



Certified Action of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-17-13 / Wade Avenue Townhomes

General Location: Located south of the intersection of Wade Avenue and Duplin Road.

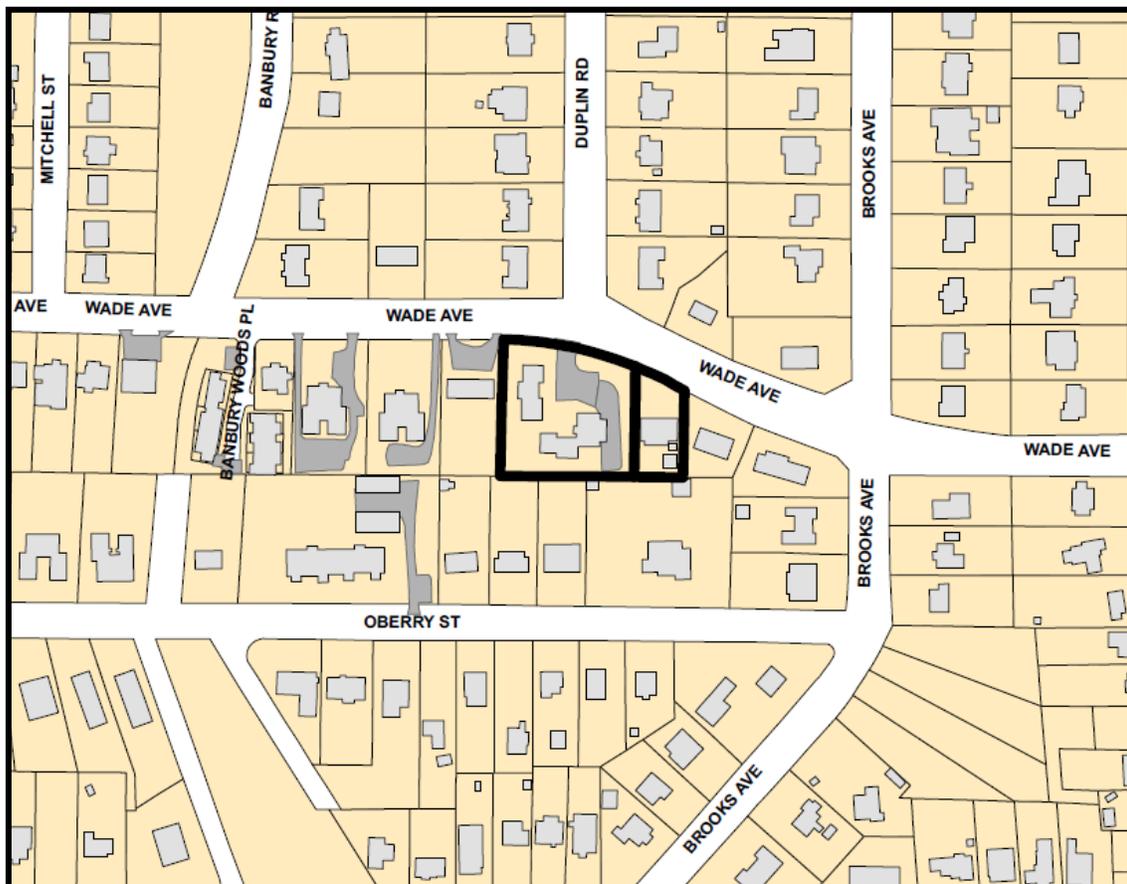
Owner: Reedy Creek Properties, LLC
Designer: DHM Design

CAC: Wade

Nature of Case: Construction of 10 townhome units on a 1.05 acre property zoned Residential-10. The proposed development is a multifamily development on less than 2 acres, therefore requires Planning Commission approval. Less than 66% of the peripheral lots contain single family dwellings.

Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

Contact: Graham Smith, DHM Design



SUBJECT: S-17-13 / Wade Avenue Townhomes

**CROSS-
REFERENCE:** N/A

LOCATION: Located south of the intersection of Wade Avenue and Duplin Road.

REQUEST: Construction of 10 townhomes on a 1.05 acre property zoned Residential-10, located inside the city limits. This subdivision includes recombination of two existing parcels and results in the creation of one common area open space lot in addition to the 10 townhome lots. The existing structures are to be demolished. The proposed development is a multifamily development on less than 2 acres, therefore requiring Planning Commission approval.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:** As noted on the Staff Report, attached

FINDINGS: The Planning Commission finds that, with the following conditions of approval being met, this request conforms to Chapter 2, Part 10, Sections 10-2021, 10-2103 and 10-2109 and to Chapter 3, Part 10, Sections 10-3001-3059 and 10-3072-3074. This approval is based on a preliminary plan dated 6/25/13, owned by Reedy Creek Properties, LLC, submitted by Graham Smith.

**ADDITIONAL
NOTES:** There are no additional notes for this plan.

**VARIANCES /
ALTERNATES:** N/A

To PC: August 13, 2013

Case History: N/A

Staff Coordinator: Stan Wingo

Motion: Lyle

Second: Swink

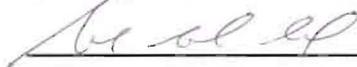
In Favor: Buxton, Fleming, Fluhrer, Lyle, Mattox, Schuster, Sterling Lewis, Swink and Terando

Opposed: xxxxx

Excused: xxxxx

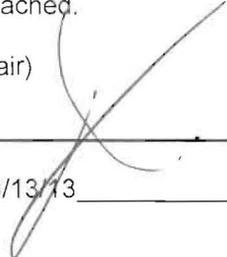
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)



date: 8/13/13 _____

(PC Chair)



date: 8/13/13 _____



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 developer shall include landscaping to screen the base of the retaining wall adjacent to the mail box area.

Administrative Actions:

Prior to approval of site review or infrastructure construction plans, whichever comes first;

- (3) 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;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) That as Wade Avenue is a NCDOT-maintained facility & is subject to state approval and permitting for any access point locations and/or encroachments, an approved NCDOT Driveway permit for access onto Wade Avenue must be submitted to City staff for review prior to final "sign off" of mylar construction drawings. The submittal shall include a signed copy of form TEB 65-04rev, all general provisions and all special provisions;

Prior to Planning Department authorization to record lots:

- (6) That construction drawings are approved by the Public Works and Public Utilities Departments;
- (7) That a note be placed on all plats for recording that this subdivision utilizes a density transfer from the dedicated right-of-way in accordance with Code Section 10-2074.
- (8) That street names for this development be approved by the Raleigh GIS Division and by Wake County;

- (9) That construction drawings for the shared stormwater device be submitted and approved by the Public Works Department;
- (10) That BMP's must be shown in private drainage easements with access to public right-of-way;
- (11) 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;
- (12) 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;
- (13) 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;
- (14) 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;
- (15) That townhouse homeowner documents are prepared in accordance with N.C.G.S 47F, and are 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. The townhouse legal documents shall be recorded after the city form documents required by conditions of approval numbers 10 and 11 above;
- (16) That demolition permits are issued for the existing structures on site and the permit numbers are shown on all plats for recording;

Prior to issuance of a building permit:

- (17) That when 75% of the permits have been issued for residential developments, that the proposed private or public improvements are required to be accepted by the City for maintenance. If this does not occur, then a financial security equal to 1.5 time the cost of public or

private improvements will be provided to the Public works Department for the uncompleted portions and roadway extensions;

Prior to issuance of an occupancy permit:

- (18) That an as-built certification must be submitted and accepted by the City of Raleigh Stormwater Division;
- (19) That for residential subdivisions, where a security has been posted for public or private improvements equal to 1.5 times the cost, then the last certificate of occupancy shall be withheld until such time the improvements are accepted by the City of Raleigh;
- (20) That all public or private improvements are approved by the Public Works Department that they meet city standards;

ZONING:

ZONING DISTRICTS: Residential-10

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard (20' min) = 20', rear yard (20' min) = 20', corner side yard (20' min) = 100' and side yard (15' min) = 20'. This plan conforms to maximum height standards in this zoning district of 40'. A 20' perimeter setback is required and shown in accordance with Code Section 10-2103(b)(3) for buildings 28 feet in height or less. Proposed height of the building is 28'.

PARKING: Off-street parking conforms to minimum requirements: Development proposes ten (10) two bedroom townhome units, which require two (2) parking spaces per unit. A total of 20 parking spaces are required, and 21 parking spaces are proposed.

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. Proposed townhome development is considered Medium Density Residential adjacent to Low Density Residential; which requires a Type D Transitional Protective Yard. Transitional protective yards are shown in compliance with City standards in the following locations:

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
Western Property Line	Type D	10'
Southern Property Line	Type D	10'
Eastern Property Line	Type D	10'

TREE CONSERVATION: This project is less than two acres in size, and is residentially zoned. No tree conservation is required for this development.

**DEVELOPMENT
INTENSITY:**

Proposed development of 10 townhome units on 1.05 acres equals a density of 9.5 units per acre gross. This plan shows dedication of right-of-way along Wade Avenue utilizing a density transfer from the right-of-way in accordance with Code section 10-2074. The net site size after dedication is .97 acre. Proposed units are configured in three buildings fronting a private street.

PHASING: There is one phase in this development.

**UNITY OF
DEVELOPMENT:** N/A

**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:

Street	ROW	Construct	Slope esmt.
Wade Avenue	dedicate ~14.5', 1/2 of ultimate 90'	no construction	N/A

Grading Plan shows reasonable slopes within proposed Right of Way to allow for any future improvements, an additional slope easement outside the Right of Way shall not be required. Right-of-way to be dedicated is not reimbursable due to density transfer into site.

TRANSIT: No transit easements or improvements are required in association with this development.

**COMPREHENSIVE
PLAN:**

The site is located within the Wade CAC, in an area designated low density residential on the Future Land Use Map. The category envisions up to six dwelling units per acre.

Staff has reviewed the site plan and finds this plan in compliance with the Comprehensive Plan and the following policies:

- LU 2.2 – Compact Development
- LU 4.5 – Connectivity
- LU 5.1 – Reinforcing the Urban Pattern
- LU 8.12 – Infill Compatibility
- T 5.5 – Sidewalk Requirements

HISTORIC /

DISTRICTS: The existing building is not a designated Historic Structure. This site is not located in or adjacent to a designated Historic District.

**APPEARANCE
COMMISSION:**

The Appearance Commission reviewed this proposal on July 18th, 2013 and had the following comments:

- The Commission recommends the addition of features such as a porch, stoop or additional fenestration and articulation to the building elevation closest to Wade Avenue; applicant has not responded.
- The Commission recommends additional planting or screening of the stormwater device closest to Wade Avenue needs; applicant has not responded.
- The Commission recommends the addition of landscaping at the base of the retaining wall adjacent to the mailbox and amenity area; applicant has not responded.

**SUBDIVISION
STANDARDS:**

BLOCK LAYOUT: No new streets are required or proposed.

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: Proposal is a townhome development with private streets. Solid Waste Service will be provided.

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

PEDESTRIAN: Sidewalks currently exist on Wade Avenue. Private sidewalks connect the entrances to all buildings with the public sidewalks along Wade Avenue.

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

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Nitrogen reduction is being achieved through the use of a sand filter and a buydown. Detention requirements are being met through the use of a dry retention pond.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

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.