



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) 996-2626
www.raleighnc.gov

Case File / Name: GH-6-13 / Greenway Village at Lake Boone

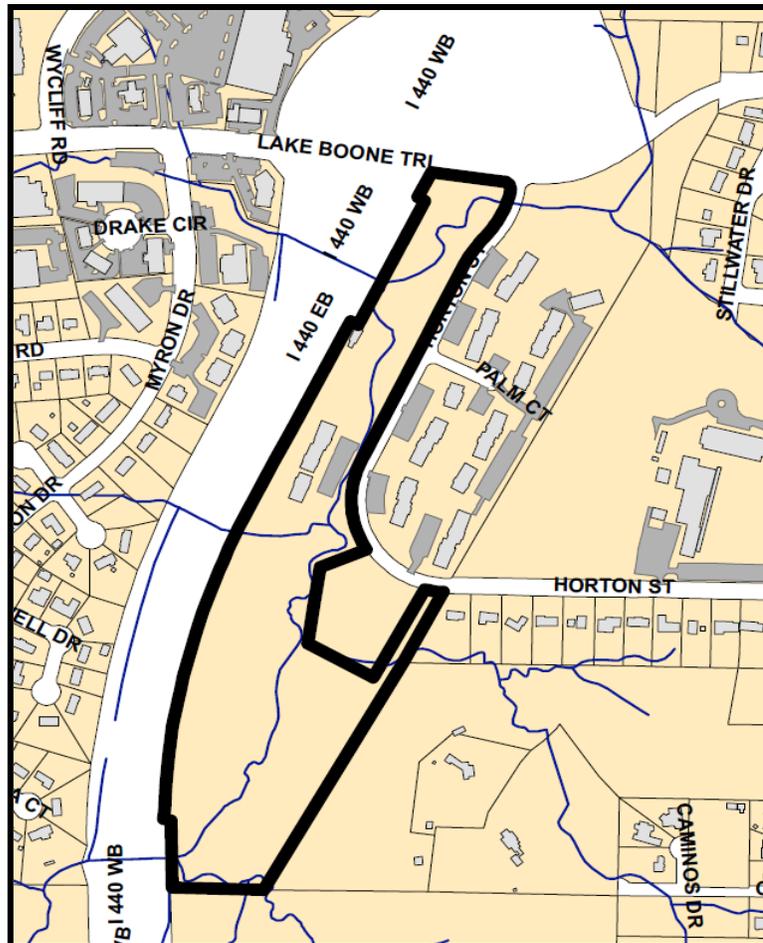
General Location: This site is located on the west side of Horton Street, south of its intersection with Lake Boone Trail, within the City Limits.

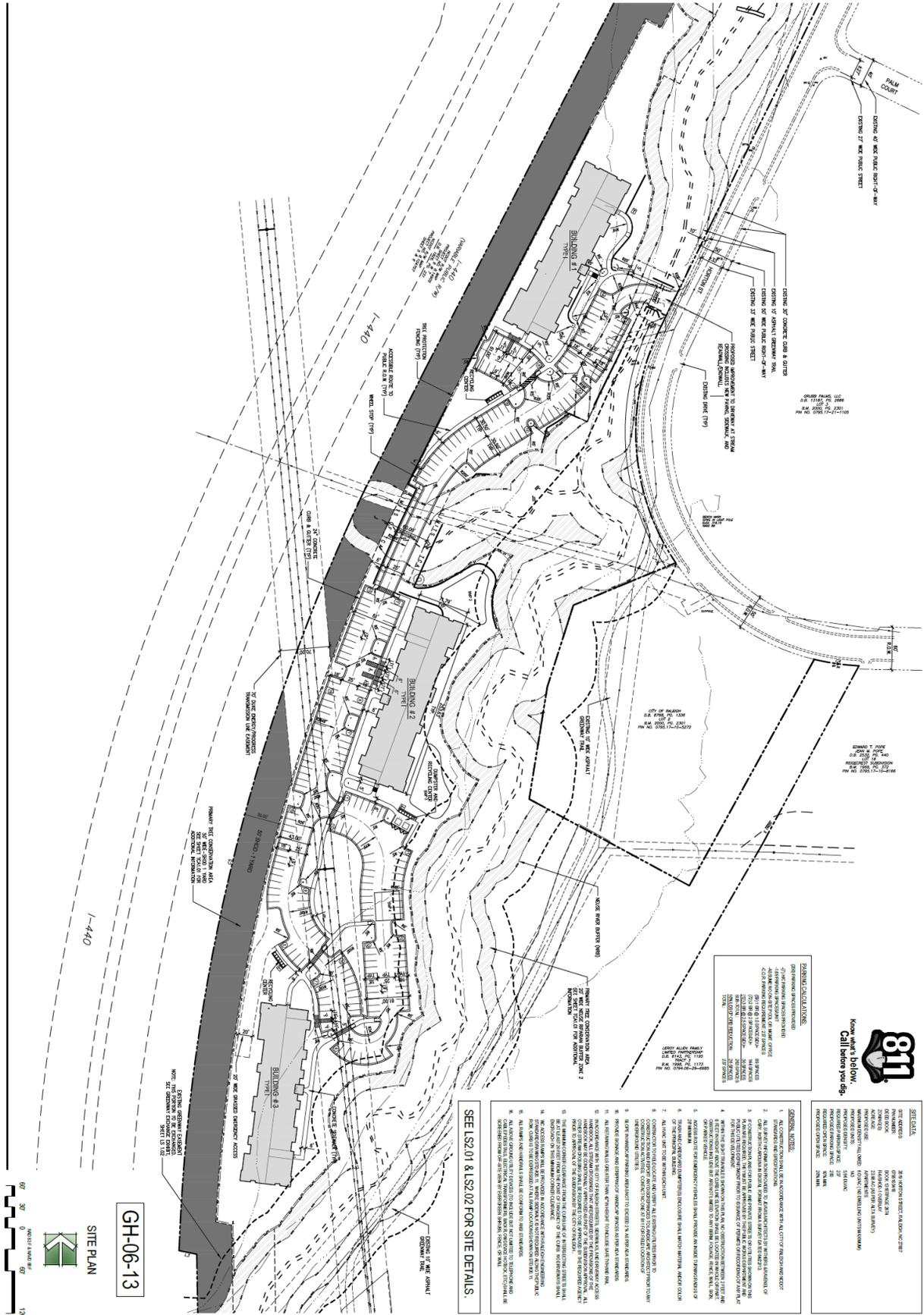
CAC: Glenwood/Northwest

Nature of Case: Construction of three multifamily buildings totaling 143 dwelling units on a 23.98 acre property zoned Residential-6 with Special Highway Overlay-1. This plan was submitted prior to September 1, 2013

Key Issues: Proposed private dead end street serving the development exceeds 800 feet in length (1300 feet). Planning Commission approval pursuant to section 10-2103(h) is required per Code Section 10-2103(c)(4) for the overly long dead end street. Subsection (h) requires the Commission to determine that the requested alternate street design provides equivalent privacy, environmental, recreational and safety benefits and provides comparable utility and accessibility as the City Code standard.

Contact: David Brown, JDavis Architects





SITE DATA	
DATE PREPARED	2014 SEPTEMBER 15
DRAWN BY	BOB STANLEY
CHECKED BY	BOB STANLEY
APPROVED BY	BOB STANLEY
PROJECT NAME	GH-06-13
PROJECT ADDRESS	1000 W. 10TH AVE
PROJECT CITY/STATE	MINNEAPOLIS, MN
PROJECT CLIENT	MINNEAPOLIS
PROJECT NUMBER	1000 W. 10TH AVE
PROJECT SHEET NO.	1000 W. 10TH AVE

PLANNING CALCULATIONS

1. TOTAL AREA OF SITE: 100,000 SQ FT

2. TOTAL AREA OF IMPAVED SURFACES: 50,000 SQ FT

3. TOTAL AREA OF GREEN SPACE: 50,000 SQ FT

4. TOTAL AREA OF PARKING SPACES: 100 SPACES

5. TOTAL AREA OF BIKEWAYS: 100 FT

6. TOTAL AREA OF TRAILS: 100 FT

7. TOTAL AREA OF UTILITIES: 100 FT

8. TOTAL AREA OF OTHER FEATURES: 100 FT

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS CODES AND ORDINANCES.
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10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF MINNEAPOLIS CODES AND ORDINANCES.

SUBJECT: GH-6-13 / Greenway Village at Lake Boone

**CROSS-
REFERENCE:** N/A

LOCATION: This site is located on the west side of Horton Street, south of its intersection with Lake Boone Trail, within the City Limits.

PIN: 0795103418

REQUEST: This request is to approve a group housing development consisting of 143 units in three buildings on a 23.98 acre tract, zoned Residential-6 with Special Highway Overlay-1. There are currently two multifamily apartment buildings on the subject property which are to be demolished. The proposed overall residential density is 5.96 units per acre. Planning Commission approval of this site plan is required per Code Section 10-2103(c)(4) for the overly long dead end street exceeding 800 feet in length (over 1,200 feet in length).

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 10-2019, 10-2058, 10-2103 and 10-2132.2 (d) , Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 4/3/14, owned by Grubb Ventures, submitted by David Brown, JDavis Architects.

**ADDITIONAL
NOTES:** This plan was submitted prior to September 1, 2013 and is therefore not subject to the regulations of the Unified Development Ordinance.

**VARIANCES /
ALTERNATES:** n/a

To PC: May 13, 2014

Case History: N/A

Staff Coordinator: Stan Wingo

Motion: Terando

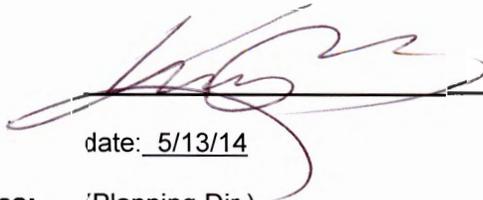
Second: Schuster

In Favor: Braun, Buxton, Fleming, Lyle, Schuster, Sterling-Lewis, Swink, Terando and Whitsett

Opposed: xxxxx

Recused: Fluhrer

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.



date: 5/13/14

Signatures: (Planning Dir.)



date: 5/13/14

(PC Chair)



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL: Planning Commission Actions:

- (1) That the Planning Commission finds that this site plan meets the standards for approval of Code Section 10-2132.2(d);
- (2) That the Planning Commission approves the alternate design for this site plan and the proposed length of the private dead end street exceeding 800 feet as shown on the plans in accordance with code section 10-2103(h);
- (3) That as agreed by the applicant in response to the Appearance Commission's request, the final site plan shall show a different paving material across the private street in the location of the greenway crossing with the final design to be approved by the Public Works Department;
- (4) That the developer construct a transit shelter for the existing transit stop located on Lake Boone Trail. If an easement is needed, then the dimensions of that easement shall be established based on the potential constraints in the area. The easement shall be recorded by both plat and a deed approved for recording by the City of Raleigh. This shall be required prior to plat approval or building permits, whichever occurs first.

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (5) 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;
- (6) That a diffuse flow plan for stormwater be approved by NC Division of Water Resources;
- (7) That tree protection fencing is installed adjacent the existing and proposed greenway easements, tree protection fence must be located in the field and inspected by the Inspections Department.
- (8) That the City Council approve the proposed exchange of greenway easements as shown on the preliminary site plan and that new greenway

easements to be dedicated are recorded with the Wake County Register of Deeds;

Prior to approval of construction drawings for public or private improvements:

- (9) That if the developer utilizes BMP's to meet stormwater nitrogen reduction requirements, then the developer shall prepare a stormwater control plan with a stormwater operations and maintenance manual and budget, including the designation of buffer areas and open space areas for stormwater purposes which shall be approved by the Stormwater Engineer in compliance with Part 10 Chapter 9. Within the operations and maintenance manual, the engineer is to provide the total construction costs of the stormwater BMPS for this site. The amount equaling 24% of the total construction costs is to be shown in the manual. And, pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;

Prior to issuance of building permits:

- (10) That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;
- (11) 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 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)."
- (12) 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;
- (13) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- (14) That the approved greenway easement dedication be shown on all plats for recording;
- (15) That street names for this development be approved by the of Raleigh and by Wake County;

(16) That infrastructure construction plans be approved by the City for the development;

ZONING:

ZONING DISTRICTS: Residential-6 with Special Highway Overlay-1.

DEVELOPMENT DENSITY: The number of units allowed in this zoning district is 143. The proposed plan contains 143 units.

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 120' from Horton Street and 70' from the I-440 R/W. Vehicular surface areas 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 minimum 30' setback from perimeter property lines. Building as shown on plans are a maximum of 48' in height.

PHASING: There is one phase in this development.

OPEN SPACE: Open space conforms to minimum requirements. 10% or 2.4 acres required, 20% or 4.8 acres provided, based on the open space standards of 10-2103(d).

PARKING: Off-street parking conforms to minimum requirements: 263 spaces required, based on bedroom counts per dwelling. 248 spaces are provided. A reduction of 10% for landscape planting area is permitted, and applicant is proposing a reduction of 15 spaces. Parking spaces meet minimum standards for size and aisle width.

LANDSCAPING: 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. Transitional Protective Yard landscaping is not required as proposal would be considered low density residential. SHOD-1 plantings are shown in accordance with 10-2058.

TREE CONSERVATION: This project is required 10% or 2.40 acres for tree conservation. This project has proposed 3.62 acres which provided as follows.
Primary tree conservation areas: 3.62 acres.

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 (a private street) exceeds the maximum length standard for dead end streets of 800 feet. The dead end street is 1,300 feet long, thus requiring Planning Commission approval of this site plan. 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 greenway on this site. The existing greenway easement is shown on the plans as well as proposed areas of greenway exchange to accommodate the development plan is proposed. Separate City Council approval of the greenway easement exchange is required.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

No additional public street right-of-way is required for this project and no widening is being required along Horton Street frontage.

TRANSIT: This site is presently not served by the existing transit system.

**COMPREHENSIVE
PLAN:**

This site is located in the Glenwood and Northwest CACs, in an area designated as Moderate Density Residential on the Future Land Use Map.

**APPEARANCE
COMMISSION:**

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

Comment	Response
The Commission recommends a change of material be used at greenway crossing, rather than simply striped asphalt.	Applicant agrees to provide a change in pavement material subject to the Public Works Department's approval
The Commission appreciates the level of quality on the project, as well as the variety of materials used.	n/a
The Commission appreciates the diversity of design proposed for the buildings in this community.	n/a

**SUBDIVISION
STANDARDS:**

BLOCK LAYOUT: The length of the proposed private dead end street as shown on the plans requires approval from the Planning Commission per Code Section 10-2103(c)(4) as it exceeds 800 feet in length. The proposed street serving the development is 1300 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:** Proposed street improvements shall conform to normal City construction standards. The main circulation route through this site (a private street) exceeds the maximum length standard for dead end streets of 800 feet. The dead end street is 1,300 feet long, thus requiring Planning Commission approval of this site plan.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations.
- FLOOD HAZARD:** There are FEMA floodplain areas on this site. The plan shows areas of fill within the flood zone which have been approved by the NC Department of Natural Resources.
- STORMWATER MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Detention is not required; discharge is directly into FEMA floodplain. Water Quality can be addressed with a buydown only; however, BMPS are required on site for diffused flow and therefore may be utilized for nitrogen reduction credit. If BMPS are utilized for nitrogen reduction credit, appropriate regulations will apply such as approval of the construction drawings by the Stormwater Division of the City, preparation of a stormwater operations and maintenance manual and budget, payment to the City equal to twenty-four percent (24%) of the estimated cost of constructing the BMPS, submittal of as-built certification, and sending annual inspection reports to the City of Raleigh. Diffuse flow plan must be approved by NC Division of Water Resources prior to approval of construction drawings or site/grading permit issuance.
- WETLANDS / RIPARIAN BUFFERS:** Neuse River riparian buffers are present on this site. Approval from NC Division of Water Resources has been obtained for the proposed impacts.
- 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.