



Certified City Council Decision

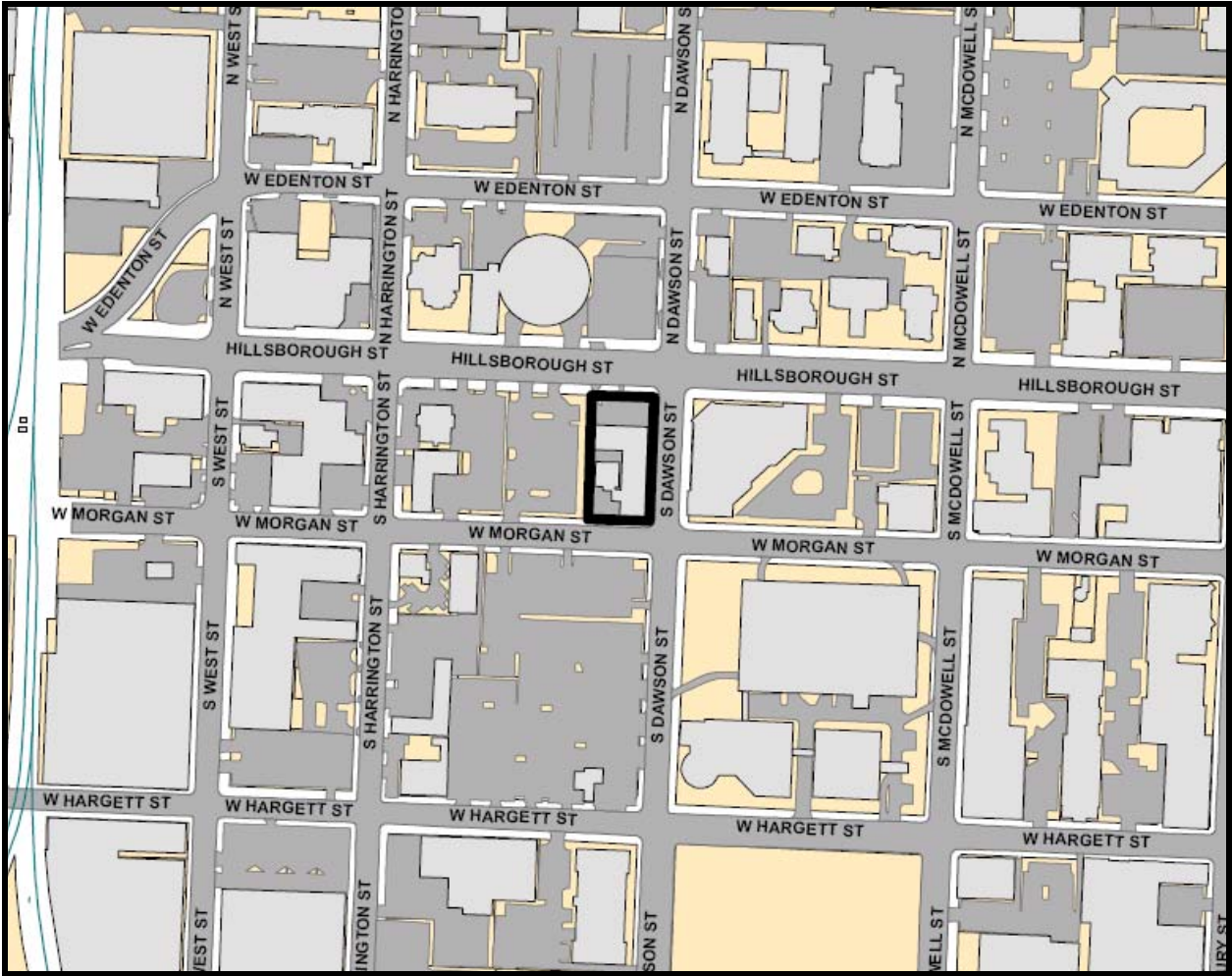
City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
www.raleighnc.gov

Case File / Name: SP-54-09 / 301 Hillsborough Street Parking Lot

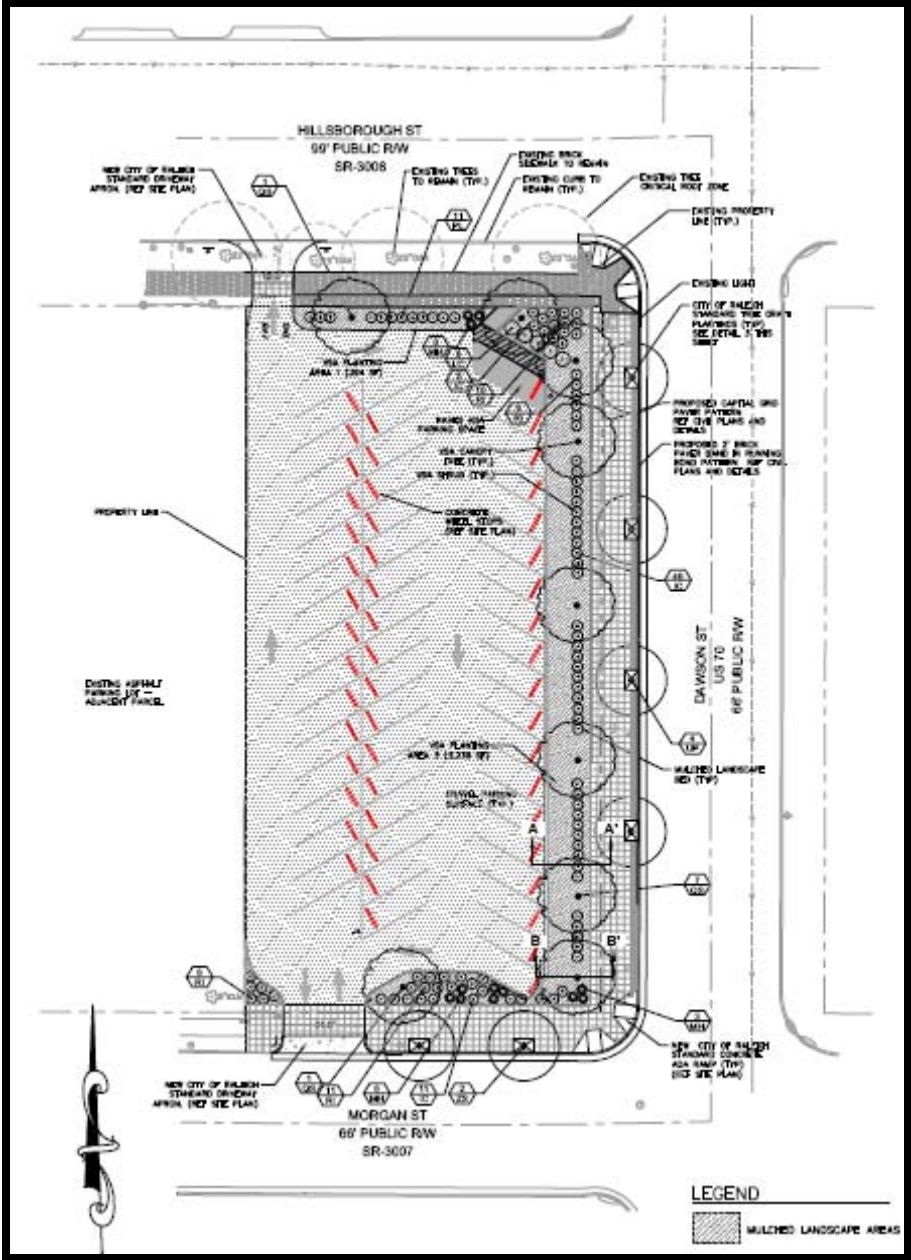
General Location: The west side of Dawson Street in between its intersections with Hillsborough Street and Morgan Street

Planning District / CAC: Central/Central

Request: This request is to approve a 50 space gravel parking lot to be operated for up to 4 years on a .5 acre site, zoned Business Zone and Downtown Overlay District. The parking lot is being developed as overflow parking for Campbell University School of Law at 225 Hillsborough Street. The University meets their code required parking minimums on-site. Only code-required parking spaces are required to be paved. This site is a vehicular surface area that does not qualify as a plot plan and is within 400 feet of a lot containing a dwelling.



SP-54-09 / 301 Hillsborough Street Parking Lot – Location Map



SP-54-09 / 301 Hillsborough Street Parking Lot – Site Plan

SUBJECT: SP-54-09 / 310 Hillsborough Street Parking Lot

CROSS-REFERENCE: Certified Recommendation of the Planning Commission CR #11337

LOCATION: The west side of Dawson Street in between its intersections with Hillsborough Street and Morgan Street inside the City Limits.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: Attached

FINDINGS: The City Council finds that with the following conditions of approval this request conforms to Chapter 2, Part 10, Sections 10-2043, 10-2051, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 8/11/09, owned by The City of Raleigh, submitted by Kimley-Horn and Associates, Inc.

Case History: PC on 8/18/09; CC on 9/1/09

Footnote: The Planning Commission Certified Action for approval of this case was appealed to the City Council by a neighboring property owner.

To CC: 9/1/09

City Council Status: Approved 9/1/09 by a vote of 8-0

Staff Coordinator: Eric Hodge, AICP



Final conditions of approval

CONDITIONS OF APPROVAL:

City Council Actions: (condition # 1 added by the City Council)

- (1) That the Council receive a report in December with regard to use of the lot and alternative surfacing materials;
- (2) That the City Council approves this use on the property for up to 4 years from the date of operation (Sept. 1, 2009 up until August 31, 2013). If the City wishes to utilize this site as a gravel parking lot for an additional period of time, a new preliminary site plan approval will be required;
- (3) That in accordance with Code Section 10-2051(d)(5), an alternate for providing a 14' wide sidewalk along Hillsborough Street is approved. Due to existing trees that are to be preserved along Hillsborough Street, the City is providing additional widening on the back of the sidewalk up to the property line because installation of the sidewalk up to the curb would endanger the root system of the existing trees;

- (4) That in accordance with Code Section 10-2051(d)(5), a reduction in open space is approved and in accordance with the general plans and physical development of the City as embodied in the Downtown Urban Design Guidelines and the standards of 10-2132.2(d). 5% is required on site and only 4% is of the site is being set aside as qualifying open space;
- (5) That the plan be revised to show vehicular surface area screening shrubbery to be a minimum of 36" at time of planting;
- (6) That the plan be revised to remove the two southernmost parking spaces from the middle of the proposed parking lot;
- (7) That after one year of operation, if the parking lot use is to continue the parking lot must be paved and decorative fencing/walls, edging and additional landscaping be installed to create a more appropriate streetwall;

Administrative Actions:

Prior to issuance of a parking lot permit for the site:

- (8) That an encroachment agreement for street trees, landscaping, street construction, curb and gutter, sidewalk to be located within the public right-of-way is approved by NCDOT;
- (9) That a circulation plan with directional signage is approved;