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

Administrative Action
Group Housing Development

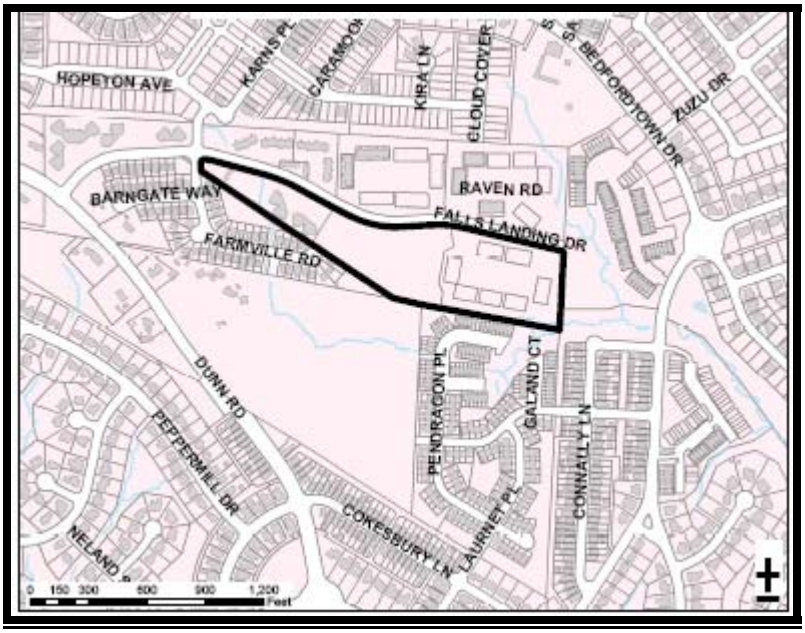
Case File / Name: **GH-7-07 Breezewood Condo**

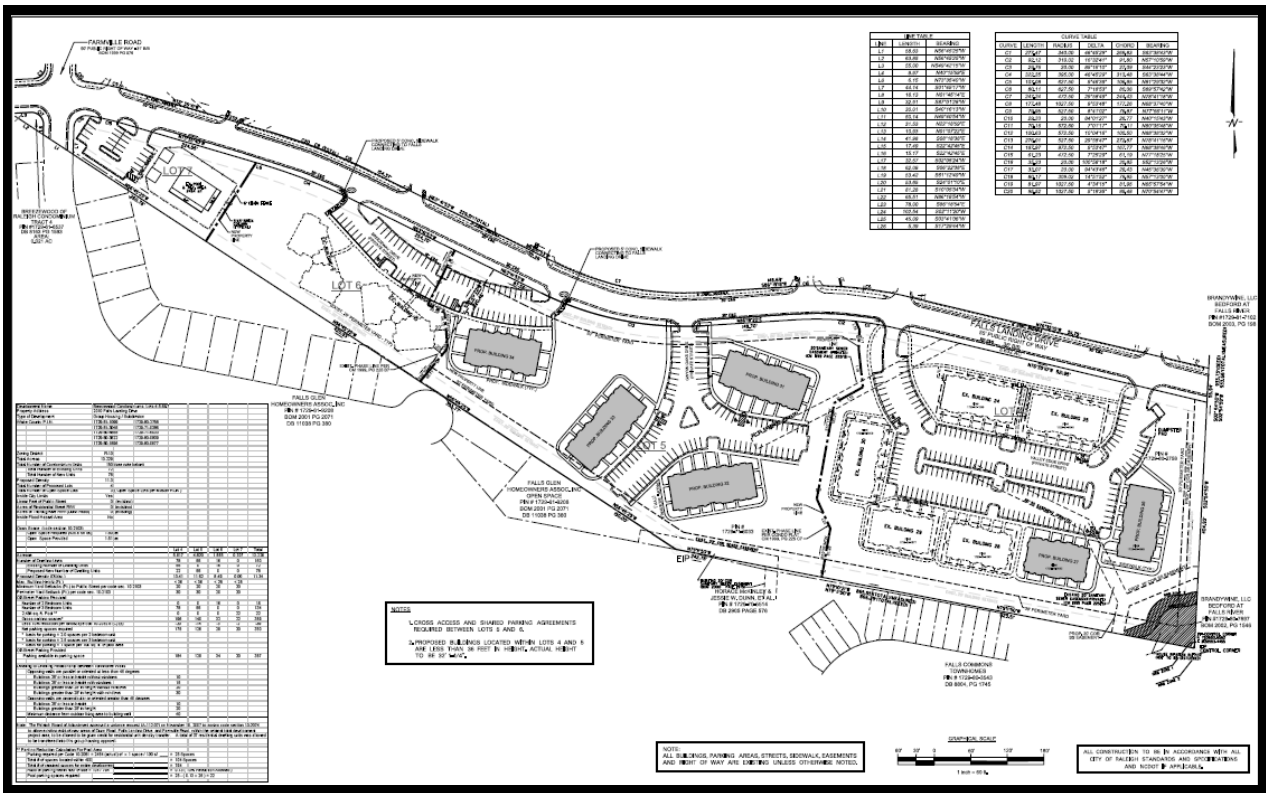
General Location: On the south side of Falls Landing Drive east of its intersection with Farmville Road, inside the city limits.

Planning District / CAC: North / North

Nature of Case: This request is to approve a condominium development consisting of 22 newly constructed units in 2-buildings, 56 existing units in 5-buildings, on lot 4 on a 5.81 acre tract for a total of 78 condominiums in 7-buildings, zoned R-15CUD. This request also includes the approval of a 56 condominium development on lot 5 on a 4.80 acre tract zoned R-15CUD. The overall residential density is 13.41 units per acre on lot 4 and 11.62 units per acre on lot 5. Lots 4 & 5 were approved under S-96-07.
GH-2-98 Breezewood Condominium approved by staff on August 17, 1998, the plan has sunset. Upon completion of Breezewood Condominium Development the project will consist of 165-units in 32 buildings.

Contact: Withers & Ravenel




FARMVILLE ROAD
LOT 5
LOT 6
FALLS GLEN HOMEOWNERS ASSOC.,INC
PIN # 1723417008
BOM 2001 PG 2071
DB 11038 PG 380
FALLS GLEN HOMEOWNERS ASSOC.,INC
OPEN SPACE
PIN # 1723417008
BOM 2001 PG 2071
DB 11038 PG 380
FALLS COMMONS TOWNHOMES
DB 8804, PG 1745
NOTES
1. CROSS ACCESS AND SHARED PARKING AGREEMENTS REQUIRED BETWEEN LOTS 5 AND 6.
2. PROPOSED BUILDINGS LOCATED WITHIN LOTS 4 AND 5 ARE LESS THAN 36 FEET IN HEIGHT, ACTUAL HEIGHT TO BE 50'-0".
NOTE:
ALL BUILDINGS, PARKING AREAS, STREETS, SIDEWALK, EASEMENTS AND RIGHT OF WAY ARE EXISTING UNLESS OTHERWISE NOTED.
GRAPHICAL SCALE
1 inch = 60 ft.
ALL CONSTRUCTION TO BE IN ACCORDANCE WITH AS CITY OF RALEIGH STANDARDS AND SPECIFICATIONS AND NCDOT STANDARDS.

SUBJECT: GH-7-07 Breezwood Condo

CROSS-REFERENCE: S-96-07, Z-4-08, GH-2-98 & S-95-07

LOCATION: On the south side of Falls Landing Drive east of its intersection with Farmville Road, inside the city limits.

REQUEST: This request is to approve a condominium development consisting of 22 newly constructed units in 2-buildings, 56 existing units in 5-buildings, on lot 4 on a 5.81 acre tract for a total of 78 condominiums in 7-buildings, zoned R-15CUD. This request also includes the approval of a 56 condominium development on lot 5 on a 4.80 acre tract zoned R-15CUD. The overall residential density is 13.41 units per acre on lot 4 and 11.62 units per acre on lot 5. Lots 4 & 5 were approved under S-96-07.
GH-2-98 Breezewood Condominium approved by staff on August 17, 1998, the plan has sunset.

OFFICIAL ACTION: **Approval with conditions**

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

(1) That construction plans for the shared stormwater facility shall be submitted and approved by the Public Works Department;

Prior to issuance of building permits in the Inspections Department:

(2) That a letter of acceptance for maintenance by Public Works Department for Dunn Road be submitted to the Planning Department;

(3) That a revised preliminary plan be submitted showing the correct zoning and zoning conditions;

(4) That construction plans for the shared stormwater facility shall be submitted and approved by the Public Works Department;

(5) That condominium documents are prepared in accordance with G.S.-47C and that certification is made to the Chief Zoning Inspector that the legal documents contain the language required by 10-2108(g). A recorded coy of these documents must be provided to the Planning Department and the Inspections Department within 14-days from authorization of building permit issuance. If recorded copies of these documents are not provided to the Planning Department and Inspections Department within this 14-day period, further plat recordings and building pemit issuance may be withheld;

(6) That all conditions of S-96-07 are met;

(7) That a final detailed landscape plan showing street yards in accordance with 10-2082.5 be submitted/stamped and approved by the Site Review

Specialist in the Inspection Department and a stamped approved copy is placed on file in the Planning Department;

Prior to issuance of an occupancy permit in the Inspections Department:

(7) That the private sidewalk extension from lot 4 and from lot 5 has been constructed to extend out to the public sidewalk as shown on the preliminary plan.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silver (C. Lange) Date: 3-25-08

Staff Coordinator: Jacque Baker

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2103, 10-2022, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2/12/08, owned by Breezewood Holdings LLC, submitted by Withers and Ravenel.

ADDITIONAL NOTES: The Board of Adjustment granted a variance A-112-27 (11/19/07). The variance was to code section 10-2074 with a condition that land owner proceed with rezoning application to R-15CUD. The zoning case Z-4-08 was approved by City Council.
The entire site was rezoned from R-10 to R-15 CUD and approved by City Council on February 19, 2008, see conditions below.

ZONING:

ZONING DISTRICTS: Residential-15CUD. Ordinance (2008) 355 ZC 615 Effective 2/19/08.

The site boundary shall be limited to no more than 344 dwelling units.

a. Parcel located on the northwest quadrant of Falls Landing Drive and Farmville Road (approximately 3.36 acres) shall be limited to no more than forty (40) dwelling units.
b. Parcels located on the southwest quadrant of Falls Landing Drive and Farmville Road (approximately 0.02 acres) shall be limited to zero (0) dwelling units.
c. Parcel located on the northeast quadrant of Falls Landing Drive and Farmville Road (approximately 14.11 acres) shall be limited to a combined number of one hundred fifty-four (154) dwelling units.
d. Parcels located on the southeast quadrant of Falls Landing Drive and Farmville Road (approximately 13.23 acres) shall be limited to a combined number of one hundred fifty (150) dwelling units,

DEVELOPMENT DENSITY: The number of units allowed in on lot 4 in this zoning district is 87 units and the number of units allowed on lot 5 in this zoning district is 72 units. The proposed plan contains 78 units on lot 4 and the plan contains 56 units on lot 5.

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 45'. 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 1 phase in this development

OPEN SPACE: Open space conforms to minimum requirements. 10 % or 1.06 acres required, 14% or 1.51 acres provided for lots 4 & 5, based on the open space standards of 10-2103(d).

PARKING: Off-street parking conforms to minimum requirements: 350 spaces are provided. A reduction of 39 off-street parking spaces for landscape planting area is being utilized. Parking spaces meet minimum standards for size and aisle width.

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 impact use under Section 10-2082.9. Transitional protective yards are not required.

TREE CONSERVATION: The Neuse Riparian buffer zone 2 is the primary tree conservation area, .07-acres is provided and is located on lot 4.

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: All required dedication of right-of-way and construction exit on Falls Landing Drive.

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 North Planning District, in an area designated a residential area.

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: Existing sidewalk locations conform to City regulations. A private sidewalk is required to be extended out of the development of all lots to the public sidewalk as shown on the preliminary plan per S-96-07..

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

STORMWATER MANAGEMENT: This site is subject to stormwater and nitrogen reduction requirements of part 10 chapter 9. Retention / detention facilities and shown on the preliminary plan and is a shared facility/dry detention pond with lots 4 & 5.

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)].

SHARED FACILITIES / LEGAL DOCUMENTS/ AGREEMENTS

Replacement - A "Stormwater Replacement Easement and Access Maintenance Agreement and Replacement Contribution" (Installment or Lump Sum payment version form, as required by Section 10-9027(c), shall be completed between the developer, the property owners' association and the City, recorded, and returned to the Conservation Engineer within 14 days of recording.

WETLANDS / RIPARIAN BUFFERS: Neuse River riparian buffers are required on this site.

STREET NAMES: No 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: 3/25/2010
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: 3/25/2013
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.