Certified Action
of the City of Raleigh Planning Commission

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

Case File / Name: **SP-64-07 Wakefield Crossing Condominiums**

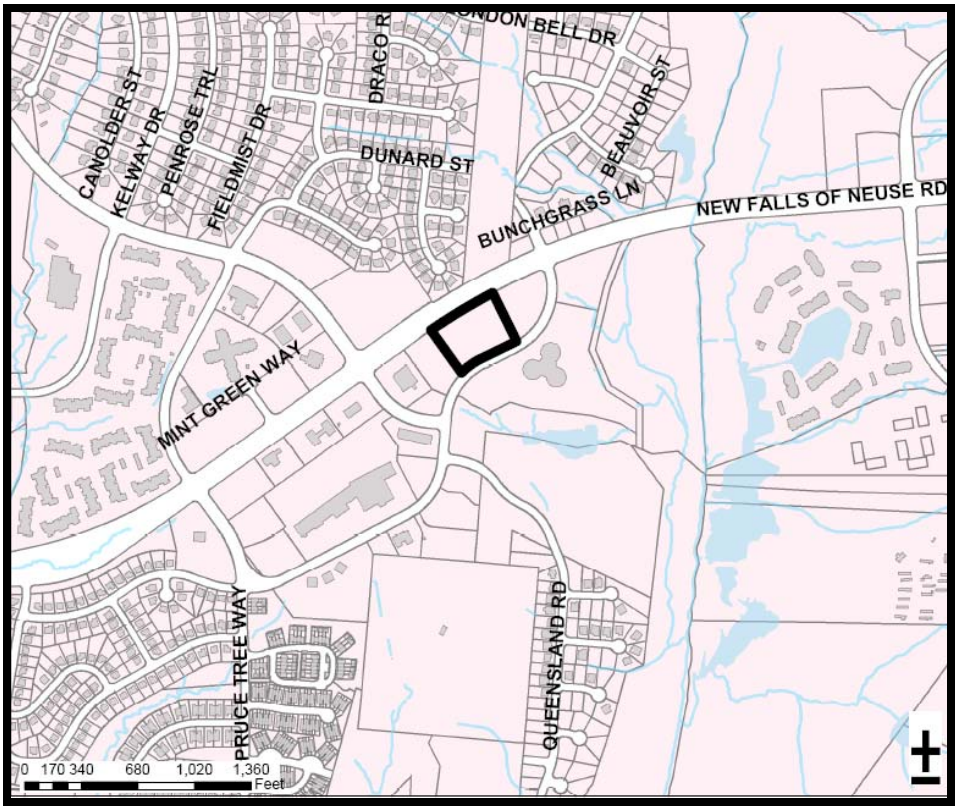
General Location: This site is located on the northeast quadrant of Falls of Neuse Road, Wakefield Crossing Drive and Wakefield Pines Drive, inside the City Limits.

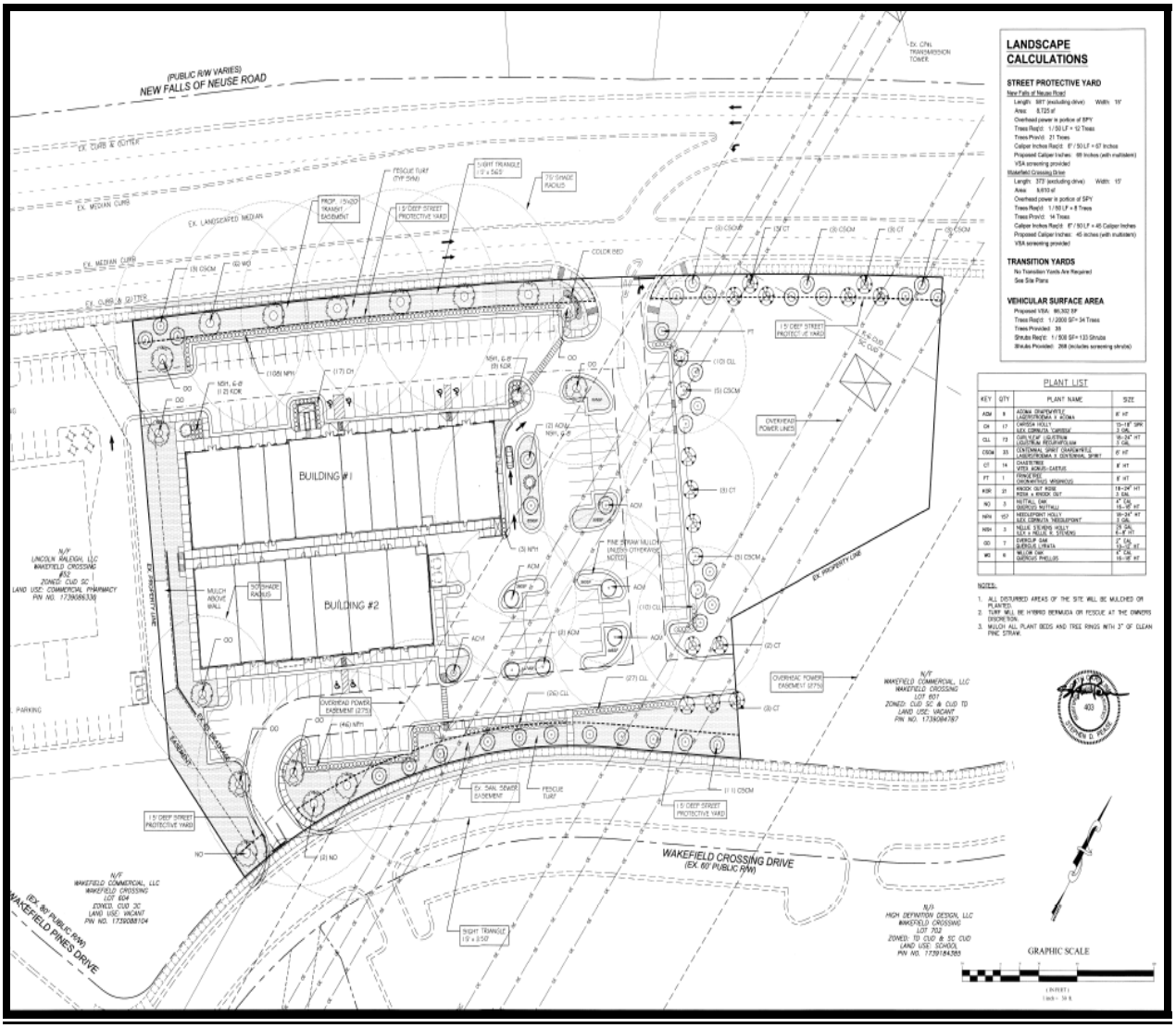
Planning District / CAC: North/North

Nature of Case: A 27,633 SF multi-tenant non-residential condominium retail building on a 4.05 acre site zoned SC CUD and R-6 CUD. As this site is located within 400 feet of a residential use or zone and is for a retail development, Planning Commission approval is required.

Key Issues: This plan conforms to Code requirements and Comprehensive Plan.

Contact: Wm. G. Daniel & Assoc.





SP-64-07 Wakefield Crossing Condominiums

SUBJECT:	SP-64-07 Wakefield Crossing Condominiums
CROSS-REFERENCE:	Z-69-95, Z-102-96 & S-87-02, S-31-99
LOCATION:	This site is located on the northeast quadrant of Falls of Neuse Road, Wakefield Crossing Drive and Wakefield Pines Drive, inside the City Limits.
REQUEST:	A 27,633 SF multi-tenant non-residential condominium retail building on a 4.05 acre site (tract 602 BM 2007 PG 1604, formerly a portion of tract 6 BM 2000 PG 169) zoned SC CUD and R-6 CUD. As this site is located within 400 feet of a residential use or zone and is for a retail development, Planning Commission approval is required.
OFFICIAL ACTION:	**Approval with conditions**
CONDITIONS OF APPROVAL:	**As noted on the Staff Report, attached**
FINDINGS:	The Planning Commission finds that this request conforms to Chapter 2, Part 10, Sections 10-2019, 10-2041 and 10-2132.2, Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated July 23, 2007, owned by Craig Davis Properties, Inc, submitted by WM.G. Daniel & Associates.
ADDITIONAL NOTES:	Cross access was required under S-87-02 and has been recorded in Book 12779 Pages 2389-2397. Off site stormwater control facilities are owned and maintained by a Wakefield Park Owners' Association Inc pursuant to that Declaration of Restrictive Covenants for Wakefield Commercial – Wakefield Crossings recorded in BK 8532 PG 1184 Wake Registry as amended in 8619 PG 2199 Wake Registry. Drainage easements recorded in BM 2002 PG 1994 -95 convey stormwater from this site into the off-site stormwater control facilities. This site is subject to the Declaration of Restrictive Covenants and as such is required to pay assessments to Wakefield Park Owners' Association.
To PC:	11/13/07
Case History:	
Staff Coordinator:	Jacque Baker
Motion:	Chambliss
Second:	Davis
In Favor:	Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Haq, Harris Edmisten, Holt, Mullins, Smith
Opposed:	
Excused:	

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures:	(Planning Dir.)	(PC Chair)
	date: 11/14/07	date: 11/14/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Administrative Actions:

Prior to issuance of building permits in the Inspections Department:

(1) That all conditions of S-87-02 have been satisfied;

(2) 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 (i) the language required by Raleigh City Code Section 10-2122(e), (ii) that common elements include the private streets, (iii) that common expenses include maintenance of the private streets; all expenditures required of the landowner by the transit easement in condition number 3 below; and any assessments imposed by Wakefield Park Owners' Association pursuant to the Declaration of Restrictive Covenants for Wakefield Commercial – Wakefield Crossing recorded in BK 8532 PG 1184, Wake Registry;

(3) 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;

(4) That a 15x20 foot transit easement located on New Falls of Neuse Road be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed 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, and

(5) That unity of development guidelines and sign criteria for this entire development are established, this includes, Tracts 601,602 and 604, and approved by the Planning Director.

ZONING:

ZONING DISTRICTS: SC-CUD Ordinance N0 (1996) 990 ZC 397, Z-102-96; effective 10/16/96.
R-6 CUD Ordinance N0 (1995) 702 ZC 369, paragraph 2; effective 8/1/95

Z-102-96 Between Capital Boulevard and Falls of Neuse Road, north of the Neuse River, being Map 1830.03 21 0070, approximately 82 acres rezoned to Shopping Center Conditional Use District.

Conditions:

1) Any future road right-of-way reimbursement will be based on the zoning of R-6 CUD.

ZONING DISTRICTS: R-6 CUD & TD-CUD Ordinance (1995) 702ZC 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.

Wake County PIN #

1830.01 46 0974
1830.01 37 9093
1830.01 37 9102
1830.01 37 7282
1830.01 37 6258
1830.01 37 5355
1830.01 37 4451
1830.01 37 3468
1830.01 37 2575
1830.01 37 1598
1830.01 37 1645
1830.01 37 0742
1830.01 27 9749
1830.01 27 8845
1830.01 27 7951
1830.01 27 6968
1830.01 28 6017

(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.

Wake County PIN #

1729.02 59 9933
1729.02 59 7793
1729.02 59 7467
1729.02 59 6681
1729.02 59 7289
1729.02 59 5191

1729.02 69 1191
1729.02 68 2719
1729.02 68 2613
1729.02 68 2408
1729.02 68 2204
1729.02 68 1092
1729.02 67 1898
1729.02 67 1742
1729.02 67 1557
1729.02 67 2490

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Setback from New Falls of Neuse Road = 89.68', setback from Wakefield Crossing Road = 77.65' setback from eastern property line = 191.39' and setback from western property line = 30.97'. This plan conforms to maximum height standards in this zoning district.

PARKING: Off-street parking conforms to minimum requirements: 139 spaces required, based on 1 parking space per. 139 spaces are provided.

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. This is a medium impact use under Section 10-2082.9. Transitional protective yards are not required as the site is surrounded on all sides by public right of way.

TREE CONSERVATION: There are no areas meeting the definition of a primary or secondary tree area on the site.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) is .15 and lot coverage of 58.9%.

PHASING: There is one (1) phase in this development.

UNITY OF DEVELOPMENT: Unity of development and sign criteria are required in this development. A unity of development plan must be approved by the Planning Director prior to the issuance of any permits on these lots. Sigh criteria is to be approved by the Inspections Department prior to permit issuance.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: All required right-of-way and road construction exist along New Falls of Neuse Road, Wakefield Crossing Drive and Wakefield Crossing Pines Drive.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: a 15x20 transit easement is required on New Falls of Neuse

Road and shown on the preliminary plan on sheet 4 of 9. This site is presently not served by the existing transit system.

URBAN FORM: This site is located in the North Planning District within a Residential Community focus and in the Wakefield Small Area plan.

APPEARANCE COMMISSION: The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

	Comment	Response
1.	Consider adding tree planting areas to the front of the buildings.	Site is limited to impervious area and could not lose parking. Site meets landscape requirements
2.	Install an alternative shade tree to the proposed red maples.	Changed trees to varieties of oaks (Overcup, Nuttal and Willow.
3.	Break up the mass of the building through use of a second color brick on the façade sections with the lowest parapets.	Second brick color has been added to the building.
4.	Explore options for including supplemental crape myrtles among the streetscape plantings (other than just under the power lines).	Groupings of crapes new the western portion of the streetscape plantings have been added.
5.	Consider installing light poles of lower height outside the area under the power lines, to transition better to those under the lines.	Height of light poles reduced from 30' to 20'.

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, Sidewalks and Driveway Access Handbookl. 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: Refuse disposal will be by private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.

CIRCULATION: Existing street improvements shall conform to normal City construction standards.

PEDESTRIAN: Existing sidewalk locations conform to City regulations.

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

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control

measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Stormwater quality control will be met through the use of a wet detention pond located on tract 703 BM 2002 PG 1994-95 and Declaration of Restrictive Covenants recorded in BK 1184 8532 PG 1184 Wake Registry as amended in BK 8619 PG 2199 Wake Registry. This site is exempt from stormwater quantity controls pursuant to Section 10-9023(b)(3).

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

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.