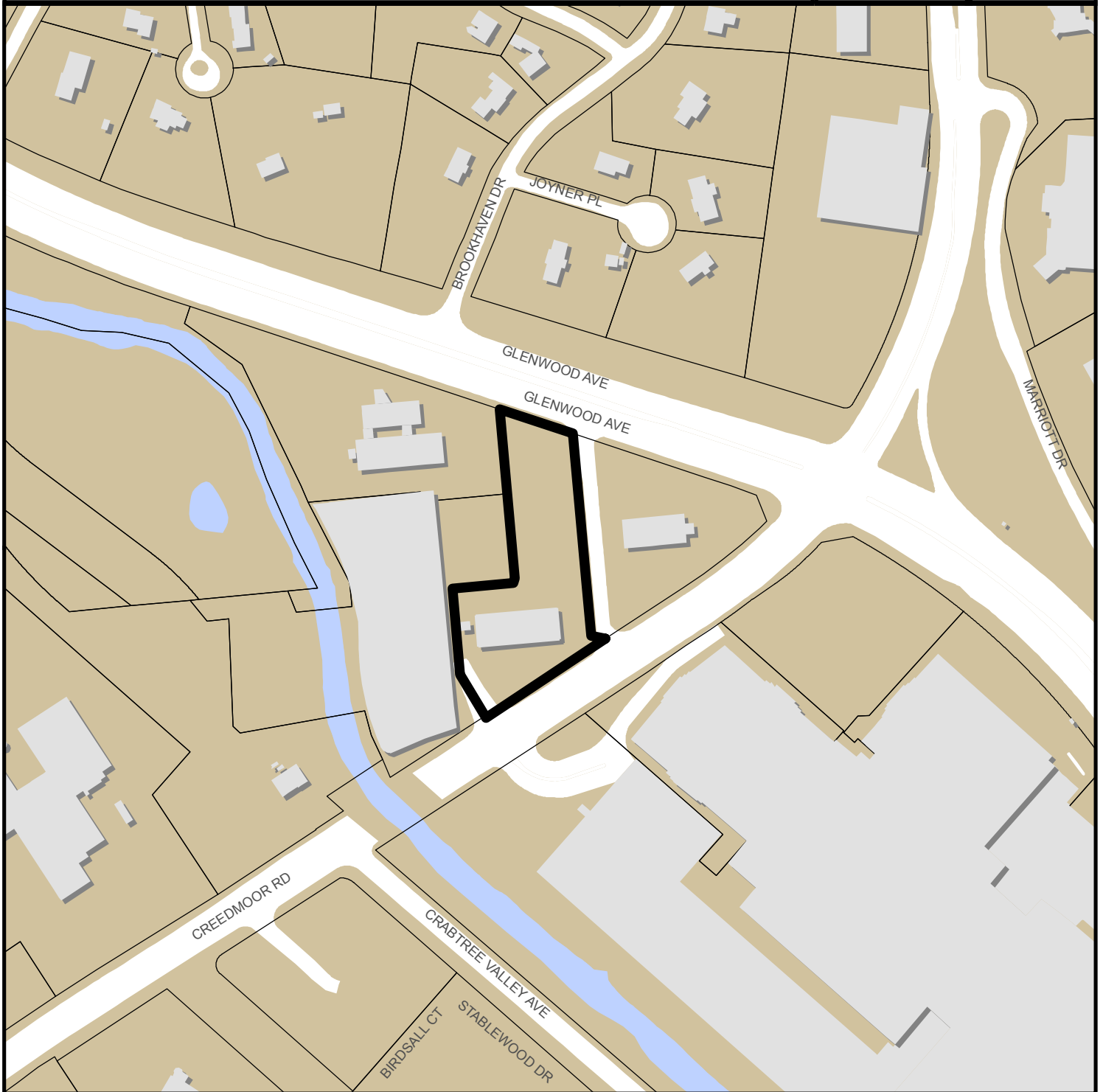


# HOME BANC SR-91-2016



0 300 600 Feet

Zoning: **OX-7-PL-CU**  
CAC: **Northwest**  
Drainage Basin: **Crabtree Creek**  
Acreage: **2.43**  
Sq. Ft. : **213,020**

Planner: **Michael Walters**  
Phone: **(919) 996-2636**  
Applicant: **Crabtree Partners, LLC**  
Phone: **(919) 904-7803**





# Administrative Action

## Administrative Site Review

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

**Case File / Name:** SR-91-16, Homebanc

**General Location:** This site is located on the northwest side of Creedmoor Road, south of the intersection of Creedmoor Road and Glenwood Avenue and is within the city limits.

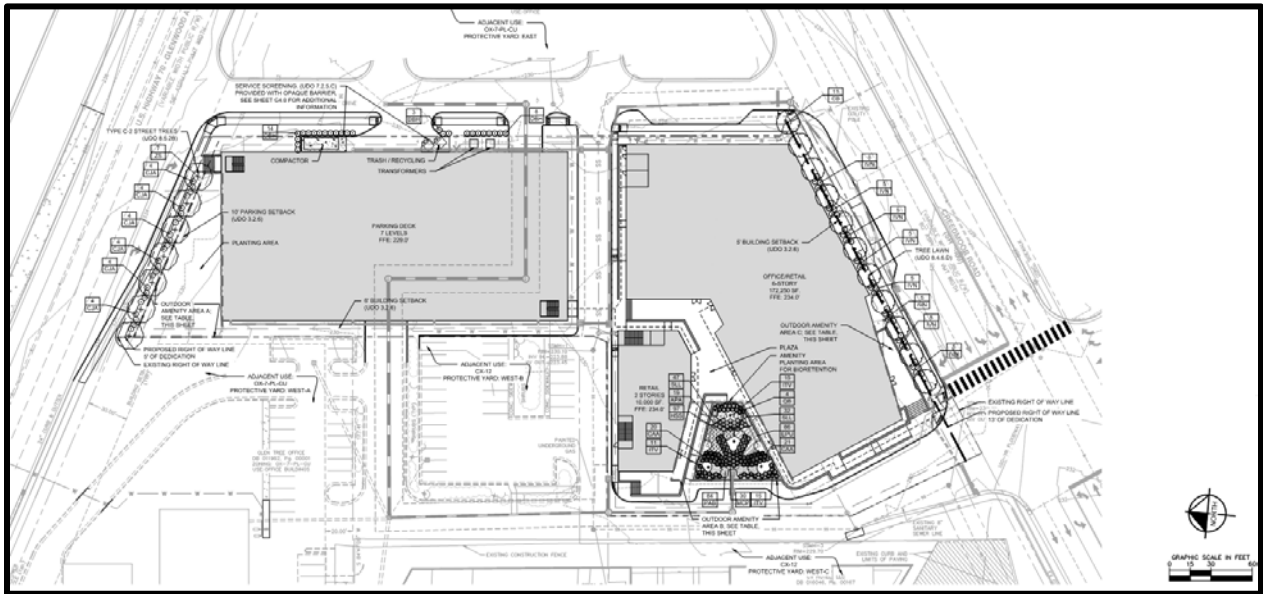
**CAC:** Northwest

**Request:** Development of a 2.43 acre tract zoned OX-7-PL-CU into a six story, 172,250 square foot mixed use retail/office building, a two story, 10,000 square foot retail use building, and a separate seven level parking structure.

**Cross-Reference:** Z- 37-06, TR# 493914



SR-91-16 Location Map



SR-91-16 Preliminary Site Plan

<b>Code Conformance:</b>		<b>Code Section(s)</b>
<b>Zoning District:</b>	OX-7-PL-CU (Z-37-06)	<a href="#">3.1</a>
<b>Overlay District:</b>	NA	<a href="#">5.1</a>
<b>Parking:</b>	<p>Vehicle Parking Required Retail = 38,400sf/300 = 128 Office = 143,870sf/400 = 360 Total Required spaces = 488</p> <p>Proposed spaces = 625 (Parking deck)</p> <p>Bicycle Parking Short term Retail 1/5,000sf = 8 Office 1/10,000sf = 15 Long term Office 1/5,000sf = 29 Total = 52 (Max. 50 spaces req'd for a mixed use development - 7.1.8 A) Proposed = 50</p>	<a href="#">7.1.2,</a>
<b>Street Type(s):</b>	<p>Glenwood Ave and Creedmoor Rd are both NCDOT maintained streets, and are both Avenue 6 lane Divided Streets.</p> <p>Creedmoor Road proposing a 100/113' right of way (dedication of ½ 113' right of way), and a 75' right turn lane</p> <p>Glenwood Avenue proposing 185'/195' r/w or ½ of 195' right of way and a right lane 150' deceleration lane</p>	<a href="#">8.4</a>
<b>Streetscape:</b>	<p>As both Glenwood Ave and Creedmoor Rd are NCDOT maintained streets, permission to plant trees within the right of way was required.</p> <p>Approval was granted by NC DOT for street trees to be planted within the right of way along Creedmoor Road.</p> <p>Proposed is a C-2 street yard outside of the right of way along Glenwood Avenue.</p>	<a href="#">8.5</a>
<b>Setbacks/Frontage:</b>	<p>Multiple Fronts = 5' Side = 0' or 6'</p>	<a href="#">3.4, 3.2, 2.2</a>
<b>Neighborhood Transitions:</b>	NA	<a href="#">3.5</a>
<b>Transitional Protective Yards:</b>	NA	<a href="#">7.2.4</a>

<b>Stormwater:</b>	Site is subject to Stormwater Control Regulations under Article 9.2 of the UDO. Site will claim an exemption to runoff controls under 9.2.2.E.2.b as the post-development runoff will be less than a 10% increase for the 2 and 10 yr storm events.  A bioretention area and buydown will address Water Quality requirements. The site is located within the FEMA mapped Flood Hazard Area and will comply with all floodplain regulatory requirements.	<a href="#">9.2</a>
<b>Tree Conservation:</b>	There exists no trees on site which meet or exceed the requirements of section 9.1 of the UDO thus no establishment of tree conservation is required.	<a href="#">9.1</a>
<b>Variiances, Design Adjustments, Administrative Alternates:</b>	Approval was granted by NC DOT for street trees to be planted within the right of way along Creedmoor Road.	
<b>Other:</b>	NA	

**ORDINANCE (2006) 68 ZC 591**  
**EFF August 8 2006**

1. Z-37-06 – Glenwood Avenue, on the south side of Glenwood Avenue, west of its intersection with Creedmoor Road, being Wake County PIN's 0796319834 and 0796318653. Approximately 2.43 acres rezoned to Office and Institution-2 Conditional Use.

Conditions: 07/19/06

A. Reimbursement for any future right-of-way dedication for Creedmoor Road (if applicable) shall be based upon the pre-existing zoning of O&I - 1. *Right of way along Creedmoor is being dedicated as part of this project.*

B. The following uses shall not be permitted on the Property: (1) camp, (2) rifle range, (3) fraternity house, (4) sorority house, (5) cemetery, (6) funeral home, (7) kennel, (8) specialized manufacturing, (9) landfill, and (10) electrical generating power plant. Any other uses permitted in an Office and Institution-2 zoning district shall be permitted on the subject property.

*The proposed uses are office and retail, not a camp, rifle range, fraternity house, sorority house, cemetery, funeral home, kennel, specialized manufacturing, landfill, or electrical generating power plant.*

C. The existing number of access points from Glenwood Avenue (1) and Creedmoor Road (2) onto or adjacent to the subject property shall not increase.

*Additional access points are not being proposed.*

D. Prior to subdivision approval or the issuance of any building permit, whichever shall occur first, the owner of the property shall deed to the City a transit easement measuring twenty (20) feet long adjacent to Glenwood Avenue by fifteen (15) feet wide and a transit easement measuring twenty (20) feet long adjacent to Creedmoor Road by fifteen (15) feet wide to support bus stops for current transit services in the area. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easements deed prior to recordation.

*The transit easements are to be coordinated prior to issuance of building permits.*

**OFFICIAL ACTION: Approval with conditions**

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**CONDITIONS OF  
APPROVAL:**

**Prior to issuance of a mass land disturbing 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 the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:**

1. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings whichever event comes first;
2. That a nitrogen offset payment must be made to a qualifying mitigation bank;
3. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
4. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the City;

**Prior to issuance of building permits:**

5. That the Private Drainage Easement as shown on the preliminary plan be recorded on a plat;
6. That all conditions of Z- 37 -16 are met;
7. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of incomplete public improvements, specifically a 5' sidewalk, and a right lane 150' deceleration lane along Glenwood Avenue, and 6' sidewalk, eleven streetscape trees, 75' right turn lane, and a transit pad and 30' landing zone along Creedmoor Road is paid to the Development Services Department;
8. That a fee in lieu for 1' sidewalk width for the entire frontage along Glenwood Avenue is paid to the City of Raleigh;
9. That an offer of cross access with the lots owned by Crabtree Ptnr LLC. and CV Hotel LLC., and Crabtree Ptnr LLC and 4801 Glenwood Avenue LLC., be recorded in the Wake County Registry, and that copies of the recorded offer of cross access easements be returned to the Development Services Department prior to building permit issuance;
10. That ½ of a 113' required right of way along Creedmoor Road, and a 5' general utility easement outside of the right of way, is dedicated to the City of Raleigh and recorded with the Wake County Register of Deeds;

11. That ½ of a 195' required right of way along Glenwood Avenue, and a 5' general utility easement outside of the right of way, is dedicated to the City of Raleigh and recorded with the Wake County Register of Deeds;
12. That a 15 x 20' transit easement located on Creedmoor Road be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Development Services Department prior to building permit approval;
13. That a demolition permit be issued;
14. That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way along Glenwood Avenue;

**Prior to issuance of building occupancy permit:**

15. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

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I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bouess (RT) Date: 6/21/17

Staff Coordinator: Michael Walters

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

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 4/21/2017, submitted by Brad Cooney, Kimley-Horn and Associates, Inc..

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**EXPIRATION DATES:** The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

**3-Year Expiration Date:** 6/21/2020

Obtain a valid building permit for the total area of the project, or a phase of the project.

**4-Year Completion Date:**

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

**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.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.