



Administrative Action Group Housing Development

City of Raleigh
Development Plans Review Center
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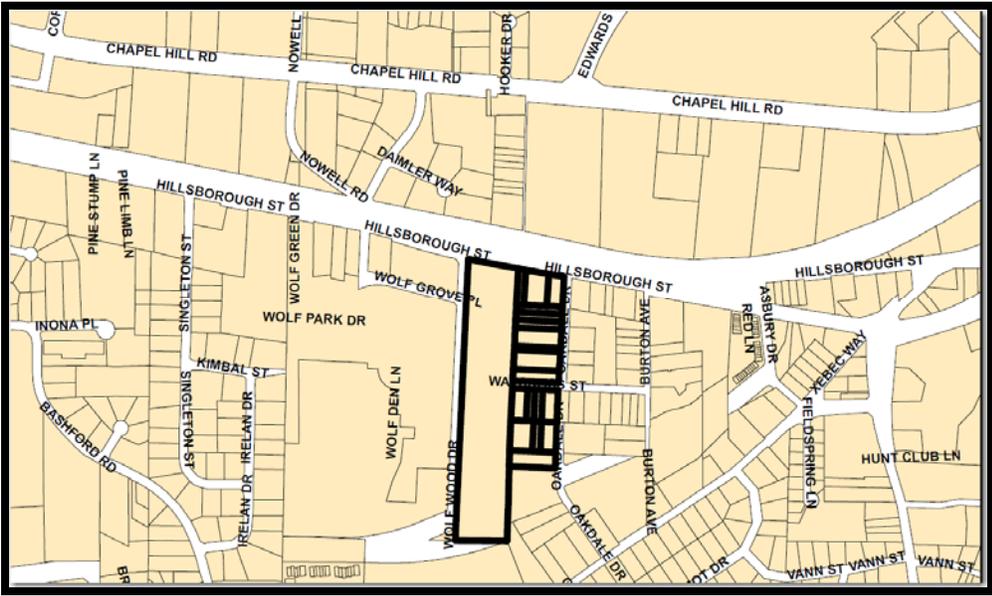
Case File / Name: GH-5-11 The Retreat @ Raleigh

General Location: On the northeast quadrant of Hillsborough Street, Wolf Wood Drive, Oakdale Drive and Waycross Street, inside the city limits.

CAC: West

Nature of Case: Approval of an apartment complex within, conditioned on the recording and approval of S-5-11, The Retreat @ Raleigh cluster development. The apartment complex will consist of apartment buildings 2 & 3-stories tall for a total of 114 units. The entire development will be on 17.36 acres after right of way dedication. The property is zoned Residential-10, Neighborhood Business and Shopping Center.

Contact: Kimley - Horn and Associates, Inc



GH-5-11The Retreat @ Raleigh – site plan

SUBJECT: GH-5-11 / The Retreat @ Raleigh

CROSS-REFERENCE: S-5-11 & TR#297251

LOCATION: On the northeast quadrant of Hillsborough Street, Wolf Wood Drive, Oakdale Drive and Waycross Street, inside the city limits.

REQUEST: Approval of an apartment complex within S-5-11 The Retreat @ Raleigh cluster development. The apartment complex will consist of apartment buildings; each building will be 2 & 3-stories tall with a total of 48 units. The entire development will be on 17.36 acres after right of way dedication. The property is zoned Residential-10, Neighborhood Business and Shopping Center.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

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

(1) That all conditions of S-5-11 be satisfied

Prior to approval of construction drawings for public improvements:

(2) That all conditions of S-5-11 be satisfied

Prior to Planning Department authorization to record lots:

(3) That all conditions of S-5-11 be satisfied;

Prior to issuance of building permits in the Inspections Department:

(4) That all conditions of S-5-11 be satisfied;

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

(7) That all conditions of S-5-11 be satisfied.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell S. (C. Oly)

Date: 10-12-11

Staff Coordinator:

Jacque Baker

corrected # units.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, and Sections 10-2103, 10-2021, 10-2041 & 20-2054 Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 8/22/11, owned by Landmark Properties, submitted by Kimley-Horn and Associates.

ADDITIONAL

NOTES: The capacity of the downstream sewer line is inadequate and upgrading the existing downstream infrastructure is required.

Construction drawings for Western Blvd extension and Edwards Mill Road extension will not be required as a fee in lieu has been paid for the construction of the roads.

Lots 32 and 33 shall remain undeveloped; Deed restrictions are necessary to maintain Stormwater compliance as the Stormwater devices associated with the creation of these lots are not designed to handle any additional impervious area.

This is a Brownfield property and must meet all DENR requirements.

ZONING:

ZONING DISTRICTS: Residential-10, Neighborhood Business & Shopping Center.

DEVELOPMENT

DENSITY: The proposed plan contains 48 apartment units. The total residential density is in accordance with the allowances based on the cluster unit development. The plan does not propose a density transfer out of the dedicated right of way.

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 20'. 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 range in height from midpoint of roof 23 feet to midpoint of roof 35 feet.

PHASING: There are no phases in this development.

OPEN SPACE: Open space conforms to minimum requirements in Raleigh City Code Section 10-2103(d). 10% or 1.73 acres required, 10% or 1.73 acres provided. Open space quotient is not required as the project does not exceed the allowed density. Open space meets the standards for topography (a maximum average slope of 8% for the lesser of 1/3 or two acres of the required open space). The subdivision is divided by two thoroughfares but all required open space is not located across either of the two thoroughfares. All required open space shall be dedicated per S-5-11.

PARKING: Off-street parking conforms to minimum requirements: 321 spaces required, 321 spaces are provided. Parking spaces meet minimum standards for size and aisle width.

LANDSCAPING: Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a medium residential under Section 10-2082.8. Transitional protective yards are not required as the site is surrounded on all sides by public right of way.

TREE CONSERVATION: The site after right of way dedication will be 17.4 acres and requires 10% of tree save area. The plan provides 9.5% tree conservation area and will provide a buyout of approximately 3,709 square feet.

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 and shall be dedicated per S-5-11:

Street	ROW	Construct	Slope Esmt.
Western Blvd	130'	*condition#18*	20' permanent
Edwards Mill Rd	49.5 -130'	*condition#19*	20' permanent
Oakdale Drive	50' existing	*condition#17*	20' permanent
Hillsborough St	32.5'	*condition#16*	20' permanent

Additional right-of-way to be dedicated is reimbursable under the facility fees program. Right of way dedication in excess of 110' is being conveyed without requirement in accordance with Chapter 3 of the Streets, Sidewalk and Driveway Handbook.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: 15'x20' transit easement along Hillsborough Street, per S-5-11.

URBAN FORM: This site is located in the West CAC District.

- No specific Comprehensive Plan policies apply to this subdivision. While land use policy LU 8.7 related to neighborhood conservation and development discourages use of "flag lots" when subdividing residential property, this recombination proposal does not create a "flag lot".

**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. All lines serving more than one lot and located outside public street r/w or City of Raleigh water or sewer easement shall be owned and maintained by the non-profit owner's association. An off-site sewer replacement is required to be completed prior to issuance of Certificate of Occupancy.

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

CIRCULATION: Proposed street improvements & fee in lieu shall conform to City construction standards.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations & fee in lieu shall conform to City construction standards.

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

**STORMWATER
MANAGEMENT:** The project will comply with Part 10, Chapter 9, Stormwater Control regulations. Detention and nitrogen regulations are being met through the use of a wet pond. A nitrogen offset payment will also be required.

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

Cluster - This development is a cluster unit development and contains shared stormwater control measures to be owned by a property owners' association. Legal documents shall be prepared in accordance with Raleigh City Code sections 10-3071 to 10-3073. In addition, a Maintenance Covenant shall be prepared and recorded in accordance with Section 10-9027.

Replacement - A "Stormwater Replacement Easement and Access Maintenance Agreement and Replacement Contribution" (24% payments 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 present on this site and are required to be shown on all maps for recording.

STREET NAMES:

8 new street names are required for this development. A street name application has not yet been approved. All proposed names must be approved by the City and by Wake County prior to recording. All internal street sections 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: 10/12/2014

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: 10/12/2014

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.

