



Administrative Action

Preliminary Subdivision

Cluster Unit Development

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

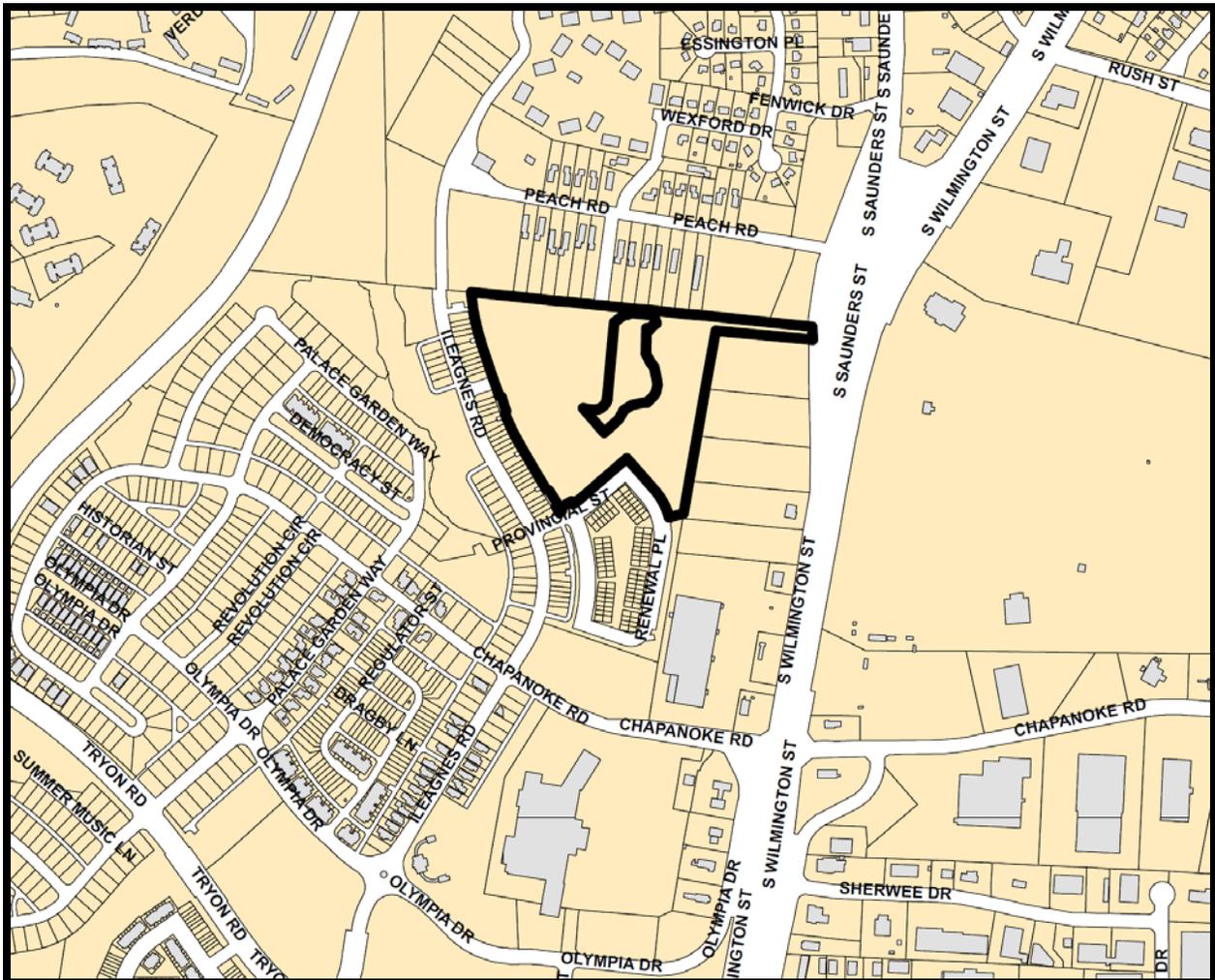
Case File / Name: S-8-12 Renaissance Park Phases 8, 9, 10 and 11

General Location: Northeast of Ilegnes Road in the northeast portion of Renaissance Park

CAC: Southwest

Nature of Case: A revision to a 15.21 acre section of a previously approved subdivision, S-68-05, phase 5. This phase originally contained 154 "back-to-back" townhouse lots. This revision reduces the # of townhouse lots in this down to 94 and increases the phases represented as phases 8, 9, 10 and 11. The site is part of a 206.14 acre cluster unit development. The site is zoned Planned Development District.

Contact: Ken Jesnick – Withers & Ravenel



S-8-12 Renaissance Park Phase 8 – Site Location Map



S-8-12 Renaissance Park Phase 8 – Preliminary Site Plan

SUBJECT: S-8-12 Renaissance Park Phases 8, 9, 10, 11

CROSS-REFERENCE: S-68-05, Z-70-04, CP-33-04, MP-4-04

LOCATION: This site is located on the northeast side of Ileagnes Road in the northeast portion of Renaissance Park inside the City Limits.

REQUEST: This request is to approve a revision to a 15.21 acre portion of a cluster unit development that will now consist of 94 townhouse lots. The 15.21 acre tract is zoned Planned Development District. The overall residential density is 6.18 units per acre for Phases 8, 9, 10 and 11.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: *Prior to issuance of a site review or approval of construction drawings whichever occurs first;*

- (1) That the approved construction drawings for S-68-05 (originally phase 5) are amended to reflect the new lot layout and phasing plan to conformance with code; The revised construction drawings will include phases 8, 9, 10 and 11;

(2) That a field revision for the current grading permit be approved:

Prior to approval of a lot for recording:

- (3) That the annexation document for future phase 8, 9, 10 and 11 are approved but the City and recorded at the Wake County Register of Deeds; Recorded documents shall be provided to the Planning Department within 14 days of recordation:
- (4) That if needed, an amendment to the stormwater agreement is approved by the Planning Director and recorded at the Wake County Register of Deeds within 14 days of lot recordation. Copies of the recorded documents are to be provided to the Planning Department;
- (5) That the lots in phase 8, which abut existing infrastructure, may be recorded without the approval of amended construction drawings;
- (6) That a street name application is submitted to the Information Technology reviewer for any streets that require naming;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Silu (C. Hayes)

Date:

8-28-12

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 10-2057, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3071-3074. This approval is based on a preliminary plan dated June 8, 2012, owned by Amelia Park LLC (Wakefield Development Company), submitted by Withers & Ravenel.

CLUSTER STANDARDS:

ZONING DISTRICTS:

Planned Development District: MP-4-04.

DEVELOPMENT DENSITY:

The proposed plan contains 94 units which equates to a density of 6.18 units per acre for this phases 8, 9, 10 and 11..

PHASING:

Four phases are proposed, 8, 9, 10 and 11. Previous phases were approved in 2005 as part of S-68-05 Renaissance Park.

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.

OPEN SPACE: Open space conforms to minimum requirements in Raleigh City Code Section 10-2103(d). 15% or 30.93 acres required, 15% or 30.93 acres provided within the Planned Development District for Renaissance Park.

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. No transitional protective yards are required for this phase of the development.

TREE CONSERVATION: The adopted master plan (MP-4-04) made this development subject to the Tree Conservation Ordinance TC-7-04. A final tree conservation plan was approved as part of S-68-05. Tree Conservation Areas have already been recorded throughout Renaissance Park, including portions found within Phase 8.

COMPREHENSIVE PLAN:

GREENWAY: There is an existing recorded greenway in this phase; however, the Parks and Recreation Department has requested that the greenway be removed and relocated along existing streets. No additional greenway is to be dedicated; however, 6' wide sidewalks along the private streets will fulfill the requirement for a greenway connector, as indicated in the original approval.

THOROUGHFARE / COLLECTOR PLAN:

No dedication of right-of-way or construction of streets was required by the Thoroughfare and Collector Street Plan for this phase of the Renaissance Park development.

TRANSIT: No transit-oriented features of this site are incorporated into the proposed plan for Phase 8. Transit easements exist elsewhere in the Renaissance Park development.

URBAN FORM: The following Comprehensive Plan policies apply to this proposal:

- i. Policy LU 2.2 – Compact Development
- ii. Policy LU 4.5 – Connectivity
- iii. Policy LU 5.1 – Reinforcing the Urban Pattern
- iv. Policy LU 8.9 – Open Space in New Development
- v. Policy T 2.4 – Road Connectivity
- vi. Policy T 2.9 – Curb Cuts
- vii. Policy T 5.5 – Sidewalk Requirements
- viii. Policy T 5.9 – Pedestrian Networks
- ix. Policy EP 2.5 – Protection of Water Features

The plan as shown is consistent with all applicable Comprehensive Plan policies.

SUBDIVISION STANDARDS:

- 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.
- SOLID WASTE:** Refuse collection is to be provided based on the standards in the Solid Waste Manual.
- CIRCULATION:** Proposed street improvements shall conform to City construction standards.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. Sidewalks are provided as indicated in the master plan. Sidewalks along the east side of Provincial and north side of Consortium shall be 6' in width in accordance with the approved Master Plan.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** Stormwater compliance has not been affected by the changes proposed to the previously approved Phase 8 associated with S-68-05. The drainage patterns have not been altered and the proposed impervious area has decreased from previous approval. Nitrogen buydown payment has been made for phase 8 with the current, active, fine grading permit which covers phases 4, 5 and 8.
- WETLANDS
/ RIPARIAN
BUFFERS:** Neuse River riparian buffers are required on this site.
- STREET NAMES:** A verification of street names is required for this development. The proposed street layout is different than originally approved and may require additional names.
- 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 lot recording has not taken place on a project after preliminary subdivision 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: 8/28/2015
Record at least ½ of the land area approved.

5-Year Sunset Date: 8/28/2017
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.