



Administrative Action Preliminary Subdivision

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

Case File / Name: S-34-14 / Fairfield Inn and Suites Hotel Subdivision

General Location: The site is located on the east side of Capital Boulevard, between Old Wake Forest Road and Interstate 540.

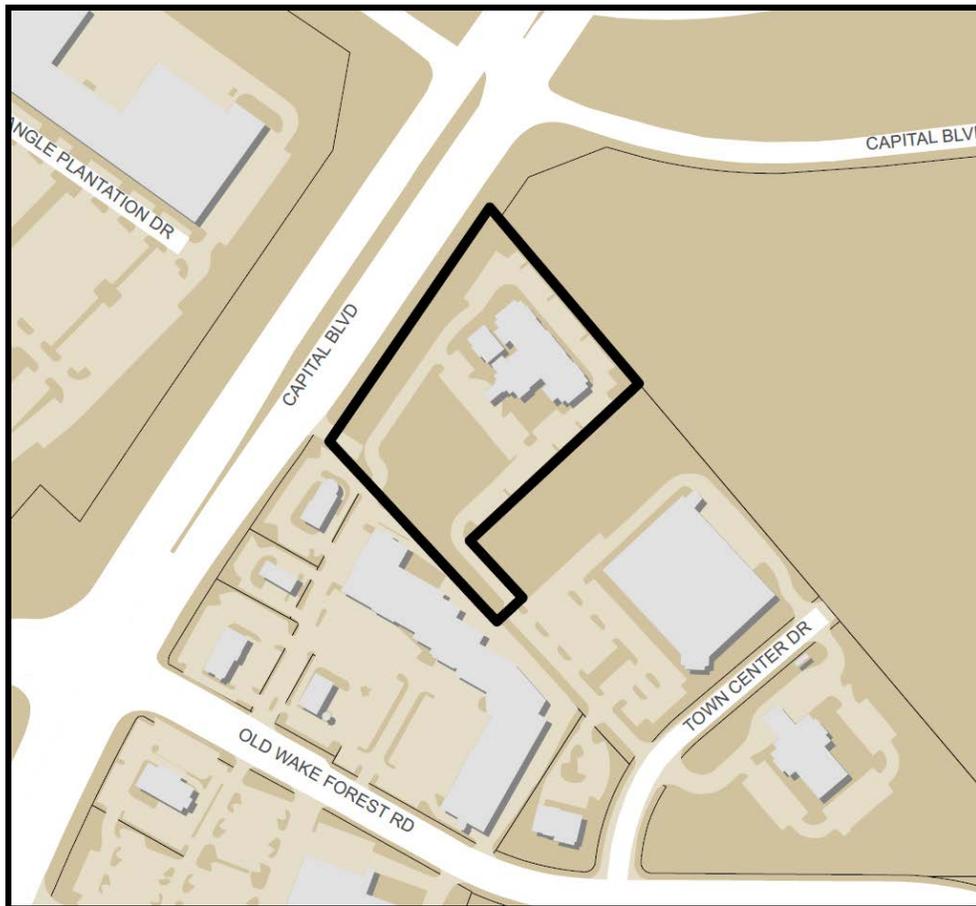
CAC: Northeast

Nature of Case: Subdivision of 4.45 acres into two non-residential lots, zoned Thoroughfare District and Special Highway Overlay District-2 (SHOD-2).

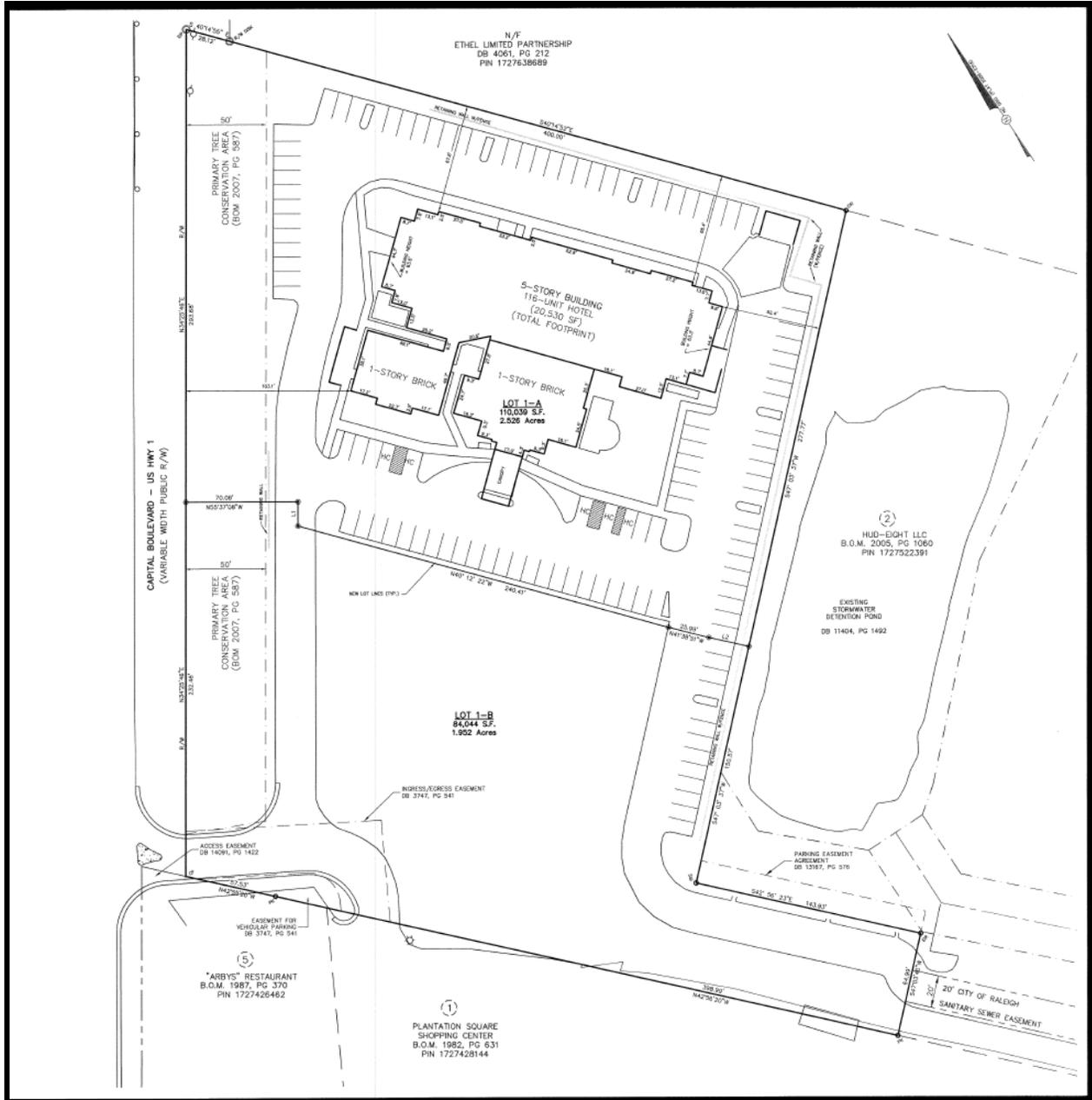
Contact: Timothy Smith, Phillip Post & Associates

Design Adjustment: NA

Administrative Alternate: NA



S-34-14 Location Map



S-34-14 Preliminary Subdivision Layout

SUBJECT: S-34-14

**CROSS-
REFERENCE:** NA

LOCATION: The site is located on the east side of Capital Boulevard, between Old Wake Forest Road and Interstate 540, inside the city limits.

PIN: 1727429299

REQUEST: This request is to approve the subdivision of a 4.45 acre tract into two nonresidential lots, zoned Thoroughfare District and Special Highway Overlay District-2 (SHOD-2).

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a mass grading 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;
- (2) Tree protection fence must be set up along the boundaries of all tree conservation areas and an appointment must be made with the City Forestry Specialist to inspect the fence;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (3) That conditions 1 and 2 above be met;
- (4) That a sanitary sewer capacity study be approved by the Public Utilities Department;

Prior to Planning Department authorization to record lots:

- (5) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
- (6) 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;
- (7) That a cross-access agreement between lots 1 and 2 be recorded in the Wake County Registry, and that a copy of the recorded agreement be returned to the Planning Department;

- (8) That in accordance with Article 9 Section 2, a modification to the existing shared stormwater device agreement shall be completed and approved by the City;
- (9) That a fee-in-lieu be paid for curb and gutter and sidewalk along the property's Capital Boulevard frontage.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowas / S. Bowas Date: 1-28-15

Staff Coordinator: Justin Rametta

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

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Section 10-2045 and Part 10A, Chapter 5.3.1, Chapters 8 and 9. This approval is based on a preliminary plan dated 12/29/14 owned by Innkeeper Properties, submitted by Phillip Post & Associates.

ZONING:

ZONING DISTRICTS: Thoroughfare District (TD) and Special Highway Overlay District-2 (SHOD-2).

TREE CONSERVATION: Tree Conservation area was previously recorded for this parcel on Book of Maps 2007 Page 587.

PHASING: This is a one phase development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

**STREET
TYPOLOGY MAP:**

Capital Boulevard is classified as an existing Avenue, 6-Lane, Divided street by the Street Typology Map of the Comprehensive Plan. It has sufficient right-of-way and pavement width. No right-of-way dedication is required as part of this subdivision. A fee-in-lieu is required for curb and gutter along the property's frontage.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)
Capital Boulevard	Avenue 6-Lane, Divided	Variable	1/2- 126'	Variable	Variable

TRANSIT: This site is not presently served by the transit system.

**COMPREHENSIVE
PLAN:**

This site is located in the Northeast Citizens Advisory Council in an area designated for Regional Mixed Use.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: There are no minimum lot standards in the Thoroughfare District.

PUBLIC UTILITIES: City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.

**BLOCKS / LOTS /
ACCESS:**

Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

**STREETSCAPE
TYPE:**

The applicable streetscape is a sidewalk and tree lawn. A fee in lieu for a 6' sidewalk and curb and gutter is required prior to lot recordation. Capital Boulevard is an NCDOT street, where typically a Type C2 street protective yard would be used in place of street trees in the right-of-way. For this development, the tree conservation area will replace the protective yard in accordance with Section 7.2.4.B of the UDO.

PEDESTRIAN:

Proposed sidewalk locations conform to City regulations. A fee-in-lieu for 6' of sidewalk along Capital Boulevard is required. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.

FLOOD HAZARD:

There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with or Article 9 Section 2 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control

and Watercourse Buffer Manual. The project is shown to be in compliance with water quality regulations through the use of two on site underground sand filters. An existing wet pond will be used as a shared device to meet quantity control stormwater regulations.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES:

No new streets are being proposed with this development.

**OTHER
REGULATIONS:**

Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

SUNSET DATES: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval 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: 1/28/2018
Record entire subdivision.

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

**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.