City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

Administrative Action
Group Housing Development

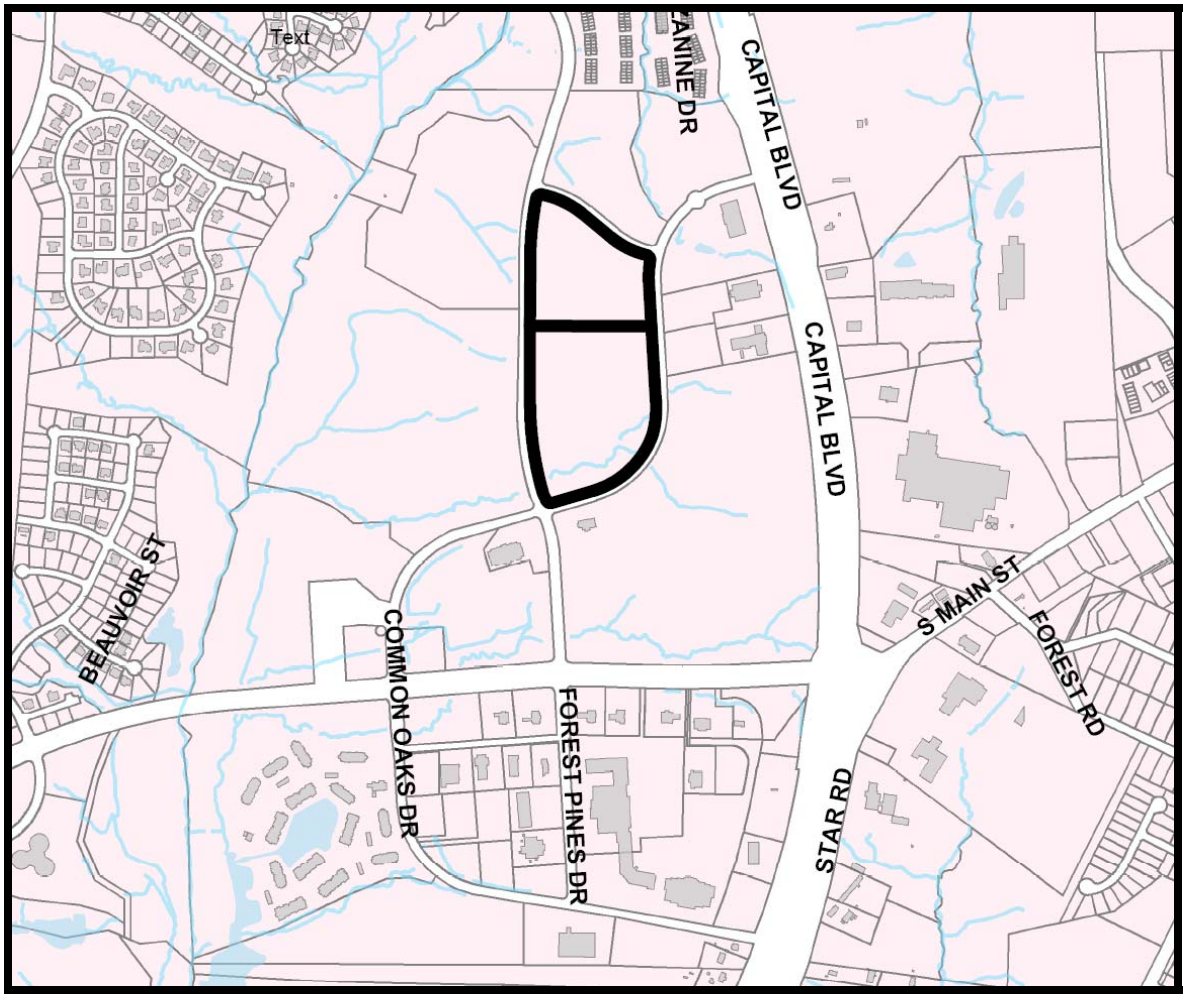
Case File / Name: **GH-3-07 / Colonial Grand at Wakefield**

General Location: The parcel of land surrounded by Common Oaks Drive, Forest Pines Drive and Green Elm Lane which is near the intersection of New Falls of Neuse Road and Capital Boulevard.

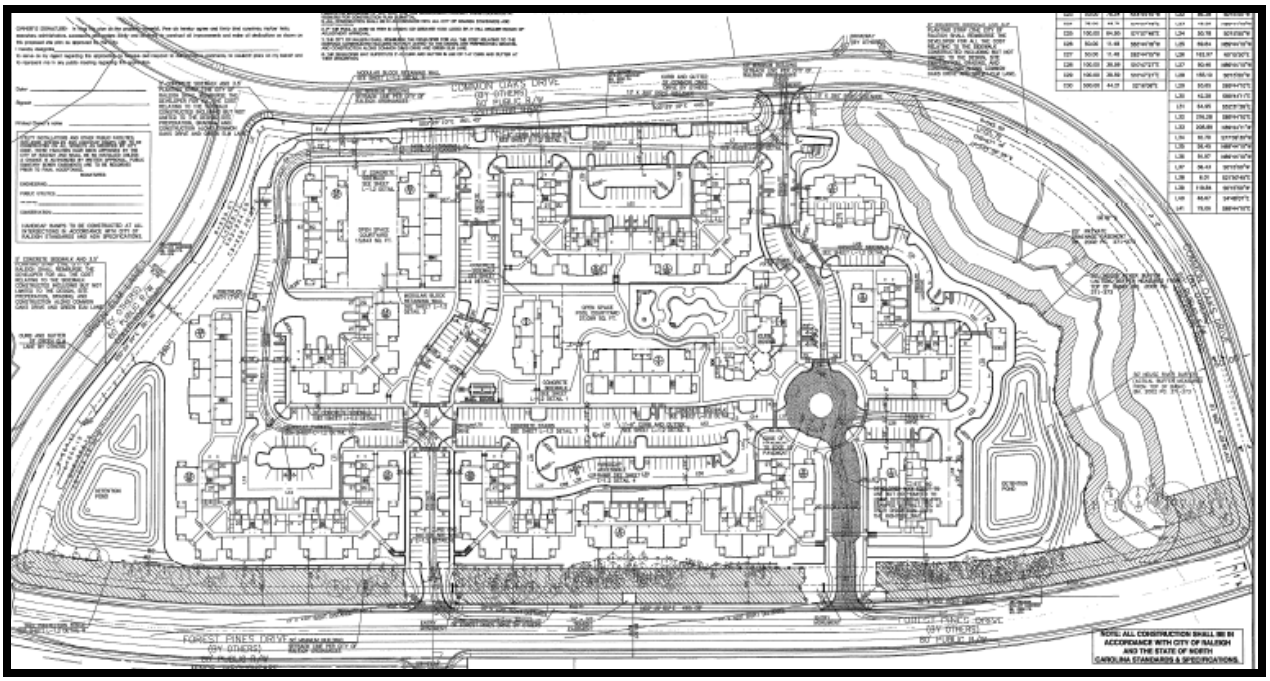
Planning District / CAC: North/North

Nature of Case: A group housing development comprised of 369 dwelling units within 16 buildings on a 26.5 acre site zoned Thoroughfare District – Conditional Use District. The residential density of this proposed development is 13.9 dwelling units per acre. This plan also includes a clubhouse and pool amenity.

Contact: Bass, Nixon & Kennedy, Inc. – David Dunn



GH-3-07 / Colonial Grand at Wakefield – Location Map



GH-3-07 / Colonial Grand at Wakefield – Site Plan

SUBJECT: GH-3-07 / Colonial Grand at Wakefield

CROSS-REFERENCE: Z-69-95

LOCATION: This site is located on the parcel of land surrounded by Common Oaks Drive, Forest Pines Drive and Green Elm Lane which is near the intersection of New Falls of Neuse Road and Capital Boulevard inside the City Limits.

REQUEST: This request is to approve a group housing development consisting of 369 dwelling units within 16 buildings on a 26.5 acre site zoned Thoroughfare District – Conditional Use District. The residential density of this proposed development is 13.9 dwelling units per acre. This plan also includes a clubhouse and pool amenity.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL: ***Prior to issuance of a land disturbing permit for the site:***

(1) That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract;

(2) That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;

(3) That documentation be submitted to the Stormwater Engineer in the Public Works Department that shows the maximum impervious surface coverage of the development, including any existing impervious surfaces, is no more than fifteen (15%) and the remaining pervious portions of the lot are utilized to convey and control the stormwater runoff of the lot to the maximum extent practical, in accordance with the allocation of impervious surface limits among multiple lots shown on the preliminary plan;

(4) 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 homeowner association."

(5) That a final tree conservation plan be approved by the Forestry Specialist in the Inspections Department. The final tree conservation plan shall include a metes and bounds description of the tree conservation areas conforming to code requirements. Tree protection measures shall be in place on site prior to any grading;

(6) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10 Chapter 9, 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;

Prior to issuance of building permits in the Inspections Department:

(7) That a 15x20 foot transit easement located on Forest Pines Drive be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of this easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;

(8) That construction plans for public and private improvements be approved by the Public Utilities Department and the Public Works Department;

(9) That all of the conditions associated with Z-69-95 have been satisfied.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Wage) Date: 9-5-07

Staff Coordinator: Eric Hodge

ZONING DISTRICTS: Thoroughfare District – Conditional Use District. Ordinance (1995) 702 ZC 369 Effective 8-1-95.

1) The portion of the Thoroughfare District zoned area within two hundred (200) feet measured perpendicularly to the common boundary of the parcels listed herein within the Crenshaw Manor Subdivision will be developed in residential lots with a minimum area of thirty thousand (30,000) square feet.

(2) The portion of the R-6 zoned area within two hundred (200) feet measured perpendicularly to the common boundary of the parcels listed herein with the Highland Park Subdivision will be developed in residential lots with a minimum area of thirty thousand (30,000) square feet.

DEVELOPMENT DENSITY: The number of units allowed in this zoning district is 40 units per acre. The proposed plan contains 369 units which equates to a density of 14 units per acre.

SETBACKS / HEIGHT: Setbacks from public streets and property lines conform to Section 10-2103(b). The minimum setback from public streets is shown to be 64'. Private outdoor living areas maintain a min. 40' separation if parallel to each other or oriented at less than a 45-degree angle. Vehicular surface areas other than individual driveways are no less than 5' to a building wall. Building-to-building setbacks are shown in accordance with Sec. 10-2103(b). Buildings greater than 28' in height meet min. 30' setback from perimeter property lines.

PHASING: There is one phase in this development.

OPEN SPACE: Open space conforms to minimum requirements. 10% or 2.65 acres required, 14% or 3.73 acres provided, based on the open space standards of 10-2103(d).

PARKING: Off-street parking conforms to minimum requirements: 704 spaces required, based on 1.5 spaces/1BR unit, 2 spaces/2BR unit, 2.5 spaces/3BR unit and 1 space per 100 SF of pool, and 1 space per 200 SF of office, assembly and exercise area. 711 spaces are provided. A reduction of 7 off-street parking spaces for dwelling units within 400' of the recreation facilities as allowed by Section 10-2072 is being utilized.

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. Landscape areas for tree planting are a minimum of 350 square feet per tree in area, and have a minimum dimension of 7 feet. This is a medium residential density use under Section 10-2082.9. No transitional protective yards are required as the subject property is bordered entirely by public streets.

TREE CONSERVATION: A preliminary tree conservation plan in accordance with code section 10-2082.14 is included with this proposal and has been approved by the Forestry Specialist in the Inspections Department. 10% or 2.653 acres of tree conservation area is required, 10.5% or 2.799 acres is provided. A final tree conservation plan with a

metes and bounds description of all tree conservation areas shall be shown and labeled on any plat for recording.

OTHER GROUP HOUSING STANDARDS: Private dead-end streets exceeding 150 feet provide turnarounds with a minimum interior curb radius of 30 feet. Fire hydrants, loop water system and fire truck access meet the standards of 10-2103(g). The main circulation route through this site meets private street standards. Sidewalks are shown to be provided from the main entrance of each dwelling unit and from all recreation facilities to the public sidewalk system.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way or construction of any streets was required by the Thoroughfare and Collector Street Plan.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: a 15' X 20' Transit Easement ~40' to the south of the second entrance along Forest Pines Drive. This site is presently not served by the existing transit system.

URBAN FORM: This site is located in the North Planning District, and is a part of the Wakefield City Focus Area and the Wakefield Small Area Plan. City Focus Areas allow for a variety of higher intensity land uses including high density residential.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The proposed 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, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

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.

SOLID WASTE: The location and design of refuse collection facilities is shown in accordance with the Solid Waste Collection Design Manual.

CIRCULATION: Existing street improvements conforms to normal City construction standards.

PEDESTRIAN: Construction of public sidewalks are shown on the plan along the entire perimeter of the site. Public sidewalk locations conform to City regulations. Internal connections to the public sidewalk system are shown on the plan as well.

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

STORMWATER MANAGEMENT: The preliminary site plan meets the provisions of Part 10, Chapter 9 of the Raleigh City Code. Stormwater quality control will be met through the use of two detention ponds to reduce the total Nitrogen load of the site and offset fees paid to the NCEEP. Although both ponds are wet ponds, one has less than 10 acres of drainage area and therefore credit for nitrogen removal is given as if it were a dry pond. The site will comply with stormwater quantity control provisions under 10-9023(a) because post-development stormwater runoff for the two and ten-year storm will be detained to pre-development conditions in the 2 wet detention ponds. There is Neuse River Buffer along the Southern portion of the property but no disturbance within the buffered area is proposed. There is no floodplain located on the property.

PAYMENT TO NCDENR

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

WETLANDS / RIPARIAN BUFFERS: Neuse River riparian buffers are required on this site and are shown on the preliminary site plan.

STREET NAMES: New street names are required for this development. All internal streets are private.

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.

SUNSET DATES: If significant construction has not taken place on a project after preliminary site plan approval, that approval may "sunset" and be declared void, requiring re-approval by City Council before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

2-Year Sunset Date: 9/5/09
Submit a final site plan and valid building permit application for the total area of the project, or a phase of the project.

5-Year Sunset Date: 9/5/2012
Complete construction of entire development.

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.