



Certified Action of the City of Raleigh Planning Commission Group Housing Development

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

Case File / Name: GH-1-12 / Bainbridge Six Forks

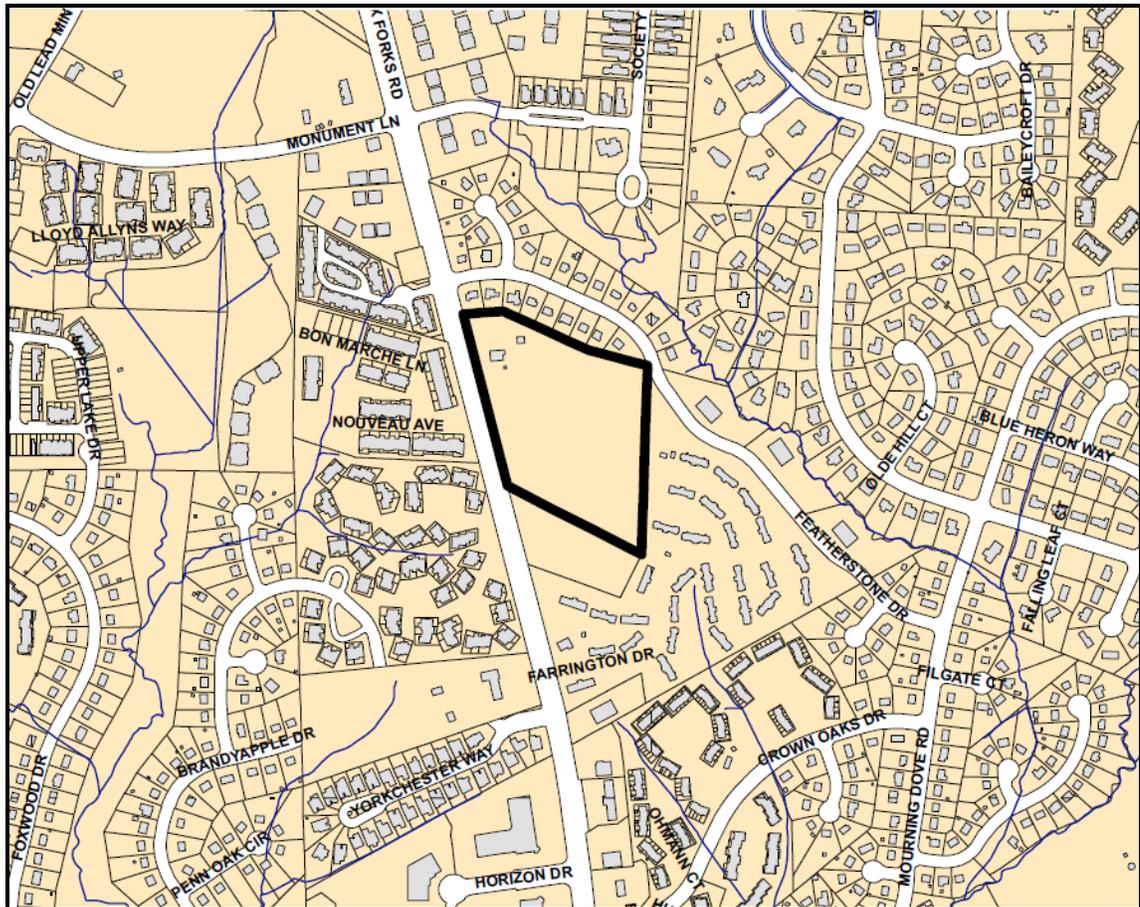
General Location: East side of Six Forks Road, south of its intersection with Featherstone Dr.

CAC: North

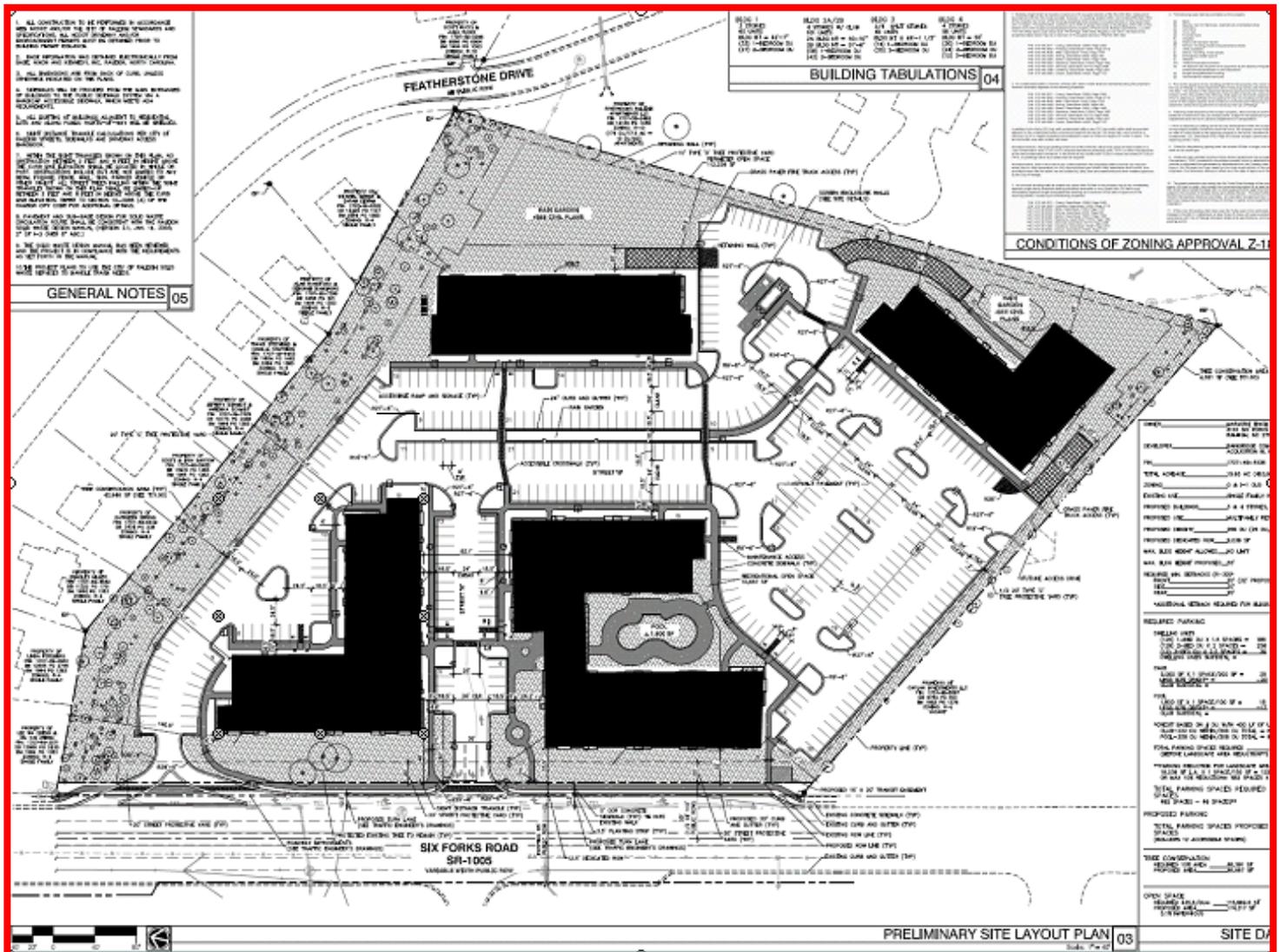
Nature of Case: This request is to approve a 4 building group housing development consisting of 266 units on a 10.65 acre tract, zoned O&I-1 CUD. The overall residential density is 25 units per acre. This plan requires Planning Commission approval since it is a residential development exceeding fifteen (15) units per acre within the Office and Institutional-1 zoning district.

Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

Contact: Janet Mountcastle



Vicinity Map



Proposed Site Plan

SUBJECT: GH-1-12 Bainbridge / Six Forks

**CROSS-
REFERENCE:** Z-18-11

LOCATION: This site is located on the east side of Six Forks Road south of its intersection with Featherstone Dr., inside the City Limits.

REQUEST: This request is to approve a 4 building group housing development consisting of 266 units on a 10.65 acre tract, zoned O&I-1 CUD. The overall residential density is 25 units per acre. This plan requires Planning Commission approval since it is a residential development exceeding fifteen (15) units per acre within the Office and Institutional-1 zoning district.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:** As noted on the Staff Report, attached

FINDINGS: The Planning Commission finds that this request, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10-2103 and,10-2035, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3-13-12, owned by Bainbridge Developers, submitted by Cline Design, PA.

**ADDITIONAL
NOTES:** There are no additional notes for this plan.

**VARIANCES /
ALTERNATES:** Not applicable

To PC: 5/8/12

Case History:

Staff Coordinator: James Marapoti

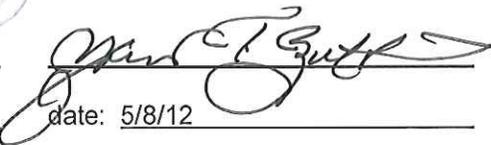
Motion: Sterling Lewis
Second: Harris Edmisten
In Favor: Butler, Buxton, Fleming, Harris Edmisten, Schuster, Sterling Lewis, Terando
Opposed:
Excused: Fluhrer, Mattox

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: 5/8/12



date: 5/8/12



Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:**

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (1) 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;
- (2) That as required in rezoning condition 11 and as agreed upon by the developer, an active tree preservation plan must be prepared, submitted, and implemented prior to issuance of any land-disturbing permits. Active tree preservation measures must also be implemented until all construction activities are complete;

Prior to issuance of a site review or construction drawings, whichever occurs first;

- (3) That 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;
- (4) That as required in rezoning condition 11 and as agreed upon by the developer, an active tree preservation plan must be prepared, submitted, and implemented prior to issuance of any land-disturbing permits. Active tree preservation measures must also be implemented until all construction activities are complete;
- (5) That prior to grading permit issuance, the nitrogen offset payment must be made to a qualifying mitigation bank;
- (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. The operations and maintenance manual is to note the amount of the 24% payment;

- (7) That all NCDOT driveway and/or encroachment permits be obtained prior to construction drawing approval;

Prior to the issuance of building permits:

- (8) That construction plans for public improvements be approved by the Public Utilities Department and the Public Works Department;
- (9) That street names are approved for the proposed private streets;
- (10) That an offer of cross access between subject lot and BM 1983 PG1576 (DB 6750 PG 813) per zoning condition 7, be recorded in the Wake County Registry, and that a recorded copy of this offer of cross access easement be returned to the Planning Department within 14-days of recording. If a copy of this recorded offer of cross access is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld.
- (11) That all conditions of Z-18-11 are complied with;
- (12) That a 15'x20' transit easement located on Six Forks Rd. 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 these transit easement documents be provided to the Planning Department prior to building permit issuance;
- (13) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas in compliance with Code section 10-2082.14;
- (14) That 1/2'-110' in width of right of way along Six Forks Rd. be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (15) That a demolition permit be issued for the existing structure by the Inspections Department and this building permit number be shown on all maps for recording;
- (16) That as required in rezoning condition 11 of Z-18-11 and as agreed upon by the developer, an active tree preservation plan must be prepared, submitted, and implemented prior to issuance of any land-disturbing permits. Active tree preservation measures must also be implemented until all construction activities are complete;
- (17) That an outstanding waterline assessment of \$1,719.48 be paid by the developer to the City of Raleigh.
- (18) 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 property owner / owners association."

- (19) That prior to issuance of building permits the developer will make a contribution of twenty-four percent (24%) of the initial construction cost of all stormwater control device(s) to the City in accordance with City Code 10-9027;
- (20) That the City Attorney approve a public sidewalk easement deed for any portion of the public sidewalk along Six Forks Rd. located within private property;

Prior to Issuance of a Certificate of Occupancy:

- (21) That prior to Issuance of a Certificate of Occupancy an as-built certification for all stormwater control devices as required under Code Section 10-9025(c) shall be provided to the Public Works Department, all stormwater systems shall be in place and functioning, and an original inspection report per Code Section 10-9028.
- (22) That all public and private street improvements are completed and accepted by NCDOT and the City;
- (23) For any lots or units developed as residential, a letter of credit shall be provided when 75% of the permits have been issued and the existing and proposed infrastructure does not meet city standards. For non-residential developments with multiple buildings the 75% shall apply to the gross floor area permitted.

ZONING:

O&I-1 Z-18-11 – Ordinance No. (2012) 995 ZC 666 Adopted: 1/3/12 Effective: 1/3/12

8110 Six Forks Road located on Six Forks Road, east side, south of Strickland Road, being Wake County PINs 1707495136. Approximately 10.65 acres are to be rezoned from Residential-4 to Office and Institution -1 Conditional Use

1. Building height shall not exceed a maximum of 4 occupied stories or fifty-five (55) feet, measured in accordance with the City Code provided, however, no building located within one hundred fifty feet (150') of the property line of any of the following properties shall exceed 3 occupied stories or forty-seven feet (47') in height. Provided further, a portion (up to 50% of gross floor area) of building(s) within 300' of the eastern line of the subject property (adjoining the property of Riverwoods Raleigh Apartments, LLC [Pin 1707-58-2462] listed under Deed Book 14134 Page 1036 Wake Registry) and within 150 feet of the properties listed below may be a maximum of 4 occupied stories or fifty-five (55') feet.

PIN 1707-49-2571 - Cheng, Deed Book 12069, Page 2430

PIN 1707-49-3562 - Forsberg, Deed Book 12555, Page 2718

PIN 1707-49-4542 - Miller, Deed Book 11322, Page 1751

PIN 1707-49-5429 - Shiring, Deed Book 3434, Page 238

PIN 1707-49-5485 - Barton, Deed Book 13931, Page 1465

PIN 1707-49-6453 - Stephens, Deed Book 11654, Page 1482

PIN 1707-49-7329 - Schmidt, Deed Book 10775, Page 2498

PIN 1707-49-7396 - Handford, Deed Book 14349, Page 2417

PIN 1707-49-8382 - Dewan, Deed Book 14325, Page 1127.

Compliance: No proposed building exceeds 4 occupied stories or 55 feet in height. Building 3 is the only building that is located within 150 feet of the listed properties and is also within 300 feet of eastern property line. Building 3 meets the above-mentioned condition by not exceeding 50% of the building containing 4 stories within the required envelope.

2. An undisturbed buffer a minimum of thirty (30') feet in width shall be maintained along the property's northern boundary adjacent to the following properties:

- PIN 1707-49-2571 - Cheng, Deed Book 12069, Page 2430
- PIN 1707-49-3562 - Forsberg, Deed Book 12555, Page 2718
- PIN 1707-49-4542 - Miller, Deed Book 11322, Page 1751
- PIN 1707-49-5429 - Shiring, Deed Book 3434, Page 238
- PIN 1707-49-5485 - Barton, Deed Book 13931, Page 1465
- PIN 1707-49-6453 - Stephens, Deed Book 11654, Page 1482
- PIN 1707-49-7329 - Schmidt, Deed Book 10775, Page 2498
- PIN 1707-49-7396 - Handford, Deed Book 14349, Page 2417
- PIN 1707-49-8382 - Dewan, Deed Book 14325, Page 1127

In addition to the thirty (30') foot width undisturbed buffer a ten (10') foot width buffer shall be provided adjacent to the undisturbed buffer containing at least 40 shrubs per 100 linear feet, which shall be a minimum of 24" in height at planting and expected to reach a minimum height of 6' within 5 years. The ten foot buffer may also contain new trees.

Provided however, that such plantings shall not conflict with the critical root zones of trees located in a Tree Conservation Area ("TCA") or in a required transitional protective yard ("TPY") or other requirements of the tree conservation ordinance. In the event of any conflict with TCAs or critical root zones of TCAs or TPYs, no plantings within such areas shall be required.

Provided further, that in the event of any conflict between the proposed buffers and the City required street yard or utility easements, the City required street yard and/or utility easements shall control, and provided further that the buffer may be crossed by utility lines and easements and other matters approved by the City of Raleigh,

Compliance: An undisturbed buffer that meets or exceeds 30 feet in width is being provided. A 10 foot buffer containing shrubs conflicts with the TCA, therefore is not required.

3. No principal building shall be located any closer than 50 feet to the property line of any immediately adjacent single family detached dwelling identified hereinafter or any closer than 100 feet to any immediately adjacent single family detached dwelling as it exists as of the date of approval of this rezoning petition, located upon the following properties:

Compliance: The proposed buildings are greater than 50 feet from the property line of the parcels listed below and greater than 100 feet from existing single family detached dwellings.

- PIN 1707-49-2571 - Cheng, Deed Book 12069, Page 2430
- PIN 1707-49-3562 - Forsberg, Deed Book 12555, Page 2718
- PIN 1707-49-4542 - Miller, Deed Book 11322, Page 1751
- PIN 1707-49-5429 - Shiring, Deed Book 3434, Page 238
- PIN 1707-49-5485 - Barton, Deed Book 13931, Page 1465
- PIN 1707-49-6453 - Stephens, Deed Book 11654, Page 1482
- PIN 1707-49-7329 - Schmidt, Deed Book 10775, Page 2498
- PIN 1707-49-7396 - Handford, Deed Book 14349, Page 2417
- PIN 1707-49-8382 - Dewan, Deed Book 14325, Page 1127.

4. The following uses shall be prohibited on the property:

- (a) Bank
- (b) Beauty, nail and manicure, cosmetic art, and barber shop
- (c) Cemetery
- (d) Civic club
- (e) Funeral Home
- (f) Hospital

- (g) Radio and television studio
- (h) School, including private and parochial schools
- (i) Utility substation
- (j) Dance, recording, music studio
- (k) Emergency shelter type B
- (l) Heliport
- (m) Telecommunications towers
- (n) All Special Uses required to be approved by the Board of Adjustment or City Council except for limited home businesses or yard reductions
- (o) Single family detached housing
- (p) Nonresidential related services

Compliance: The uses listed above are not proposed with this development.

5. Prior to the issuance of any building permit for the property, the owner of the property shall convey to the City of Raleigh a transit easement deed measuring twenty (20) feet along Six Forks Road by fifteen (15) feet. The location of the easement shall be approved by the Public Works Department, Transit Division of the City and the City Attorney shall approve the transit easement deed prior to recordation. Prior to obtaining a certificate of occupancy for any new building constructed on the subject property, the owner of the subject property shall construct a concrete pad measuring 10 x 20 within such transit easement unless this requirement is waived by the City of Raleigh.

Compliance: The proposed preliminary development plan includes the easement and concrete pad as required.

6. Following redevelopment of the subject property, direct access to and from Six Forks Road shall be limited to a maximum of two (2) access points, subject to the approval by the City of Raleigh Public Works Department and the North Carolina Department of Transportation.

Compliance: The development plan proposes two (2) access points off Six Forks Road.

7. Prior to obtaining a building permit for any development within the subject property or any subdivision of the subject property, whichever shall first occur, the property owner requesting the permit shall make an offer of cross access to the adjoining property to the south, identified as PIN 1707-48-5597 – Caplan Investments, LLC, Deed Book 6750, Page 813 and/or accept a previously extended offer from such adjoining owner, if any.

Compliance: The development plan proposes a cross access easement to the adjacent property to the south.

8. Poles for free standing lighting shall not exceed 35 feet in height, and all pole mounted light fixtures shall be full cutoff type.

Compliance: The development plan proposes 30 foot tall pole mounted fixture for parking lot lighting and 16 foot tall pole mounted fixtures adjacent to the buildings. All fixtures are full cut-off.

9. Petitioner has submitted and the Public Works Department has accepted the Trip Generation Comparison ("TGC") prepared for the subject property which is attached hereto as Exhibit C-1. The total volume of calculated trips generated by development on the Property shall not exceed 134 AM peak hour trips or 164 PM peak hour trips, based on the most recent edition of the Institute of Transportation Engineers Trip Generation Manual in effect as of the date of approval of the rezoning petition.

Compliance: The calculated trips for the proposed development shall not exceed the trip generation threshold conditioned above.

10. The street protective yard along the Six Forks Road frontage of the property shall be a minimum of twenty (20) feet in width, and contain the numerical equivalent of at least two (2) shade tree for every fifty (50) linear feet of street frontage with no trees spaced further apart than forty-five (45) feet on center, subject to the location of access drives and utilities therein. Provided further, the shade trees shall be Scarlet Oak species (*Quercus coccinea*), (or equivalent as approved by a City Forestry Specialist), with each tree measuring a minimum three (3) inches in caliper and at least fourteen (14) feet tall at time of installation.

Compliance: The proposed development meets this condition by providing a minimum of one (1) tree, being Scarlet Oak species, every 45 linear feet and six (6) caliper inches in size.

11. Of the nine (9) existing Oak trees near Six Forks road in the northwest corner of the property, as mapped in Exhibit C-2 (attached), at least three (3) trees will receive protection during construction in accordance with City of Raleigh standard details and specifications, commencing prior to issuance of the grading permit.

Compliance: Three (3) trees are shown on plans to remain. Tree protection and active tree preservation techniques will be provided during construction. Tree protection fencing, meeting the City of Raleigh's standard detail is shown on the grading and landscape plans.

DEVELOPMENT

DENSITY: The proposed plan contains 25 units per acre thus requiring Planning Commission approval per code section 10-2132.2.

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 32'. 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 and conforms to R-30 additional setback requirements and rezoning conditions 1 and 3.

PHASING: The proposed plan shows one phase of development.

OPEN SPACE: Open space conforms to minimum requirements. 10 % based on the open space standards of 10-2103(d) or 1.065 acres required. This site is dedicating 1.072 acres through tree conservation measures to achieve this requirement.

PARKING: Off-street parking conforms to minimum requirements: 482 spaces required, With reductions 434 spaces required. 451 spaces are provided.
The basis for the parking is the following:
(125) 1 bedroom x 1.5 spaces = 188
(129)- 2 bedroom x 2 spaces = 258
(12)- 3 bedroom x 2.5 spaces = 30
Club- 5000 s.f. x 1 space/200 s.f. = 25 spaces with 83% less reduction for use located within 400 feet of dwelling units = 20 spaces or required 5 spaces.
Pool- 1,800 s.f. x 1 space/100 s.f.= 18 spaces with 97% less reduction for use located within 400 feet of dwelling units= 17 spaces or 1 space required.
Also a reduction of 48 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 high residential density impact use under Section 10-2082.9. Transitional protective yards are shown in compliance with City standards in the following locations:

| <u>Location</u> | <u>Yard type required</u> | <u>Width proposed</u> |
|-----------------|---------------------------|-----------------------|
| East | Type D | 10' |
| North | ½ Type C | Avg. 55' |
| South | ½ Type C | Var. 10'-34' |

This site plan is in conformance with rezoning conditions 2, 10 and 11 in regards to preservation of trees and planting requirements.

TREE CONSERVATION: This site is 10.65 acres and requires 10% area dedicated to tree conservation or 1.065 acres. This site is dedicating 1.072 acres as depicted on the site plan. Compositions of TCA lie within: Major thoroughfare yard: 0.128 acres and 65'-wide, alternate compliance perimeter yard: 0.943 acres.

OTHER GROUP HOUSING STANDARDS: There are no 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. All 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:

| <u>Street</u> | <u>ROW</u> | <u>Construct</u> | <u>Slope Esmt.</u> |
|---------------|------------|--------------------------------|--------------------|
| Six Forks Rd. | ½ 110' | 12.5' turn lane w/ 5' sidewalk | Not applicable |

This project is dedicating 12.5' of right of way and constructing 12' travel turn lane and 5' concrete sidewalk. Some of this 5' sidewalk approx. ~1' will be constructed on private property thus requiring a public sidewalk easement. 12.5' turn lane is not eligible for reimbursement.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: per rezoning condition 5 the applicant is required to dedicate 1-15' x 20' transit easement and construct a 10' x 20' concrete pad. This feature is located on the southern portion of the site.

COMPREHENSIVE PLAN:

The site is located within the North CAC, and is designated as Office and Residential Mixed Use on the future land use map. The Office and Residential

Mixed Use category envisions a mix of moderate- to medium-density residential and office uses. Staff has reviewed the following Comprehensive Plan policies and found the plan consistent:

| | |
|----------------|---|
| Policy UD 2.4 | Transitions in Building Intensity |
| Policy LU 2.6 | Zoning and Infrastructure Impacts |
| Policy LU 4.5 | Connectivity |
| Policy LU 5.4 | Density Transitions |
| Policy LU 5.6 | Buffering Requirements |
| Policy LU 7.3 | Single-Family Lots on Thoroughfares |
| Policy LU 8.9 | Open Space in New Development |
| Policy T 4.15 | Enhanced Rider Amenities |
| Policy T 5.4 | Pedestrian and Bicycle Network Connectivity |
| Policy EP 2.3 | Open Space Preservation |
| Policy EP 3.8 | Low Impact Development |
| Policy EP 5.3 | Canopy Restoration |
| Policy HP 1.2 | Cultural and Historic Resource Preservation |
| Policy UD 1.2 | Architectural Features |
| Policy UD 2.4 | Transitions in Building Intensity |
| Policy UD 3.9 | Parking Lot Design |
| Policy UD 4.10 | Improving Pedestrian Safety |
| Policy UD 6.4 | Appropriate Street Tree Selection |
| Policy UD 7.3 | Design Guidelines |

**APPEARANCE
COMMISSION:**

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

| <u>Comment</u> | <u>Response</u> |
|--|---|
| <p>1) The Commission commends the applicants on creating a visually-engaging streetwall via the building facades. The same approach merits added expression along Six Forks Road, especially in regard to pedestrian ways:</p> <p>a. As there are no primary street-side entrances to the street-proximate buildings, the main driveway and attendant pedestrian walks serve as the site “front door”. Further enhance the site entry through attractive landscaping and hardscape features to reinforce the sense of arrival [commensurate with Code Sec. 10-2132.2(d)(2)].</p> <p>b. Given traffic volume and speed on Six Forks Road, the planned width of street frontage space, and anticipated street design</p> | <p>a. Response: A low entry wall, monument signage, and landscaping has been added to enhance the entry and provide a sense of arrival.</p> <p>b. The public sidewalk has been placed six (6) feet off the back of curb along Six Forks Rd. as requested where possible to pull pedestrian travel away from traffic lanes. Street trees will need to remain with the 20’ street protective yard per conditions of Z-18-11 condition 10.</p> |

initiatives by both the City and NCDOT regarding sidewalk design, for both increased safety and improved aesthetics flip the placement of the proposed streetyard trees and the street sidewalk, such that the trees line the road with the sidewalk running between the trees and the buildings, for both increased safety and improved aesthetics [commensurate with Code Sec. 10-2132.2(d)(1) & (5)].

- 2) Provide a direct pedestrian connection through the southern portion of the proposed parking lot between Building 4 and the Building 2A area (club/ pool, and transit stop), rather than the more circuitous route proposed [commensurate with Code Sec. 10-2132.2(d)(1)].

Providing a second connection was considered but is impractical due to site and parking constraints. We feel that the pedestrian connection provided will adequately serve Building 4.

**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: A private contractor unit will be utilized.

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

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. This site is providing 4-5' sidewalk connection points linking this site with the public sidewalk.

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

**STORMWATER
MANAGEMENT:** Bainbridge at Six Forks will meet storm water quantity requirements by utilizing 2 Storm

water underground detention systems. Storm water quality requirements will be met by utilizing 3 bio-retention ponds and a nutrient offset payment to a mitigation bank.

**WETLANDS
/ RIPARIAN
BUFFERS:**

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

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: The sunset provisions of City Code Section 10-2132.2 (j), including the ability to request extensions in the sunset date, apply to this site plan. 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 before permits may be issued. To avoid allowing this preliminary approval to "sunset", the following must take place by the following dates:

3-Year Sunset Date: xxxxxx

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: xxxxxx

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.

Applicant's statement addressing 8 Site Plan Standards

April 24, 2012

James Marapoti
City of Raleigh, Planning Department
One Exchange Plaza (3rd Floor)
Fayetteville Street
Raleigh, NC

Project: Bainbridge Six Forks (GH-1-12)

Re: 8 Site Plan Standards

Dear Mr. Marapoti:

Cline Design Associates, PA, as the representative for Bainbridge Six Forks, believes that the above-mentioned project, to the best of our knowledge meets the eight (8) code standards listed herein and notated below in **Italics**.

CODE SECTION: 10-2132.2(d)

(1) The site plan protects the public from unsafe or inefficient vehicular circulation, parking, and loading/unloading operations. The site plan considers, among other things:

- a. **The physical character of adjacent and surrounding roads;**
 - b. **Nearby median openings or intersections and stub streets;**
 - c. **The classification of streets and plans for future improvements;**
 - d. **Proximity to pedestrian generators such as schools, transit stops and facilities, parks and greenways;**
 - e. **The accident experience near the site;**
 - f. **Bicycle, pedestrian and transit access and circulation;**
 - g. **Traffic volumes existing and projected from approved site plans;**
 - h. **Interference with any other driveway;**
 - i. **Response time of nearby emergency services such as fire and hospital;**
 - j. **The character of the traffic to be generated from the site; and**
 - k. **Opportunities to enhance street, parking lot and sidewalk connectivity.**
- a) The project's circulation design has considered adjacent and surrounding roads, Six Forks Road and Featherstone Drive. A decel lane is proposed for right turn movement into the site at both the main and secondary entrance on Six Forks Road. A connection is not proposed to Featherstone Drive.
 - b) The project's main entrance to the site aligns with Nouveau Ave., the entry drive across Six Forks Road. There is currently a center turn lane in this location along Six Forks Road. A secondary right-in, right-out only entrance is proposed near the northwest corner of the site to maximize the greatest separation from the main entry drive. An oversized pork chop is proposed at the secondary entrance to prevent full access or left turns in and out of the site.
 - c) The project proposes to dedicate additional right-of-way(R/W) along Six Forks Road to meet half of a 110' R/W for a secondary arterial roadway. Road widening is also proposed to provide right turn lanes into the site at the main and secondary entrances.

- d) The project site is within walking distance to schools, shopping and recreation facilities. It is less than one-half mile from Lead Mine Elementary School and retail shopping housing a grocery store and other major retail chains. In addition, the project is less than one mile from Greystone Recreation Center and the greenway tail head along Sawmill Road that leads to Shelly Lake. The project proposes to provide a transit easement and concrete pad for a transit shelter at its southern corner along Six Forks Road.
- e) A crash data strip analysis report was obtained from the City of Raleigh for the section of Six Forks Road from Featherstone Drive to Yorkchester Way for the three-year period from September 2008 through August 2011. Crash records indicate that there were 10 crashes on this section of Six Forks Road during this period, which results in a total crash rate of 79.65 crashes per 100 million vehicle miles traveled. This is significantly lower than either the Wake County 5-year (2004-2008) crash rate of 328.68 or the statewide 3-year (2007-2009) crash rate for urban primary routes of 386.22. It should be noted that 5 of the 10 report crashes were single vehicle crashes with 3 of those involving animals. None of the reported crashes involved injuries, and only one of the reported crashes would be considered correctible with a traffic signal. The development is not anticipated to warrant a traffic signal.
- f) The project provides safe access for bicycles, pedestrians, and transit users to the site along the public R/W and within the project by an accessible sidewalk. The public sidewalk along Six Forks Road has been pulled back 6 feet from the back of curb, where possible, to provide a safer and more comfortable pedestrian experience.
- g) A trip generation letter report was prepared by Kimley-Horn and Associates on June 7, 2011 and submitted to the City of Raleigh for consideration. With this and the existing traffic volumes on Six Forks Road in mind, City staff found the proposed development intensity to be acceptable. Summarize peak hour trip gen data and say staff found acceptable.
- h) The proposed project entrances will not pose any conflicts with other driveways. The main entrance to the site aligns with Nouveau Ave., the entry drive across Six Forks Road. There is currently a center turn lane in this location along Six Forks Road.
- i) No emergency service facilities are located within the immediate vicinity of the site, and the site is not expected to have an inordinate traffic impact on the operation or level of service of Six Forks Road, so no impact to emergency vehicles of any significance is anticipated.
- j) The proposed development will generate residential trips only, consistent with all surrounding development. As noted above, the anticipated trip generation has been calculated and considered by City staff to be of an acceptable magnitude for this location.
- k) The project proposes to make efforts to preserve three of the existing large Oak trees along Six Forks Road to enhance the streetscape. Four sidewalk connections are proposed to the public R/W along Six Forks Road to provide pedestrian connectivity, one being adjacent to the proposed transit stop. An access easement is proposed for future connectivity to the vacant adjacent property to the south.

(2) The site plan is in accordance with the general plans for the physical development of the City as embodied in the Comprehensive Plan, Redevelopment Plans, Streetscape Plans, manuals, handbooks or other City Council - adopted plans and standards.

The recommended land use(s) for this property as shown on the Future Land Use Map is Office Residential-Mixed Use, which includes the proposed Medium Density Residential Use (7-28 dwelling units per acre). The project's proposed density is 25 dwelling units per acre. The subject property is not located within any Area Plans or other Council adopted plans.

The proposed project promotes compact development by providing density within 3 and 4 story buildings. The site design has considered the adjacent properties by placing the 3-story building nearest the single family properties and the 4-story buildings on the southern side of the property near vacant land, Six Forks Road, and existing multifamily uses. Buildings are proposed along the street front with parking located to the sides and interior to the site. The buildings along Six Forks Road have been set back off the existing edge of pavement between 55 and 70 feet with a defined

street yard to provide separation from the properties across Six Forks Road. These buildings, along with retained and proposed street trees, will help to provide a definable street edge.

The project promotes a pedestrian friendly development with its proximity to retail/commercial uses, recreation facilities, and proposed transit stop. In addition, the project proposes multiple connections from the site to the public R/W. A continuous, unobstructed internal network is provided to convey pedestrians and cyclists through the project and along Six Forks Road.

The club house and leasing area are placed at the main entrance. Architectural features, such as decorative entry walls, landscaping, and signage are proposed to define a primary street entrance along Six Forks Road. In addition, the main entrance area, including the west facades of Buildings 1 and 2, will receive special architectural consideration including metal railings, standing seam metal coverings on raised roof sections, and a prominent blade sign and storefront window at the clubhouse. The pool amenity is oriented to the south to provide optimum sun exposure.

The project proposes to preserve an average 55-foot wide stand of trees along the northern property line. Building 3 is designed as a split building that steps down a floor in the rear to address the existing topography. The project has proposed a parking credit to reduce the number of required parking spaces by 10%, thus reducing impervious pavement. The project proposes the use of rain gardens in parking areas, as well as in low areas of the site to mitigate storm water and as an amenity.

(3) The site plan contains adequate measures to protect the development and other properties, including public corridors and facilities, from adverse effects expected from the proposed development or expansions to the existing development, including without limitation those associated with:

- a. Stormwater;
- b. Air or water pollutant discharges,
- c. Noise, light and odor;
- d. Access to air and light;
- e. On and off-street parking;
- f. Dust, smoke and vibration;
- g. Hours of operation; and
- h. Site conditions that may foster unsafe or unlawful activities.

- a) Stormwater requirements generated by this development will be managed within the existing site to comply with the City of Raleigh and NCDENR requirements by the use of proposed underground detention devices and rain gardens. The proposed on-site stormwater systems will help protect the proposed development, adjacent properties, and public infrastructure/facilities from stormwater runoff due to this development.
- b) The project does not anticipate any air or water pollutant discharges
- c) The project will not contribute to adverse effects from noise, odor, and light. The project proposes to utilize full cut-off site lighting fixtures, pursuant to a conditional use zoning condition.
- d) The site and buildings have been designed as not to prohibit access to air and light. The pool amenity is oriented to the south to provide optimum sun exposure.
- e) On-street parking will not be provided with this project. Off-street parking will be provided on site within a paved parking lot, under safe conditions.
- f) The project will protect from and not contribute to adverse effects from dust, smoke and vibration.
- g) Hours of operation will be in accordance with the safety of the users and visitors to the site.
- h) The site plan should not foster any unsafe or unlawful activities.

4) The site plan contains adequate measures to mitigate the impact of the development on nearby residential neighborhoods from incompatible characteristics such as:

- a. Building scale;
- b. Architectural character;

- c. Landscaping;**
- d. Amount and placement of impervious surfaces;**
- e. Placement of structures and vehicular surface areas; and**
- f. Orientation of uses and entranceways.**

- a) The building height and massing are compatible with buildings in the surrounding area. Six-story office buildings are within a half mile along Six Forks Road from the project site. The site design has considered the adjacent properties by placing the 3-story buildings nearest the single family properties and the 4-story buildings on the eastern and southern sides of the property
- b) The main entrance area, including the west facades of Buildings 1 and 2, will receive special architectural consideration including metal railings, standing seam metal coverings on raised roof sections, and a prominent blade sign and storefront window at the clubhouse. Pitched roofs as well as raised roof sections will be utilized on all buildings and is compatible with the residential character of the area.
- c) Buffers are planned along the property boundaries. The northern boundary will provide an undisturbed vegetated buffer adjacent the single family residential lots. A defined street yard is proposed utilizing existing mature Oaks and planting of additional new Oak trees. Large shade trees are located to provide adequate shading for the paved parking areas.
- d) The project sought to reduce the amount of impervious surface area by seeking a 10% reduction in required parking spaces. The parking areas are placed central and interior to the site to maximize layout efficiency and to reduce impervious area as well. In addition, permeable grass pavers are proposed for fire access lanes, where needed.
- e) Buildings are proposed along the street front with parking located to the sides and interior to the site. The buildings along Six Forks Road have been set back off the existing edge of pavement between 55 and 70 feet with a defined street yard to provide separation from the properties across Six Forks Road.
- f) The project's main entrance to the site aligns with Nouveau Ave., the entry drive across Six Forks Road to minimize turning conflicts. There is currently a center turn lane in this location along Six Forks Road. A secondary right-in, right-out only entrance is proposed near the northwest corner of the site to maximize the greatest separation from the main entry drive. An oversized pork chop is provided at the secondary entrance to prevent full access or left turns in and out of the site.

(5) The site plan coordinates with existing and planned public facilities such as:

- a. Stormwater drainage structures;**
 - b. Public utilities;**
 - c. Streets, sidewalks and on-street parking;**
 - d. Parks, greenways and recreational facilities;**
 - e. Fire stations and community service facilities;**
 - f. Schools;**
 - g. Trash collection; and**
 - h. Transit stops and facilities.**
- a) Stormwater conveyance system, detention devices, and treatment devices have been coordinated with the City of Raleigh Public Works Department. The proposed on-site devices will capture, detain, treat, and convey the stormwater runoff from the proposed development to existing stormwater systems.
 - b) Water (fire and domestic) and sanitary sewer systems proposed for the development have been coordinated with the City of Raleigh Utilities Department. The proposed water and sanitary sewer systems for the proposed development will tie to existing public systems. In addition, this development will provide an extension of a new public sanitary sewer system to an adjacent property.
 - c) The project team has coordinated with NCDOT and the City's Transportation Department on R/W dedications, roadway improvements, and access drives. On-street parking is not required for this site.
 - d) Public parks, greenways, and recreational facilities are not impacted by this project. Private recreational facilities shall be provided on site.

- e) No emergency service facilities are located within the immediate vicinity of the site, and the site is not expected to have an inordinate traffic impact on the operation or level of service of Six Forks Road.
- f) A Wake County School System New Residential Development Notification has been completed and submitted.
- g) Trash collection will be provided by the City of Raleigh and has been coordinated with Solid Waste Services
- h) A 15'x20' transit easement is proposed on the site along with a 10'x20' concrete pad for a future shelter structure.

(6) The site plan provides for a unified development within the site and with adjoining properties when such properties are either:

- a. Under similar ownership as the site,
- b. Are being developed in a coordinated manner with the site, or,
- c. The site shares a common relationship with surrounding properties, where establishing similar architectural elements, landscaping, shared access street connectivity or signage will promote good order, convenience and safety.

Situations a, b, and c may consist, among other things, of shared driveways, definitive streetscape character or block face, similar topography, both properties are located within a previously approved concept or master plan or within the same conditional use zoning ordinance.

The Six Forks Road frontage will have buildings and landscaping that address the street edge, similar to adjacent developed properties. The building height and massing are compatible with buildings in the surrounding area. The site design has considered the adjacent properties by placing the 3-story buildings nearest the single family properties and the 4-story buildings on the eastern and southern sides of the property.

The main entrance area, including the west facades of Buildings 1 and 2, will receive special architectural consideration including metal railings, standing seam metal coverings on raised roof sections, and a prominent blade sign and storefront window at the clubhouse. Pitched roofs as well as, raised roof sections will be utilized on all buildings and is compatible with the residential character of the area.

Buffers are planned along the property boundaries. The northern boundary will provide an undisturbed vegetated buffer adjacent to the single family residential lots. A defined street yard is proposed utilizing existing mature Oaks and planting of additional new Oak trees.

An access easement is proposed for future access to the adjacent vacant property to the south. In addition, a public sanitary sewer easement is proposed to provide access to the adjacent vacant parcel to the south for a future sanitary sewer service connection. Multiple pedestrian sidewalk connections are provided from the project to the public R/W.

(7) The site plan complies with all street, sidewalk, open space, drainage, greenway, transit, utility and other public facility dedication and improvement requirements of Part 10, chapter 3 and applicable conditional use zoning ordinances.

The site plan complies with all open space, drainage, and utility requirements. The site plan provides a public sidewalk, additional R/W dedication, and road improvements along Six Forks Road. A proposed public sewer easement is proposed to provide access to the adjacent vacant parcel to the south for a future sanitary sewer service connection.

It is believed that the site plan complies with all of the above under the development standards set forth in Part 10, chapter 3 of the zoning ordinance and applicable conditional use zoning ordinances.

(8) The site plan conforms to previously approved subdivision plans for the site. The site plan meets all applicable Code requirements, and if there are conflicts between Code provisions the more restrictive shall be met.

The project is not subject to any previously approved subdivision plans for the site. To the best of our knowledge, the site plan meets all applicable code requirements and if there were conflicts between Code provisions the more restrictive have been met.

Sincerely,

Janet Mountcastle, RLA
Senior Project Manager
Cline Design Associates, PA