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

Administrative Action
Group Housing Development

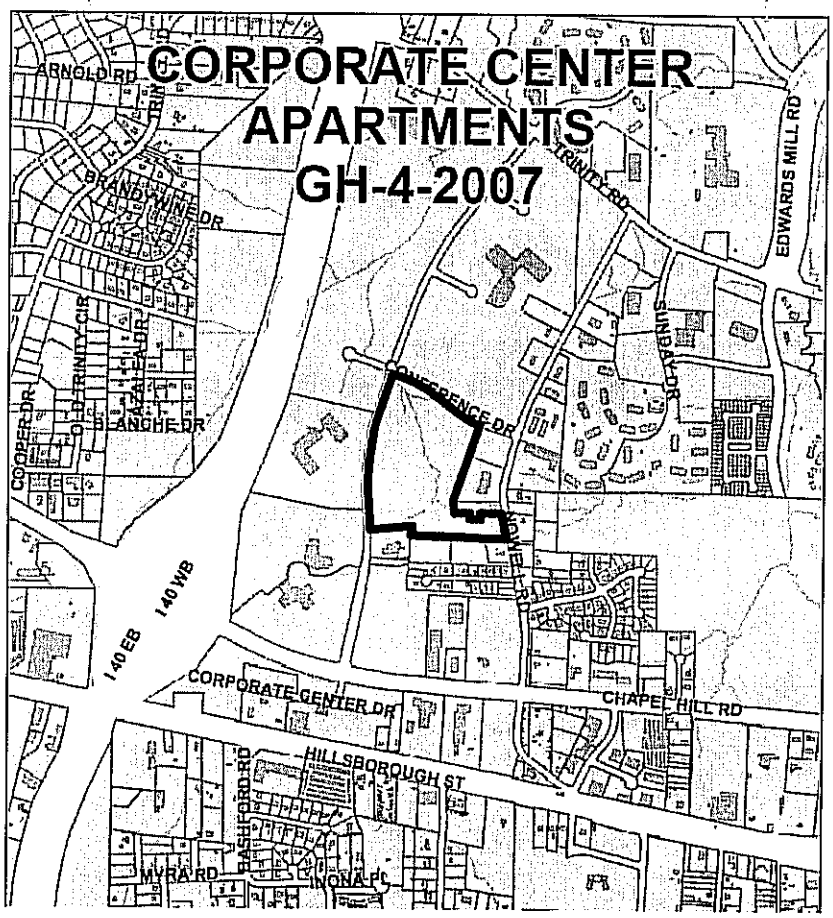
Case File / Name: GH-4-07 Corporate Center

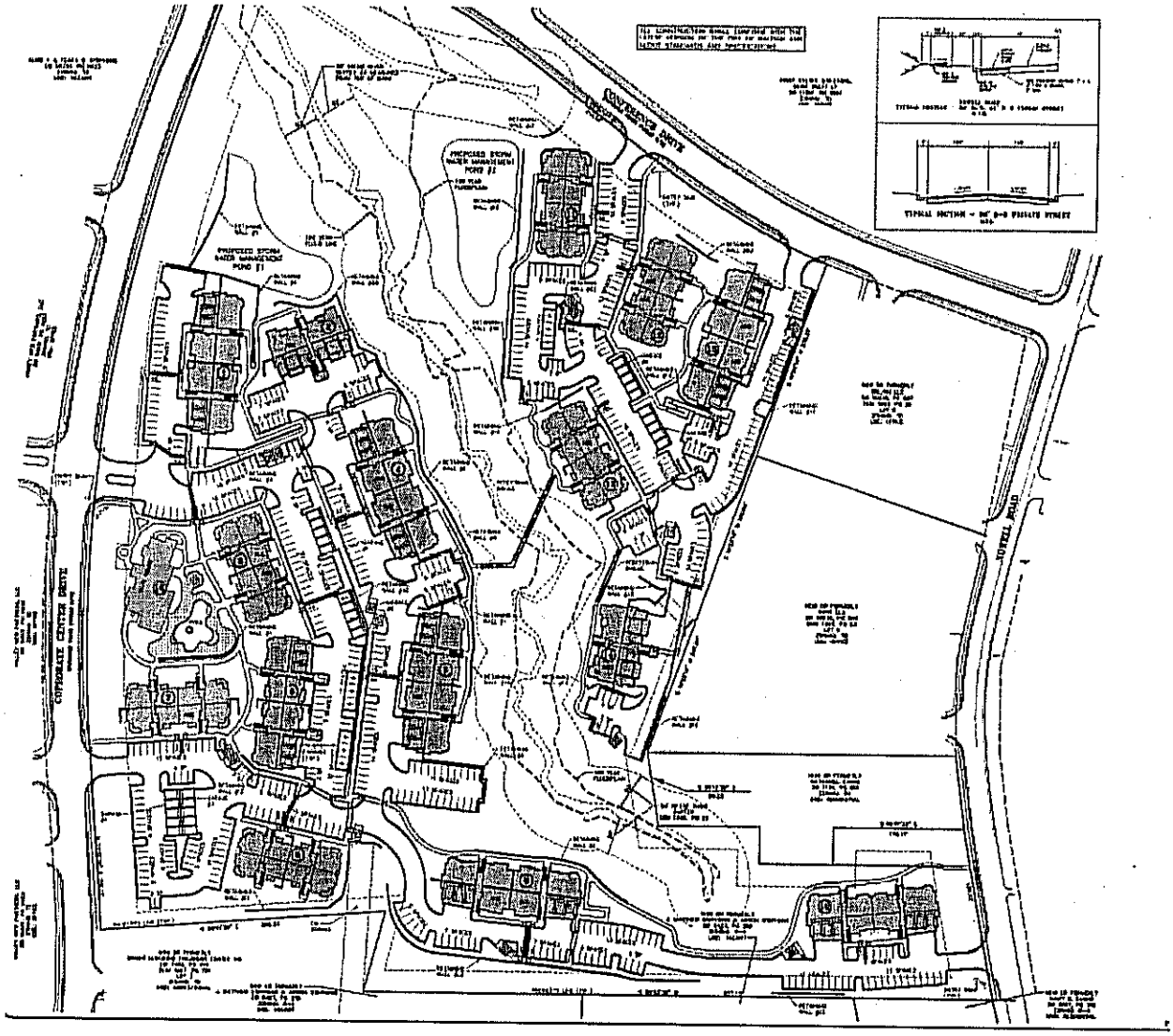
General Location: Intersection of Conference Drive and Corporate Center Drive

Planning District / CAC: South West / West

Nature of Case: This request is to approve a group housing development consisting of 350 units in 15 buildings with a club house on a 25.45 acre tract, zoned Thoroughfare District and Conservation Management. The overall residential density is 13.75 units per acre.

Contact: Andy Padiak





SUBJECT: GH-4-07 Corporate Center

CROSS-REFERENCE: Not applicable

LOCATION: This site is located at the intersection of Conference Drive and Corporate Center Drive, inside the City Limits.

REQUEST: This request is to approve a group housing development consisting of 350 units in 15 buildings with a club house on a 25.45 acre tract, zoned Thoroughfare District and Conservation Management. The overall residential density is 13.75 units per acre.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

Prior to issuance of a land disturbing permit for the site:

(1) 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;

(2) That as stormwater control facilities are to be owned and maintained by a property owners' association, the City's three party form "Stormwater Replacement Easement and Access Maintenance Agreement and Replacement Contribution" (Installment or Lump Sum payment version) shall be completed and executed by the developer, the property owners' association and given to the City of Raleigh Attorney for signature of the City Manger. Following the signatures of the City, the developer shall record the Stormwater Agreement with the local county Register of Deeds. A recorded copy of the Stormwater Agreement shall be given to the Stormwater Engineer in the Public Works Department within (14) days of plat recording . No building permit will be issued until a recorded copy of the drainage easement is provided to the Inspections Department;

(3) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

Prior to Inspections Department to building permit issuance:

(4) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in perpetuity in their

natural or mitigated condition, No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).". This covenant is to run with the land, and shall be binding on the Owner, and all parties claming under it;

(5) 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."

(6) That all blue line features (as shown on the USGS map and the SCS Wake County Soil Survey map) on the property will be required to be shown on all recorded maps. All buffers associated with the blue line features shall be shown on the plat unless evaluation/documentation from DWQ is provided stating that the feature no longer exists on the site and, therefore, the buffer does not exist;

(7) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;

(8) That an assessment fee for the City of Raleigh sewer is paid to the Assessment Specialist in the Public Works Department;

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

(10) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section10-2082.14;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Kauge) Date: 8-8-07

Staff Coordinator: James Marapoti

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2103, 10-2045, 10-203010-2103, 10-2109, 10-3072-3074, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 6/21/07, owned by Fairfield Residential LLC, submitted by John R. McAdams.

ZONING:

ZONING DISTRICTS: Thoroughfare District

DEVELOPMENT DENSITY: The number of units allowed in this zoning district is 20 units per acre. The proposed plan contains 350 units on 25.45 acres or 13.75 units/acre density.

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 50'. 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: This plan is to be constructed in one phase.

OPEN SPACE: Open space conforms to minimum requirements. 10% or 2.48 acres required, 11% or 2.8 acres provided, based on the open space standards of 10-2103(d).

PARKING: Off-street parking conforms to minimum requirements: 680 spaces required,
Total parking provided is 689
Spaces are based on:
1 bedroom 176x1.5 = 264
2 bedrooms 150x2= 300
3 bedrooms 24x2.5= 60
Club House with office and pool= 56
Parking spaces meet minimum standards for size and aisle width.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. None of the roads fronting this project are classified as thoroughfare or arterial therefore no addition planting requirements pursuant to 10-2045 are required. 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 impact use under Section 10-2082.9. Transitional protective yards are shown in compliance with City standards in the following locations:

Location	Yard type required	Width proposed
South East (North Side)	Type D	10'
South East (South Side)	Type D	10'

TREE CONSERVATION: 10% or 2.48 acres required, 11% or 2.8 acres provided via 1.60 acres in Primary Tree Conservation Areas and 1.20 acres in Secondary Tree Conservation Areas.

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: Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Nowell Rd.	60' Existing	½ 41' b/b w/ 5'sidewalk	N/A

TRANSIT: Not required.

URBAN FORM: This site is located in the Southwest planning district within the limits of the I-40 West Employment area. The site also falls within the boundaries of the Arena Small Area Plan. The Arena Small Area Plan recommends mixed use office and multi-family residential uses for the site.

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 developer 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: Existing public sidewalk locations conform to City regulations. Internal sidewalk networks connect to public infrastructure.

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

STORMWATER MANAGEMENT: The site will utilize two dry ponds for detention only. This will allow the site to meet stormwater quantity regulations by releasing at rates no greater than pre-development for the 2 and 10 year storms. Stormwater quality regulations (nitrogen export) will be met with a NCEEP buydown only. There is no TN reduction BMPs being utilized.

WETLANDS / RIPARIAN BUFFERS: Wetland areas or Neuse River riparian buffers are present.

STREET NAMES: Several new street names are required for this development. All internal streets are private and the number of names required will be determined prior to permit issuance.

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: 8/8/2010
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: 8/8/2012
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.