



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-92-16, Two Glenwood

General Location: This site is located on the south side of West Morgan Street, east of the intersection of West Morgan Street and South Boylan Avenue, and is inside of the city limits.

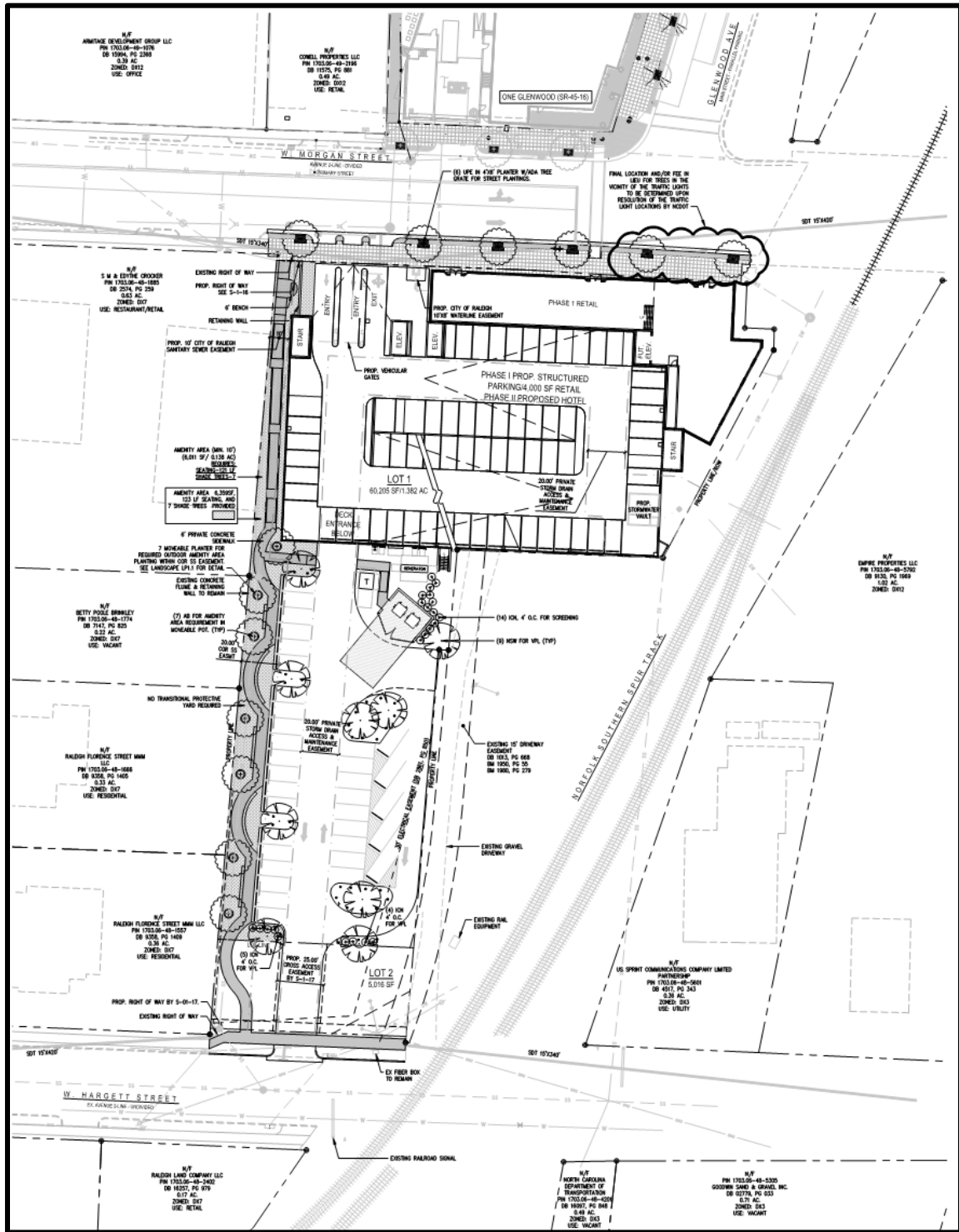
CAC: Hillsborough

Request: Development of a seven story (85') structured parking deck for use by the Glenwood One Office building (SR-45-16), with 4,000 sq. ft. of attached retail fronting W. Morgan Street which is phase I. Phase II is the development of a hotel replacing (phase I) the initial retail development, on Lot 1 of Two Glenwood Subdivision (S-1-17), and zoned DX-7-UL.

Cross-Reference: (SR-92-16, TR#: 494902 – the parking structure and associate retail and hotel);
(S- 1-17, TR# 499095 – the associated subdivision);
(SR-45-16, TR3 478399 – associated office building)



SR-92-16 Location Map



SR-92-16 Preliminary Site Plan



Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services 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 Two Glenwood	Date Completed Application Received: 4/24/2017
	Case Number: SR-92-2016	Transaction Number: 494902

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input checked="" type="checkbox"/>	Dev. Services Eng:	<i>Kathryn Beard</i>	<input type="checkbox"/>	Transportation:
<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:

Staff supports a design adjustment for block perimeter as the railroad that bisects the block bounded by W. Morgan Street, S. Boylan Avenue, W. Hargett Street and S. Harrington Street makes a vehicular connection infeasible. To promote connection between W. Hargett Street and W. Morgan Street, a 6' sidewalk with Public Pedestrian Access Easement will be provided.

Development Services Director or Designee Action:

Approve Approval with Conditions Deny

[Signature] **KENNETH W. RITCHIE, PE** **5/11/2017**
 Authorized Signature ENGINEERING MANAGER Date

*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS FOR APPROVAL

Appeal of the decision from the Engineering Services Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

City of Raleigh
 Engineering Services

Phone: 919-996-3030
 www.raleighnc.gov

Public Works - Design Adjustment

Code Conformance:		Code Section(s)
Zoning District:	DX-7-UL	3.1
Overlay District:	NA	5.1
Parking:	<p>Vehicular Required For One Glenwood (SR-45-16) = 444 spaces For 4,000 sq. ft retail (DX exemption) = 0 spaces Hotel (1/2 space/bedroom) = (150)(.5)= 75 spaces Total required (for phase I & II) = 519 Proposed (on site (34) balance in deck) = 766 spaces</p> <p>Bicycle Required Short term (1 sp/8000 sq. ft) = .5 Long term (1 sp/20 rooms) = 150/20= 7.5 Total req'd = min. 4 Proposed = 4 + 8 = 12</p>	7.1.2
Street Type(s):	<p>West Morgan Street = Avenue 2-Lane, divided West Hargett = Avenue 2-Lane, Undivided</p> <p>Public Works Design Adjustment = The Block perimeter requirement (8.1) has been waived via an approved design adjustment by the Public works Director.</p>	8.4
Streetscape:	<p>Residential, Mixed-Use, Main street etc. Include design adjustment if applicable.</p> <p>Streetscape improvements (sidewalks and street trees), associated surities, and Right of Way dedication is being resolved via the associated subdivision (S-1-17)</p>	8.5
Setbacks/Frontage:	<p>Front = 3' Side = 0' or 6' (UL frontage)</p>	3.4 , 3.2 ,
Neighborhood Transitions:	NA	3.5
Transitional Protective Yards:	NA	7.2.4
Stormwater:	The site is complying with stormwater management regulations through the use of a sand filter, one-time nitrogen offset payment to NCEEP and through maximum allowable impervious surface area for each lot per the approved subdivision plan.	9.2

Tree Conservation:	<p>The project site (Lot 1, S-1-17) is less than two acres thus exempt form tree conservation (9.1.2).</p> <p>There are no existing trees on site which meet or exceed the requirements of section 9.1 of the UDO, therefore no establishment of tree conservation is required.</p>	9.1
Variances, Design Adjustments, Administrative Alternates:	<p>A Public Works Design Adjustment was granted by the Public Works Director. Due to existing infrastructure, a design adjustment was granted waiving the Block Perimeter requirement</p>	
Other:	<ul style="list-style-type: none"> • Cross access easement with Lot 2 of Two Glenwood Subdivision (S-1-17) • Pedestrian access easement between West Morgan, and West Hargett Streets 	

OFFICIAL ACTION: Approval with conditions

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:

2. That S-1-17 Two Glenwood Subdivision is recorded in the Wake County Register of Deeds prior to the submittal for concurrent review;
3. That a demolition permit be issued;
4. That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the StormwaterEngineer 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;
5. That a nitrogen offset payment must be made to a qualifying mitigation bank;
6. That plans for the shared stormwater devices be submitted to the Development Services and approved by the Engineering Services Department;
7. That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded

with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;

8. That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
9. That the maximum allowable impervious surface area for each lot per the approved subdivision plan shall be shown on all maps for recording;

Prior to issuance of building permits:

10. That the Development Services Department approve a public sidewalk easement for any portion of the public sidewalk between West Hargett and West Morgan streets, located within private property;
11. That an offer of cross access with the lots owned by GLENWOOD HPI LLC, lots 1 and lots 2 of the Two Glenwood Subdivision (S-1-17) be recorded in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Development Services Department prior to building permit issuance;
12. 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;
13. That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association.
14. 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 Public Works Department;

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;
16. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers Date: 6/12/17
(BT)

Staff Coordinator: Michael Walters

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

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 04/03/17, submitted by Ken Thompson, J Davis Architects.

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: 6/12/2020

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.