



## 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-34-10 / Hollyridge Apartments

**General Location:** This site is located on the east side of Hollyridge Drive, south of its intersection with Glenwood Avenue, inside the City Limits.

**Owner:** Holly Ridge LLC/Carolantic Realty  
**Designer:** JDavis Architects

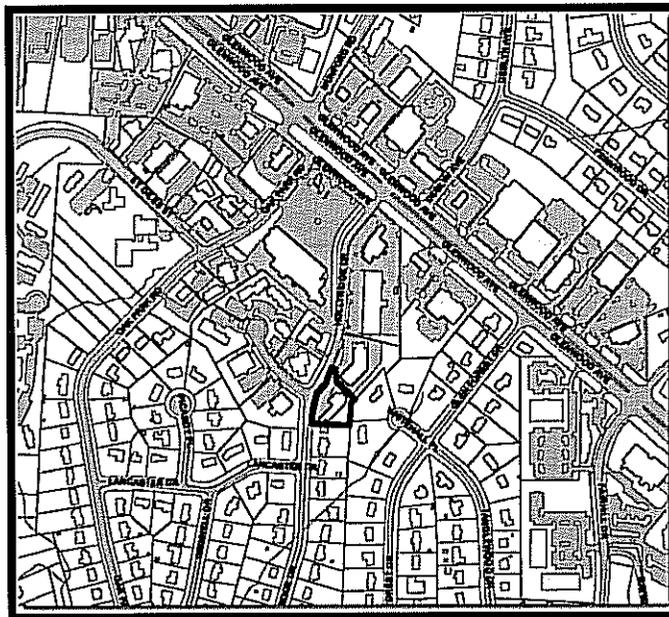
**CAC:** Northwest

**Nature of Case:** Approval of the conversion of a 16,887 square foot three story hotel building to a 21-unit apartment complex on a 0.714 acre site (lot 2 of S-24-10), zoned Shopping Center. The building currently consists of 21 lodging units to be converted for a total of one (1) one-bedroom dwelling unit (former managers unit) and 20 efficiency units at a density of 30 dwelling units per acre. A subdivision has been submitted to divide the existing 1.85 acre lot into two parcels (parcel #1 will be 1.132 acres with a 45 room hotel and 50 surface parking spaces is located on this parcel. Parcel #2 will be .714 acres and is the site of the apartment complex with 31 surface parking spaces located on this parcel).

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

**Key Issues:** Planning Commission should evaluate the proposal based on the eight site plan approval standards of code section 10-2132.2 (d). The proposal exceeds 15-units per acre within the Shopping Center District, thus requiring preliminary approval. The plan proposes a density of 30 units per acre.

**Contact:** JDavis Architects



SP-34-10 Site location



**SUBJECT:** SP-34-10 / Hollyridge Apartments

**CROSS-  
REFERENCE:** S-24-10

**LOCATION:** This site is located on the east side of Hollyridge Drive, south of its intersection with Glenwood Avenue, inside the City Limits.

**REQUEST:** Approval of the conversion of a 16,887 square foot three story hotel building to a 21-unit apartment complex on .714 acre site (lot 2 of S-24-10), zoned Shopping Center. The building currently consists of 21 lodging units and to be converted to (1) one-bedroom dwelling unit (former managers unit) and 20 efficiencies for a total of 30 dwelling units per acre. A subdivision has been submitted to divide the existing 1.85 acre lot into two parcels (parcel #1 will be 1.132 acres with a hotel and 50 surface parking spaces is located on this parcel. Parcel #2 will be .714 acres and is the site of the apartment complex with 31 surface parking spaces located on this parcel.

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**OFFICIAL ACTION:** Approval with conditions

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

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**FINDINGS:** The Planning Commission finds that with the following conditions of approval this request conforms to Chapter 2, Part 10, Sections 10-2041, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 11/16/10, owned by Holly Ridge LLC/Carolantic Realty, submitted by JDavis Architiects.

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**ADDITIONAL  
NOTES:** S-24-10 Hollyridge Subdivision is pending approval by staff.

**VARIANCES /  
ALTERNATES:** N/A

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To PC: December 14, 2010

**Case History:**

**Staff Coordinator:** Jacque Baker

**Motion:** Mattox

**Second:** Sterling Lewis

**In Favor:** Anderson, Bartholomew, Butler, Harris Edmisten, Fleming, Haq, Mattox, Schuster, Sterling Lewis

**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)



date: 12/14/10

date: 12/14/10



# Staff Report

**RECOMMENDED ACTION:** Approval with Conditions

**CONDITIONS OF APPROVAL:** Planning Commission Actions:

- (1) That in accordance with code section 10-2132.2(b)(18) the Planning Commission approves this site plan that exceeds 15 units per acre within the Shopping Center district. The plan proposes 30 dwelling units per acre;
- (2) That the Planning Commission finds that this site plan conforms to the eight standards for site plan approval, code section 10-2132.2(d);

Administrative Actions:

**Prior to issuance of certificates of occupancy finalizing this site plan:**

- (3) That the subdivision plat shall be recorded and all conditions satisfied, and a recorded copy be given to the Planning Department.

ZONING:

**ZONING DISTRICTS:** Shopping Center.

**SETBACKS / HEIGHT:** This plan conforms to all minimum setback standards. Front yard = 30', rear yard = 30' side yard = 15', side yard = 40.90'. Proposed height of the building is 31.7'.

**PARKING:** Off-street parking conforms to minimum requirements: 22 spaces required, based on 1 parking space per 20 - efficiencies and 1.5 for 1 bedroom unit (former manager office). 22 spaces are provided.

**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 high residential density 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>
South	"C" - 20'	50'
East	"C" - 20'	50'

**TREE CONSERVATION:** This site is less than 2 acres size, thus tree conservation is not required.

**DEVELOPMENT INTENSITY:** Proposed floor area ratio (FAR) of 58% and lot coverage of 19%.

**PHASING:** No phase requested.

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

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**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**THOROUGHFARE / COLLECTOR PLAN:**

No right of way dedication along Hollyridge Drive is required.

**TRANSIT:** No transit-oriented features are incorporated into the proposed plan. The City's Transit Technician determined there was not a need for any improvements at this location.

**URBAN FORM:** This site is located in the Northwest Citizen Advisory Council.

- Policy LU 4.5 - Connectivity applies, the proposed site layout integrates and meets the intent of this policy. Therefore, the proposed site plan is consistent with the general policy guidance provided by the Comprehensive Plan.

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

<b>Comment</b>	<b>Response</b>
The committee recommends that, rather than a fee in lieu, options for installing a sidewalk along the site's frontage with Holly Ridge Drive be explored, which would not penalize the developer for impervious surfaces [commensurate with code Sec. 10-2132.2(d)(1) & (5)]. As a matter of broader policy, the committee suggests that whenever the opportunity occurs to expand and/or enhance the City's pedestrian ways, even segmentally, it should be pursued.	Construction of the sidewalk along Hollyridge Drive currently would not connect to existing sidewalk and the construction of sidewalk at this time would increase the impervious surface thus requiring stormwater detention to be installed.

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**SUBDIVISION STANDARDS:**

**BLOCK LAYOUT:** The existing street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.

- 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:** Refuse disposal will be by private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.
- CIRCULATION:** Fee in lieu for ½ for 41' b/b street improvements along Hollyridge Drive and will be satisfied upon the recording of S-24-10.
- PEDESTRIAN:** Fee in lieu ½ of a 5' sidewalk along Hollyridge Drive shall conform to City regulations and will be satisfied upon the recording of S-24-10.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER  
MANAGEMENT:** A net reduction in impervious surface is proposed. Site Plan proposes 18,610 square feet of impervious surface. Per S-24-10, Holly Ridge Subdivision, Lot #2 is less than 1 acre in size and the maximum allowable impervious surface is 19,809 square feet. No floodplain or Neuse River Buffer exists on the site.
- 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.