



Administrative Action Group Housing Development

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
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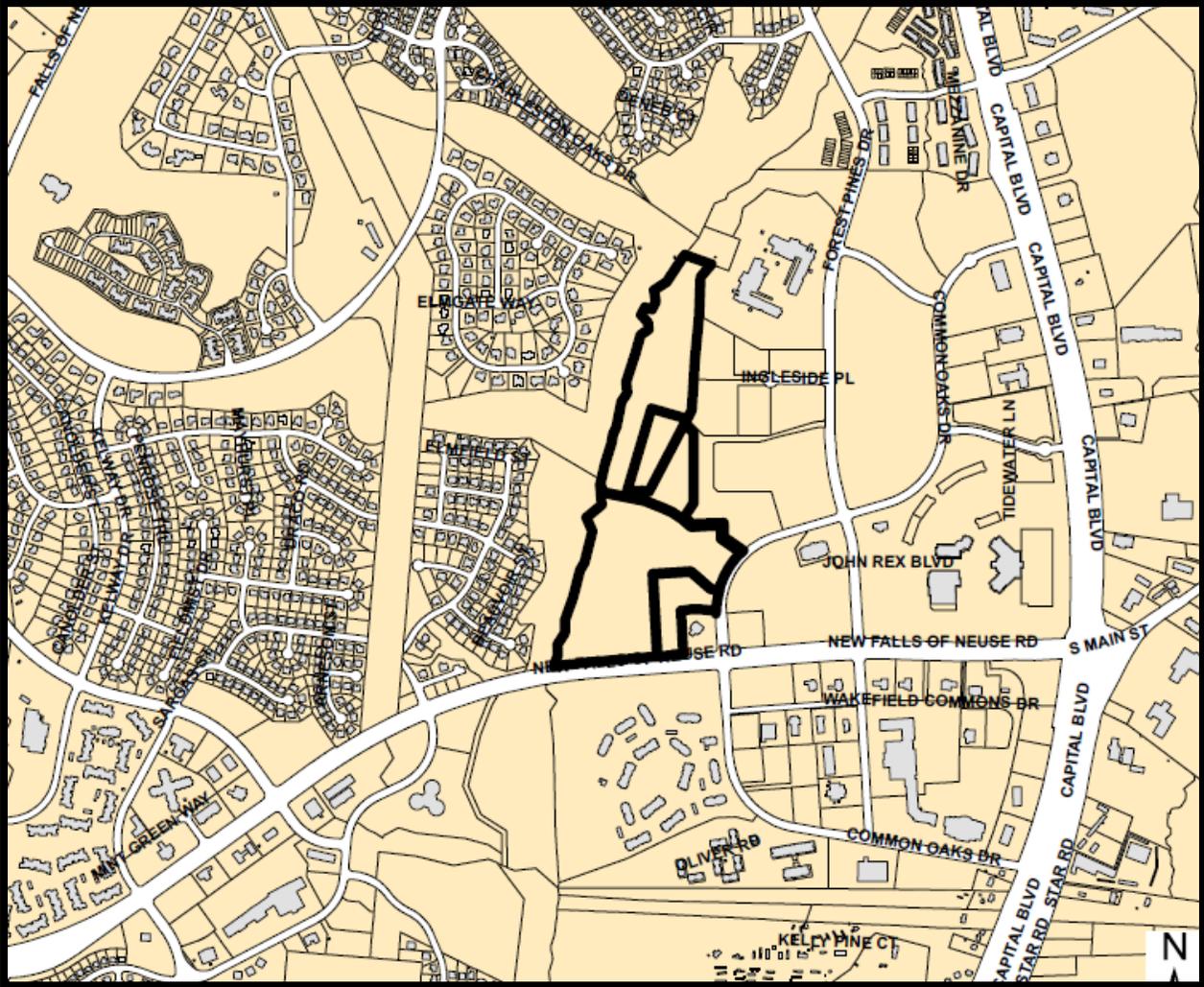
Case File / Name: GH-9-12 / Maystone at Wakefield

General Location: The northwest quadrant of the intersection of New Falls of Neuse Road and Common Oaks Drive

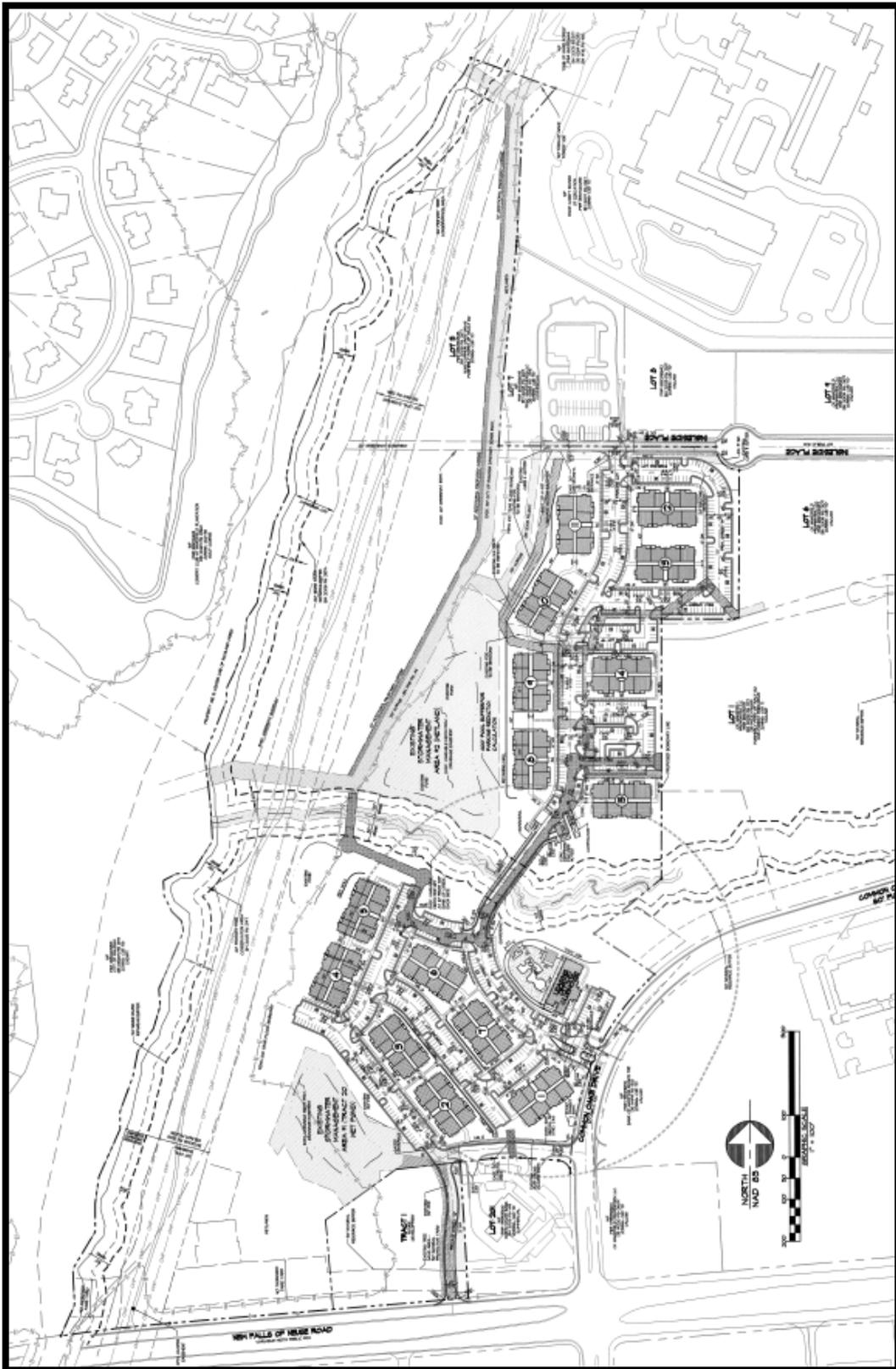
CAC: North

Nature of Case: A 360 dwelling unit Group Housing development comprised of 15 multi-family buildings and a recreation/leasing office building on a 57 acre tract that is zoned Thoroughfare District Conditional Use District. The density of the project totals 6.3 dwelling units per acre

Contact: Bradley Bowling – Priest, Craven & Associates



GH-9-12 / Maystone at Wakefield - Site Location Map



GH-9-12 / Maystone at Wakefield – Preliminary Site Plan

SUBJECT: GH-9-12 Maystone at Wakefield

CROSS-REFERENCE: S-8-08 Wakefield Park Tract 82

LOCATION: This site is located on the northwest quadrant of the intersection of New Falls of Neuse Road and Common Oaks Drive

REQUEST: A 360 dwelling unit Group Housing development comprised of 15 multi-family buildings and a recreation/leasing office building on a 57 acre tract that is zoned Thoroughfare District Conditional Use District. The density of the project totals 6.3 dwelling units per acre.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL:

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

- (1) 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 homeowner association."
- (2) That a final tree conservation plan be approved by the Forestry Specialist. 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 Forestry Specialist;

Prior to approval of construction drawings or site review, whichever comes first:

- (3) That construction plans with a phasing plan for public improvements, private streets and approach to stormwater be approved by the Public Works Department;
- (4) That the existing cross access agreement recorded in BM 13368 pg2534-2540 for lots 4 and 7 is amended and re-recorded to include all lots outside of existing lot 4 as noted in the proposed plan for Maystone at Wakefield; The agreement shall be signed by the lot owner of lot 7 to verify responsibility of the maintenance of the private street serving this development known as the cliffs and lot 7.
- (5) That verification that the private street off Ingleside Court meets private street standards is provided to the Public Works Department;
- (6) That prior to grading permit issuance, the nitrogen offset payment must be made to a qualifying mitigation bank;
- (7) 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;

- (8) That as the developer purposes to disturb a designated riparian buffer, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work (per code section 10-9044(a).”

Prior to issuance of building permits:

- (9) That all zoning conditions associated with Z-69-95;
- (10) That a 15x20 foot transit easement located on Wake Forest 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 recording;
- (11) That lots are recombined in accordance with this preliminary development plan;
- (12) That as this proposed plan is amended previously recorded tree conservation areas, a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14 for this development
- (13) That street names for this development be approved by the City of Raleigh Geographical Information Services Division and by Wake County; The proposed private street named Ingleside Drive will require approval from the GIS addressing staff;
- (14) For any lots 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.
- (15) The developer shall 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;
- (16) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat and a copy of the recorded documents be provided to the Planning Department within the 14-day period, further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department;

- (17) 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's association;
- (18) 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;
- (19) That Neuse River 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 perpetuity 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)". This covenant is to run with the land, and shall be binding on the Owner, and all parties claiming under it;
- (20) That all driveway permits and encroachment agreements be approved through NCDOT prior to construction drawing approval;

Prior to Inspections Department Issuance of a certificate of occupancy;

- (21) 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. The last occupancy permit shall be withheld until the infrastructure has been accepted by the Public Works department as meeting city standards.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Siler (C. Siler)

Date:

9-17-03

Staff Coordinator:

Eric Hodge, AICP

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2103, 10-2017, 10-2045, 10-2058, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2/12/13, owned by Company Cliffs, submitted by Priest, Craven & Associates, Inc..

ZONING:

ZONING

DISTRICTS: Thoroughfare District-Conditional Use District. Ordinance (1995) 702 ZC 369 x Effective 8-1-95.

(a) Z-69-95 Wakefield, US 1 (Capital Boulevard) west side, and the east side of Falls of Neuse Road, from the Neuse River to Old NC 98, being map 1830.04, Block 51, Parcel 0535, and Map 1739.02, Block 58, Parcel 8832 and a portion of Map 1830.03, Block 04, Parcel 2768, approximately 1792 acres rezoned to Thoroughfare District Conditional Use District (1131.9 acres) and Residential-6 Conditional Use District (660.8 acres).

CONDITIONS:

(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

DEVELOPMENT

DENSITY: The number of units allowed in this development would be 1140 units based on the Thoroughfare District (57 AC x 20 DU/AC (Administratively). The proposed plan contains 360 units, which equates to 6.3 units per acre.

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 15'. 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).

PHASING: There is only one phase shown in this development. If the developer proposes to phase the development, a phasing plan must be submitted and approved with Infrastructure Construction Drawings.

OPEN SPACE: Open space conforms to minimum requirements. 10% or 5.7 acres required for the development, 12.6 acres (22%) provided, based on the open space standards of 10-2103(d).

PARKING: Off-street parking conforms to minimum requirements: 747 spaces required, based on 1.5 parking spaces per one-bedroom unit (of which there are 90), 2 spaces per two-bedroom unit (of which there are 180) and 2.5 spaces per three-bedroom unit (of which there are 90). An additional 27 spaces would be required for the recreation and pool area. 774 are required. 710 spaces are provided. A reduction of 37 off-street parking spaces for landscape planting area is being utilized and a reduction of 22 parking spaces is being utilized based on the ratio of units that are within 400' of the pool and clubhouse. After taking the allowed reductions, the required parking requirement is reduced to 710 parking spaces

which is what is being provided. 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 low density residential use impact use under Section 10-2082.9. As such, no transitional protective yards are required.

TREE CONSERVATION: The preliminary plan shows a total of 3.8 acres of Tree Conservation Areas on the site that were set aside as part of S-8-08 Wakefield Park Tract 82 Subdivision. 10.5% of the overall subdivision, or 5.49 acres, was established with S-8-08.

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. A driveway is provided for every 150 units shown on the plans.

COMPREHENSIVE PLAN:
GREENWAY: There is an existing greenway easement north of the tributary bisecting the property.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way or construction of any public streets was required by the Thoroughfare and Collector Street Plan.

TRANSIT: A 15'x20' transit easement along Common Oaks drive was incorporated into the proposed plan.

URBAN FORM: This site is located in an area designated a Neighborhood Mixed-Use area. Plan as shown is consistent with the Comprehensive Plan as it allows densities up to 28 units per acre. The following policies apply:

- LU 7.6 Pedestrian Friendly Development
- T 5.5 Sidewalk Requirements
- T5.9 Pedestrian Networks

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. Infrastructure construction drawings shall reflect the changes noted in the Public Utilities Department's second review comments dated 2/25/13.

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

CIRCULATION: Proposed street improvements conform to normal City construction standards in accordance with S-18-12.

PEDESTRIAN: Proposed public sidewalk locations conform to City regulations. Internal sidewalks are also being provided in keeping with 10-2091.

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

STORMWATER MANAGEMENT: The Cliffs is a multi-family project of about 57 acres. It will utilize 2 existing stormwater control devices (a wet pond and a constructed wetland) and will not exceed the impervious surface limitations that are in place. The existing shared stormwater control facilities have legal documents and are recorded in the Wake County Register of Deeds. The devices are maintained in perpetuity by the Wakefield Homeowner's Association.

Based on the previously approved stormwater control plan (Tract 82 at Wakefield Park, S-8-08), the Cliffs is meeting stormwater requirements once they pay the TN buydown fees (based on a percentage of the original TN offset).

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:

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: 4/17/2016

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: 4/17/2016

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.