 1.5', side yard = 1', side yard aggregate = 6'. This plan conforms to maximum height standards in the Glenwood South Pedestrian Business Overlay District's Streetscape and Parking Plan. Proposed height of the building is 72'.

PARKING: Off-street parking conforms to minimum requirements: 145 parking spaces required, based on one parking space per hotel unit and one space per 5 person occupancy within 1408 square feet of meeting rooms. The proposed retail on the site requires no parking as the first 10,000 square feet of retail on site is exempt under the Pedestrian Business Overlay District.

The applicants propose to meet the 145 parking space requirement by leasing all of the off-site parking spaces. The off-site parking space may be provided within the PBOD on any lot within 800 feet of the entrance to the subject property provided that the property in the underlying district is zoned to allow commercial parking. The applicants have indicated that the required parking spaces will be secured within an existing parking deck located across the street on the south side of Johnson Street that serves the 510 Glenwood building. There are excess spaces within that deck that are not required for the 510 Glenwood building's parking requirement. The applicants will be leasing their required parking spaces from this excess of parking spaces. The 510 Glenwood property's underlying zoning district is Industrial-1 which allows for commercial parking.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a medium impact use under Section 10-2082.9. No transitional protective yards are required or provided given the surrounding uses.

**TREE
CONSERVATION:**

As this site is less than 2 acres in size and there are no wooded areas along the thoroughfare, no tree conservation areas were required.

OPEN SPACE:

The Pedestrian Business Overlay District requires that a minimum of 5% of the total land area of the development to be set aside as open space. "Open space" includes greenways and any common outdoor landscaped and recreation spaces; outdoor decks, roof gardens and other similar outdoor community space accessible to and available for use by visitors of the development." The code calls for open space first to be met by widening the sidewalks to a minimum of 14' in width. After that is achieved, any deficit in open space can be met with courtyards, roof gardens, outside dining and recreation space so long as 1/2 of the required open space shall be in one continuous part with a minimum length and width dimension of 20 feet. Based on the property's acreage of .49 acres, the base minimum amount of open space required for the tract is 1,070 square feet. The applicant's plan for a minimum of 1,135 square feet of qualifying open space is to be provided through wider sidewalks and a qualifying courtyard near the southeast corner of the site. Open space configuration meets the provisions of the code.

PHASING:

This is a one phase development.

**UNITY OF
DEVELOPMENT:**

Unity of development and sign criteria are not required in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY:

There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

Dedication of right-of-way for 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>
Glenwood Avenue	90'	N/A	N/A

The applicants are requesting a variance from the requirements for Glenwood Avenue to be constructed to a divided multi-lane roadway with a 90' right-of-way. Given the existing context of the Glenwood South area, the existing 66' right-of-way width has been found to be adequate by the Development Plans Review Group. The right-of-way variance must be approved by a separate action of City Council. A condition of approval has been included to this reflect this requirement.

TRANSIT:

No transit-oriented features are incorporated into the proposed plan. This site is presently served by the existing transit system.

URBAN FORM:

Because the site is located within the boundaries of the Downtown Element of the 2030 Comprehensive Plan, the Downtown Urban Design Guidelines, as well as the policies of the Downtown Element and Urban Design Element apply to the site. These elements call for pedestrian-oriented urban buildings, and identify Glenwood Avenue as a primary retail street and Johnson Street as a secondary retail street. The site plan features a commercial storefront along the entirety of

the Glenwood Avenue Façade, and the hotel lobby, dining space and conference rooms along the Johnson Street façade. The Downtown Element and Downtown Urban Design Guidelines call for parking sharing and screening of parking. The site plan features no on-site parking, rather it uses an existing deck facility located on the south side of Johnson Street. Passenger drop-off will utilize on-street parking, resulting in only one curb cut for the project (for trash and service), resulting in a site plan that contains pedestrian-friendly elements: wide sidewalks, minimal curb cuts, active ground floor uses, and high quality building materials. In addition the site plan meets the design requirements of the Glenwood South Streetscape and Parking Plan.

The site plan is consistent with the following policies in the 2030 Comprehensive Plan:

DT 1.3 Underutilized sites in Downtown: *Encourage the redevelopment of underutilized sites in Downtown, included but not limited to vacant sites, surface parking lots, and brownfield sites.*

The proposed project is proposed for a site that has a structure that has been vacant for some time.

DT 3.2 Ground Floor Uses on Secondary Retail Streets: *New development should dedicate at least 50 percent of its linear frontage along the public right-of-way of Secondary Retail Streets as identified on Map DT-6 for ground-floor space designed and constructed for the uses encouraged on primary streets or service retail and professional services including but not limited to: fitness centers, dry cleaners, shoe repair, and medical offices.*

The proposed project increases ground floor transparency and is intended to house a hotel and retail spaces.

DT 2.5 Widen Sidewalks: *In new streetscape designs, provide expansive sidewalks and widen existing sidewalks to a 14-foot minimum where there is available right-of-way.*

The proposed project increases sidewalk width by extending the sidewalk from back of curb to building face for a minimum width of 14'.

T3.2 Redefining Road Classification: *Develop a comprehensive roadway network that categorizes streets according to function and type while considering all of the potential users and the surrounding land use context.*

This is relevant to the variance request needed by the City Council when the staff determines additional right of way is needed based on the road classification and not the existing context. Staff currently does not have the authority to grant right of way exceptions in these cases.

**HISTORIC /
DISTRICTS:**

The existing buildings on site are not designated historic structures. This site is not located in or adjacent to a designated Historic District.

APPEARANCE

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

<u>Comment</u>	<u>Response</u>
The committee recommends that, given the amount of blank upper story wall surface on the north elevation that is visible from the street, that that area be provided with window-sized recesses or like articulation to break up the space [commensurate with Code Sec. 10-2132.2(d)(2)].	Recessed brick shadow boxes were added to the North elevation to break up the wall space as requested by the Appearance Committee comment. The shadow boxes are the same size as the typical windows to the left of this area.

**SUBDIVISION
STANDARDS:**

BLOCK LAYOUT: The existing street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.

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 to be provided by private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 14' wide sidewalk is required along the property's frontage on Glenwood Avenue and Johnson street and is being provided by the applicants.

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

**STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. The preliminary site plan is showing compliance with the stormwater regulations of part 10, chapter 9 through a reduction in impervious surfaces. A decrease in stormwater runoff is shown in the post-developed condition for the 2 and 10 year storms.

**WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.

**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.