



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-17-10 / University Towers - Amendment**

General Location: On the North West quadrant of Hillsborough Street, Dan Allen Drive and Friendly Drive, inside the city limits.

Owner: University Towers Raleigh, LLC / M.E. Valentine
Designer: The Site Group

CAC: Wade

Nature of Case: This request is to approve a revision to a previously approved plan which will result in different building setbacks on the site due to the subdivision of the property which will create two parcels. The originally approved plan PA-1-87 University Towers was approved by City Council in 1987 to construct an eight story 489 room hotel (220,000 square feet) and a 464 space, four level parking deck (2 levels below ground and 4 levels above). The hotel and parking deck were approved on one lot with setbacks for the Office & Institution -2 district being met as shown on the preliminary plan in 1987. A subdivision has been submitted to divide the existing 2.48 acre lot into two parcels (parcel #1 will be 1.729 acres the hotel and 29 surface parking spaces is located on this parcel. Parcel #2 will be .754 acres and the 4 level parking deck (2 levels below ground and 4 levels above ground with 464 spaces located on this parcel). With the approval of the subdivision the existing setbacks for the O&I-2 district will change and require Planning Commission approval for both parcels and existing uses.

The minimum setback for parcel #2 (parking deck) will be 1.82 feet front yard setback from the new property line and 14.53 feet from Friendly Drive, 4.63 feet rear yard setback from the new property line and 4.90 feet from the side property line adjacent to the hotel site (northern property line) and 10.84 feet from the southern property line of parcel #1.

The minimum setbacks for parcel #1 (hotel) will be 10.86 feet from Dan Allen Drive rear yard setback, front yard setback is 160.28 feet from Friendly Drive and 18.37 feet side yard setback from the new property line of parcel #2.

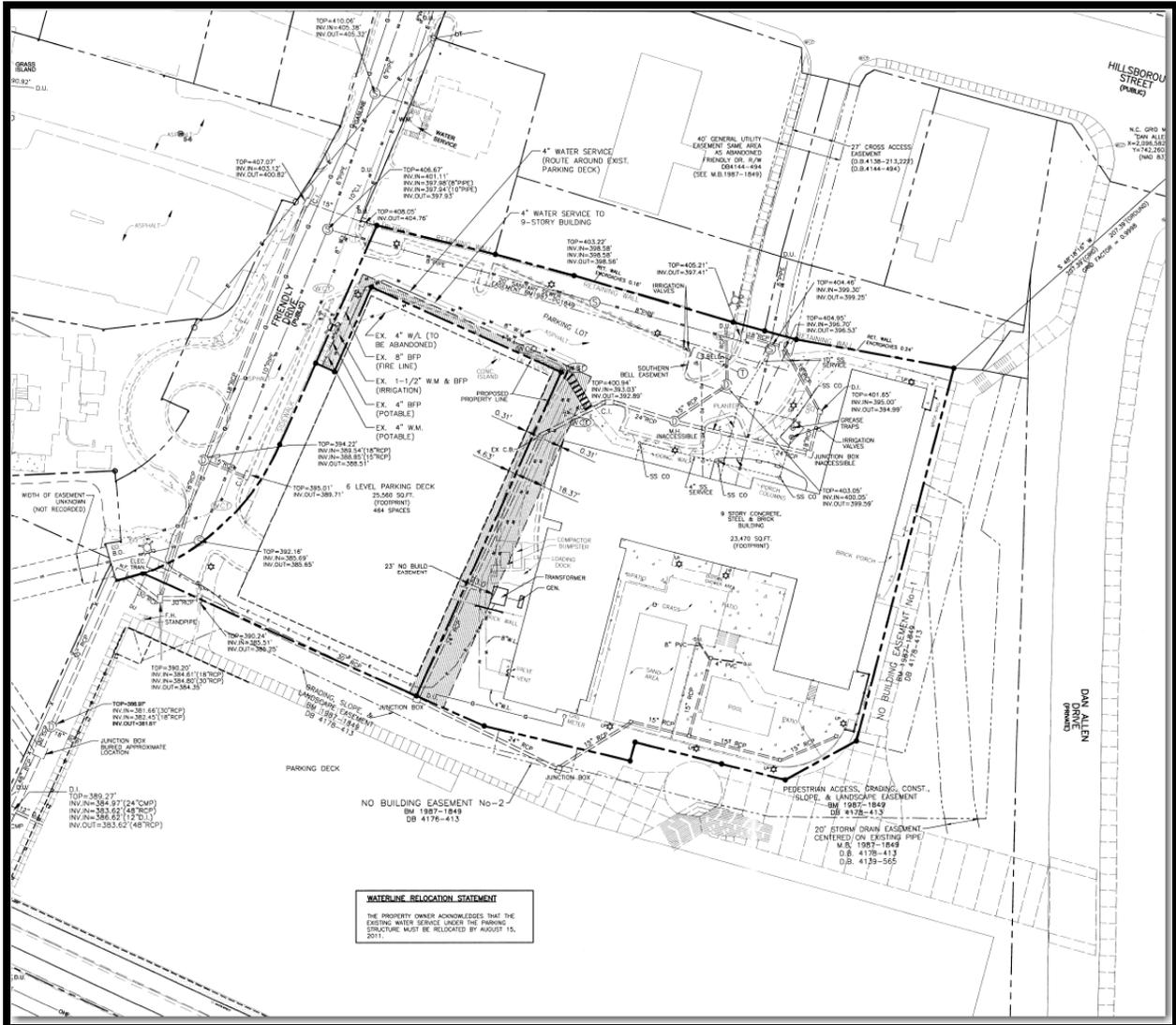
The subdivision of the parcels will be approved by staff after the Planning Commission approval of this revised request.

Key Issues: Does this site plan and its setbacks conform to Code standards 10-2132.2(d) and to adopted land use policies?

Contact: The Site Group/Ed Sconfienza



SP-17-10 University Towers – location map



SP-17-10 University Towers – site plan

SUBJECT: SP-17-10 / University Towers - Amendment

CROSS-REFERENCE: PA-1-87, PA-109-88, S-29-87, S-87-87 & S-11-10 University Towers (pending)

LOCATION: On the North West quadrant of Hillsborough Street, Dan Allen Drive and Friendly Drive, inside the city limits.

REQUEST: This request is to approve a revision to a previously approved plan which will result in different building setbacks on the site due to the subdivision of the property which will create two parcels. The originally approved plan PA-1-87 University Towers was approved by City Council in 1987 to construct an eight story 489 room hotel (220,000 square feet) and a 464 space, four level parking deck (2 levels below ground and 4 levels above). The hotel and parking deck were approved on one lot with setbacks for the Office & Institution -2 district being met as shown on the preliminary plan in 1987. A subdivision has been submitted to divide the existing 2.48 acre lot into two parcels (parcel #1 will be 1.729 acres the hotel and 29 surface parking spaces is located on this parcel. Parcel #2 will be .754 acres and the 4 level parking deck (2 levels below ground and 4 levels above ground with 464 spaces located on this parcel). With the approval of the subdivision the existing setbacks for the O&I-2 district will change and require Planning Commission approval for both parcels and existing uses.

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OFFICIAL ACTION: Approval with conditions

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

FINDINGS: The Planning Commission finds that this request conforms to Chapter 2, Part 10, Sections 10-2036, 10-2132.2 and footnote g of 10-2075(b) Schedule of Zoning District Yard Setbacks and Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 22 September 2010, owned by University Towers Raleigh, LLC, submitted by The Site Group.

ADDITIONAL NOTES: N/A

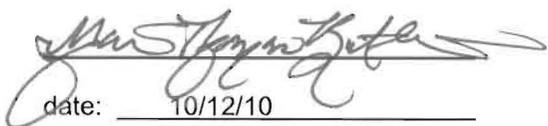
To PC: October 12, 2010

Case History:

Signatures:(Planning Dir.)

(PC Chair)

date: 10/12/10


date: 10/12/10

Staff Coordinator: Jacque Baker/Eric Hodge

- Motion:** Mattox
- Second:** Mullins
- In Favor:** Butler, Batchelor, Bartholomew, Harris Edmisten, Haq, Mattox, Mullins, Smith, Sterling
- Opposed:**
- Excused:**

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.)

(PC Chair)



Staff Report

RECOMMENDED

ACTION: Approval with Conditions

CONDITIONS OF APPROVAL:

Planning Commission Actions:

- (1) That the Planning Commission first finds that this site plan, conforms to the eight standards for site plan approval, code section 10-2132.2(d);

Administrative Actions:

Prior to finalizing this site plan:

- (2) That the subdivision plat be recorded, and a recorded copy be given to the Planning Department.
 - (3) That the owner prior to August 15, 2011 will relocate the existing water line as shown on the preliminary site plan;
 - (4) That the no build easements as approved by the City Attorneys office be recorded and a copy provided to the Planning Department.
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ZONING:

ZONING DISTRICTS: O& I-2.

SETBACKS / HEIGHT:

This plan conforms to all minimum setback standards as approved by Planning Commission, see plan dated 22 September 2010. Proposed height of the building is 89 - feet for the hotel located on parcel #1. The height of the parking deck located on parcel #2 is 50-feet.

PARKING: Off-street parking conforms to minimum requirements: 485 spaces required, based on 1 parking space per 1 bedroom. 493 spaces are provided.

LANDSCAPING: The preliminary street yard landscaping, as submitted and shown is in conformity with Section 10-2082.5. The preliminary vehicular surface area landscaping is in conformity with Section 10-2082.6 as shown. The parking deck located on the proposed parcel #2 is a high impact use. Under Section 10-2082.9, no transitional protective yard is required between the parking deck site and the hotel as the parking deck is an accessory use to the hotel. The remaining property is surrounded by public rights of way and existing medium and high impact uses.

TREE

CONSERVATION: No tree conservation areas are required per the Forestry Specialist, due to the amount of existing infrastructure covering the critical root zones of the trees meeting the size and location requirements to be used for tree conservation areas, the critical root zones can not be protected and there will not be any tree conservation required on this site.

DEVELOPMENT

INTENSITY: Existing floor area ratio (FAR) for the hotel of 4.16 and a FAR for the existing parking deck of 4.33. The hotel has lot coverage of 31% and the parking deck has lot coverage of 78%. The O&I-2 zoning district does not require FAR and lot coverage for this type use.

PHASING: No phase requested.

UNITY OF DEVELOPMENT: Unity of development and sign criteria is not required in this development.

COMPREHENSIVE
PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE
/ COLLECTOR
PLAN:

No right-of-way dedication or construction of Friendly Drive is required by the Thoroughfare and Collector Street Plan.

TRANSIT: No transit-oriented features of this site are incorporated into the proposed plan as there is a transit stop at the adjacent parcel to the north along Hillsborough Street. This site is presently served by the existing transit system.

URBAN FORM: This site is located in the Wade Planning District.

- Policy LU 4.5 Connectivity

New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

HISTORIC /
DISTRICTS:

The existing building is not a designated Historic Structure. This site is not located in or adjacent to a designated Historic District.

APPEARANCE
COMMISSION:

The Appearance Commission's Development Review Committee made no comments on the proposal.

SUBDIVISION
STANDARDS:

BLOCK LAYOUT: The existing street layout conforms to City Code, providing for efficient circulation of traffic within the entire area. No new streets are proposed within this development.

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. The owner University Towers Raleigh, LLC will relocate the existing water line, as shown on the preliminary plan, prior to August 15, 2011.

SOLID WASTE: Refuse disposal will be by private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.

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

PEDESTRIAN: Existing sidewalk locations conform to City regulations

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

**STORMWATER
MANAGEMENT:** No new impervious is proposed. As S-11-10 University Towers Subdivision, creates a lot (parcel #2) less than 1 acre in size, the maximum allowable impervious for parcel #2 is 27,476 square feet unless a shared stormwater control facility is constructed. The existing impervious for parcel #1 is 52,306 square feet. This information will be shown on the recorded subdivision map.

**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.

