



Administrative Action

Preliminary Subdivision / townhome

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

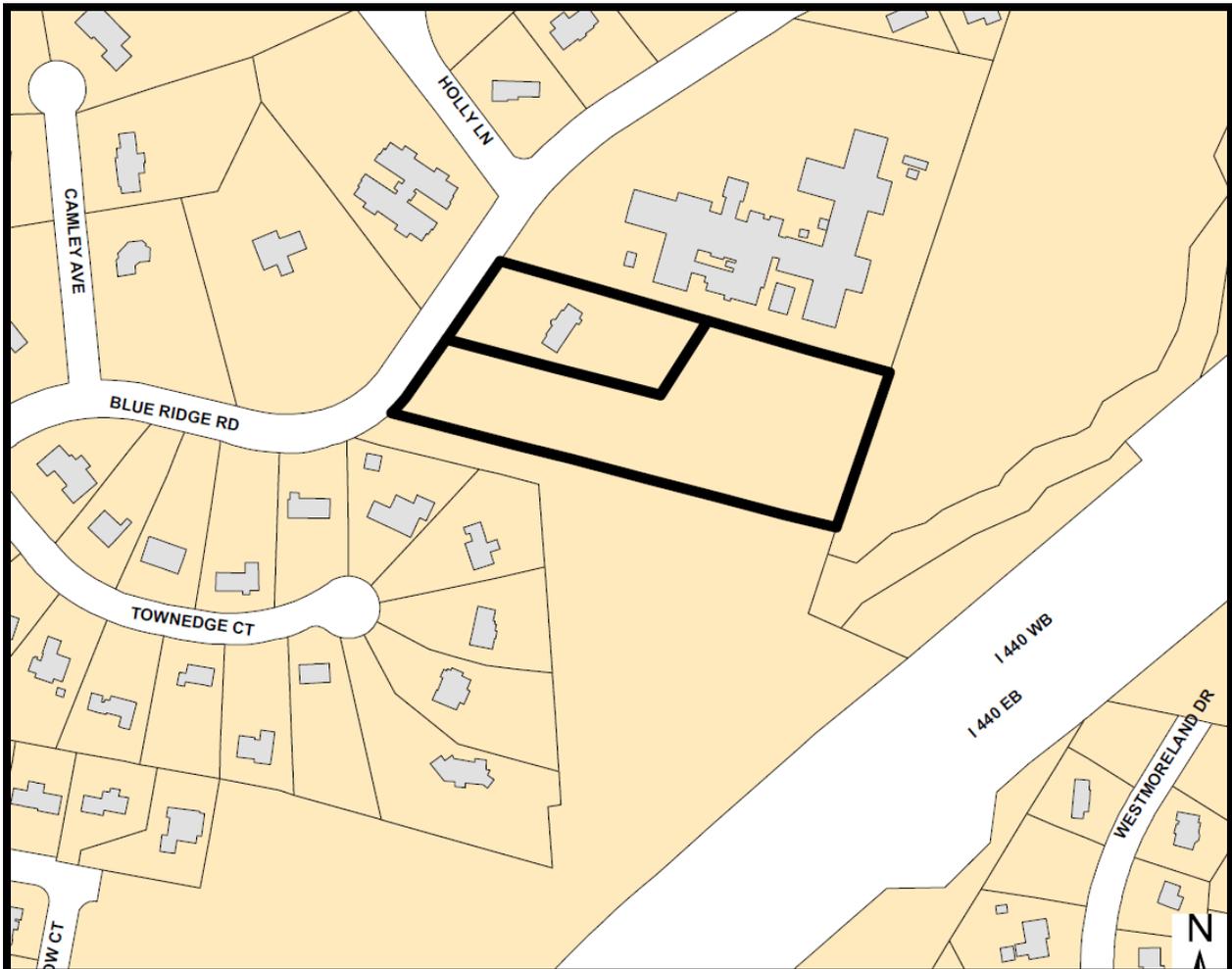
Case File / Name: S-2-12 / Woodfield Marshall Park Townhomes

General Location: On the south side of Blue Ridge Road just east of its intersection with Homewood Banks Drive.

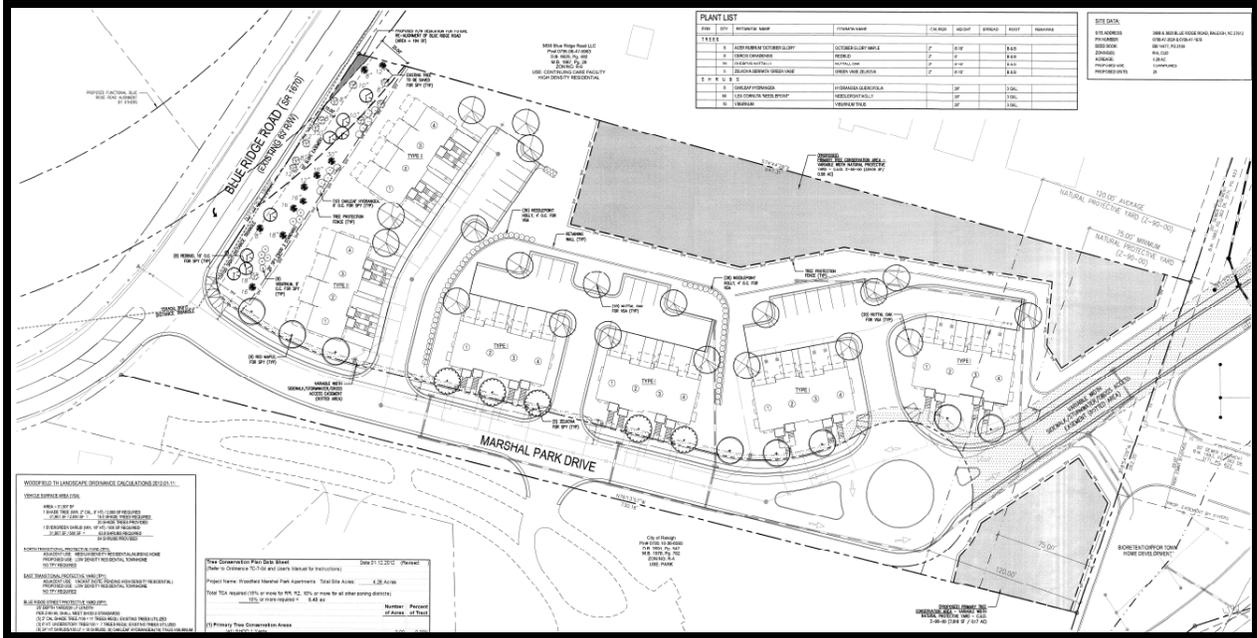
CAC: Northwest

Nature of Case: A townhome development comprised of 24 townhome lots on a 4.26 acre site zoned Residential-6 Conditional Use District at a density of 5.6 units per acre. This project does not qualify as an in-fill subdivision because less than 66% of the lots periphery abuts properties developed with single-family dwellings.

Contact: Johnny Edwards – John A. Edwards & Company



S-2-12 Woodfield Marshall Park Townhomes – Site Location Map



S-2-12 Woodfield Marshall Park Townhomes – Preliminary Subdivision Plan

SUBJECT: S-2-12 Woodfield Marshall Park Townhomes

CROSS-REFERENCE: SP-58-11, Z-90-00

LOCATION: This site is located on the south side of Blue Ridge Road, just east of its intersection with Homewood Banks Drive, inside the City Limits.

REQUEST: This request is to approve the subdivision of a 4.26 acre tract into 24 townhome lots, zoned Residential-6.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: *Prior to issuance of site review:*

- (1) That prior to grading permit issuance, the nitrogen offset payment must be made to a qualifying mitigation bank;
- (2) 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;
- (3) 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;

Prior to Planning Department authorization to record lots:

- (4) That construction plans for public improvements and private streets be approved by the Public Works Department;
- (5) That 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;
- (6) 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."
- (7) 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;
- (8) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses 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 plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department;
- (9) That 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;
- (10) That construction plans for any shared stormwater device(s) be submitted and approved by the Public Works Department;
- (11) That a demolition permit is issued for the existing dwelling on the site;
- (12) That street names for this development be approved by the Raleigh City Planning Department and by Wake County;

- (13) That the applicants provide a cross access easement to the adjacent parcel associated with SP-58-11 Woodfield Marshall Park Apartments: PIN 0795-06-47-9879 (DB 12519, PG 1364);
- (14) That additional right-of-way along Blue Ridge Road be dedicated as shown on the preliminary plan;

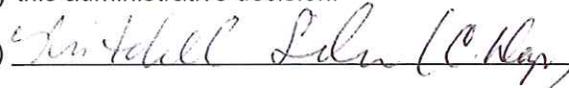
Prior to issuance of building permits:

- (15) That all zoning conditions associated with Z-90-00 are met;
- (16) That the demolition of the structure above, is verified;
- (17) That the developer is responsible for asphalt removal on the adjacent park site as shown on the preliminary plan;
- (18) That the applicants provide recorded copies of the cross access easement to the adjacent parcel associated with SP-58-11 Woodfield Marshall Park Apartments: PIN 0795-06-47-9879 (DB 12519, PG 1364);
- (19) That street names for this development be approved by the City of Raleigh Geographical Information Services Division and by Wake County;
- (20) For any lots developed as residential, a letter of credit in the amount of 1.5 times the cost of improvements shall be provided to the City for all public transportation related construction as approved on the construction drawings prior to building permit issuance when 75% of the permits have been issued and the existing and proposed infrastructure does not meet city standards;

Prior to issuance of certificates of occupancy:

- (21) That the applicant submit as built drawings for approval by the Public Works Department for all stormwater facilities;

I hereby certify this administrative decision.

Signed: (Planning Dir.)  Date: 3/29/12

Staff Coordinator: Eric Hodge, AICP

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2103, 10- 2019, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2-15-12, owned by Woodfield Investment Co. LLC, submitted by John A. Edwards and Company.

ZONING:

ZONING DISTRICTS: Residential – 6 Conditional Use District. Ordinance 920 ZC492 Effective 1-16-01.

Z-90-00 on **Blue Ridge Road**, east side, north of Townedge Court. Approximately 4.3 acres, to be rezoned from Residential-4 to Residential-6 Conditional Use.

Conditions: 01/16/01

1. Maximum building height of any structures to be limited to 35 feet as measured from the right of way elevation of Blue Ridge Road.
2. Upon development, the developer will comply with C.R. 7107 regarding stormwater run-off controls.
3. Any and all lighting will be cut-off type fixtures that are designed and located in such a way that the light source will not be visible from neighboring properties.
4. The landscaping of the Blue Ridge Road street yard shall be a 25' wide street protective yard installed to the landscape standards of the SHOD II requirements and shall be measured from the future right-of-way of Blue Ridge Road.
5. All trees over 8" caliper within 25' of any future right-of-way of Blue Ridge Road shall be preserved.
6. Reimbursement for future right-of-way dedication on Blue Ridge Road shall be at R-4 values.
7. If redevelopment occurs inclusive of both lots, then a cross-access shall be required at time of redevelopment. If the lots are redeveloped separately, then an offer of cross-access shall be provided at time of redevelopment. Cross-access shall be defined as construction of a driveway to the property line.
8. An average natural protective yard of 120 feet shall be provided along the common property line of the lot to the east with PIN number 0795.07-57-1949. The minimum distance of this natural protective yard shall be 75 feet.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown.

TREE CONSERVATION: The preliminary plan shows a total of .75 acres or 17.61% of the site being utilized for Tree Conservation Areas.

UNITY OF DEVELOPMENT: Unity of development and sign criteria are not required in this development.

SETBACK / HEIGHT: Setbacks from public streets and property lines conform to Section 10-2103(b). The minimum setback from public streets is shown to be 56'. 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. Buildings greater than 28' in height meet minimum 30' setback from perimeter property lines.

OPEN SPACE: Open space conforms to minimum requirements in Raleigh City Code Section 10-2103(d). 10% or 4.26 acres required, 13.6% or .58 acres provided.

PARKING: Off-street parking conforms to minimum requirements: 48 spaces required, based on two parking spaces per two-bedroom unit. 74 spaces are provided. Parking spaces meet minimum standards for size and aisle width.

PHASING: This is a one phase development.

**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>
Blue Ridge Rd.	½ 60'	N/A	10'

Additional right-of-way above ½ 50' r/w to be dedicated is reimbursable under the facility fees program.

TRANSIT: The site is currently services with transit by the city. No easement may be required.

URBAN FORM: This site is located in the Northwest CAC limits and is designated for medium density residential uses on the Future Land Use map.

**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: Individual lot service by the City is to be provided.

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

PEDESTRIAN: Proposed sidewalk locations conform to City regulations.

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

**STORMWATER
MANAGEMENT:** The proposed subdivision is exempt from Stormwater Runoff requirements under

10-9023(b)(3). All runoff discharges directly into House Creek. Stormwater Quality requirements to reduce nitrogen loading will be met utilizing a proposed Bio-retention Area located offsite on the adjacent parcel that is currently proposed as an apartment building under SP-58-11.

PAYMENT TO NCDENR

This project has chosen to offset a portion of nitrogen load limitations by paying monies to a mitigation bank.

EXEMPTIONS

That as the developer is requesting an exemption from the stormwater runoff control provisions under 10-9023(b)(3), detailed engineering studies shall be submitted to the Conservation Engineer in the Public Works Department (before land disturbance or lot recording, whichever comes first) that show *(choose one or more of the following as applicable):*

- A. Compliance with the runoff impacts from stormwater runoff results in greater adverse downstream impacts, such as local flooding.

**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 proposed names must be approved by the City and by Wake County prior to recording.

**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: If significant construction has not taken place on a project after preliminary subdivision approval, that approval may "sunset" and be declared void, requiring re-approval by City Council 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: 3/29/2015
Record at least ½ of the land area approved.

5-Year Sunset Date: 3/29/2017
Record entire subdivision.

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.