



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: SP-24-13 / Glenwood Place Apartments

General Location: Intersection of Woman's Club Drive and National Drive, inside the I-440 Beltline off Glenwood Avenue

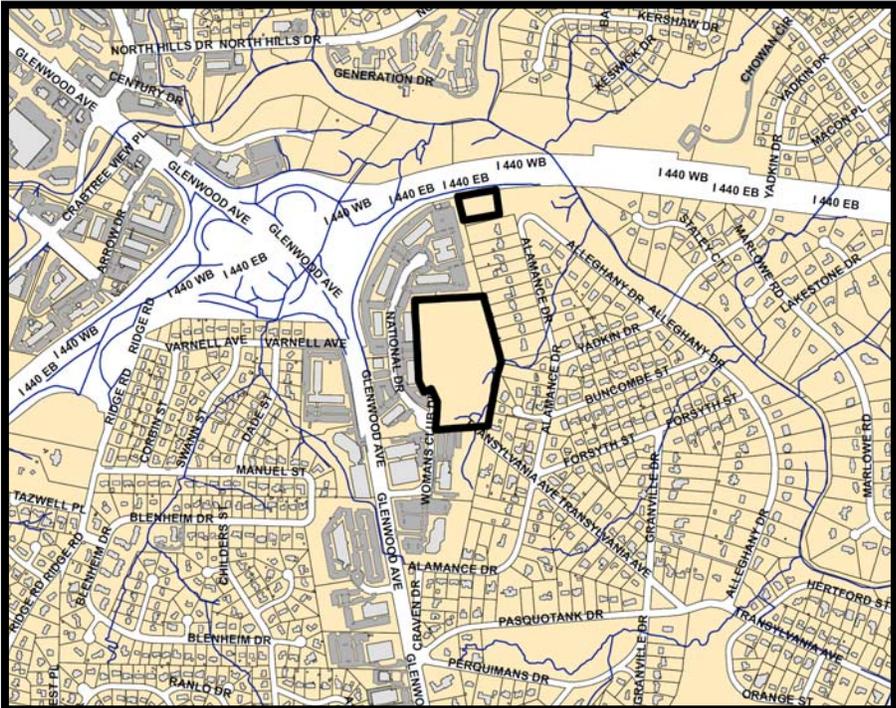
Owner: Grubb Ventures
Designer: Cline Design

CAC: Glenwood

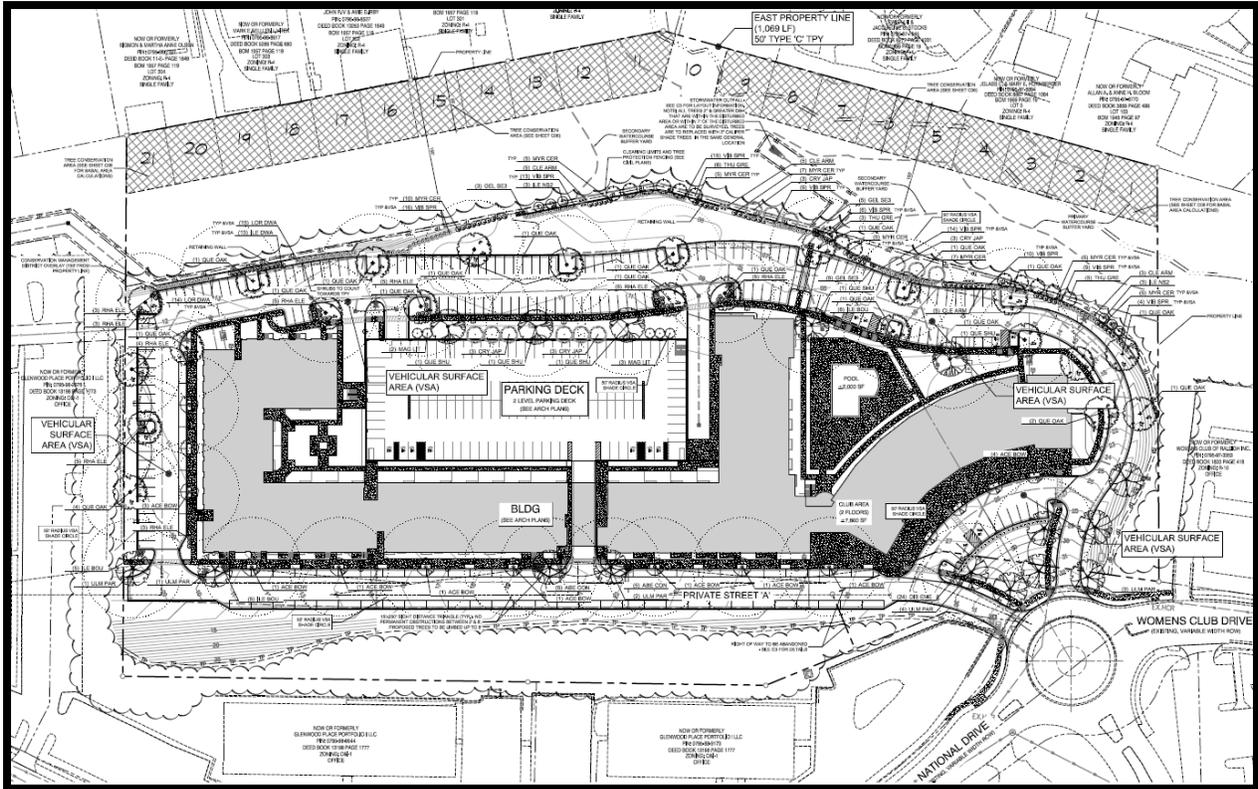
Nature of Case: A multifamily building containing 292 dwelling units on a 13.43 acre tract that is zoned Office and Institution-1 (9.75 acres) and Conservation Management (3.68 acres). The proposed density of the development in the Office and Institutional-1 zoning district is 30 dwelling units per acre. The overall density of the project is 22 units per acre if the Conservation Management area is factored in. As this proposed development plan is for a density that exceeds 15 dwelling units per acre in the Office and Institution-1 zoning district, Planning Commission review is required.

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

Contact: Elliot Buff, Cline Design



SP-24-13 / Glenwood Place Apartments – Site Location Map



SP-24-13 / Glenwood Place Apartments – Preliminary Site Plan

SUBJECT: SP-24-13 / Glenwood Place Apartments

CROSS-REFERENCE: N/A

LOCATION: This site is located on the east side of Woman's Club Drive and National Drive, inside the City Limits.

PIN: 0795-98-3272 & 0795-99-5448

REQUEST: This request is to approve a 401,296 square foot multifamily building on a 13.43 acre site, zoned Office and Institution-1 that contains 292 dwelling units. This site plan requires Planning Commission review because a density over 15 units per acre is proposed in the Office and Institution-1 zoning district and Conservation Management district.

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 this request conforms to Chapter 2, Part 10, Sections 10-2035, 10-2030, 10-2107 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 9/3/13, owned by Grubb Ventures, submitted by Cline Design. .

ADDITIONAL NOTES: This site plan was submitted prior to September 1, 2013.

VARIANCES / ALTERNATES: None requested

To PC: 9/24/13

Case History: xxxxx

Staff Coordinator: Eric S. Hodge, AICP

Motion: Braun

Second: Lyle

In Favor: Braun, Buxton, Fleming, Fluhrer, Lyle, Swink and Terando

Opposed: xxxxx

Recused: Mattox

Excused: xxxxx

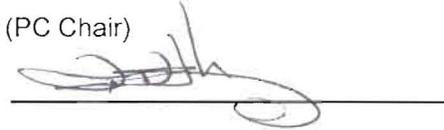
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)



date: 9/24/13

(PC Chair)



date: 9/24/13



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 as specified in Code Section 10-2132.2(d) and is therefore approved for residential densities in excess of 15 dwelling units per acre in the Office and Institution-1 Zoning District;
- (2) That prior to building permit issuance, the applicants secure offsite easements and prior to certificates of occupancy pathway connections necessary to provide access to the City's greenway along Crabtree Creek. The connections from the proposed development may be provided through a combination of public sidewalks as well as public access easements;
- (3) That the plans for permitting show no pole-mounted light fixtures on top of the proposed parking structure and include a solid parapet wall around the top of the parking structure to minimize vehicular light pollution spillover to adjacent properties;

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (4) The final tree conservation plan must be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence for all tree conservation areas. Tree protection fence must be located in the field and inspected.

Prior to issuance of a site review permit construction drawings for public or private improvements whichever comes first:

- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (6) 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;
- (7) That an offsite sanitary sewer easement deed from the owner of DB 13198 PG 1773 must be prepared and approved by the City Attorney. A recorded copy of the offsite sanitary sewer easement shall be provided to the Planning Department;
- (8) The exact location of the stormwater outfall and 20' private drainage easement within the CM zoned property is to be determined. If it is within

the Secondary or Primary Watercourse Buffers, a survey of all trees 2" and greater DBH that are within the disturbed area or within 7 feet of the disturbed area shall be provided and all trees shall be replaced with 2" caliper shade trees in the same general location per code section 10-9042(b)(2).

- (9) That construction plans for the shared stormwater devices (for the parcels in DB 11757 PG 1702 [wet pond lot] & DB 13198 PG1773 [BMP Access and Private Drainage Easement]) be submitted and approved by the Public Works Department;
- (10) 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 and BMP access and private drainage easements & stormwater measures will be maintained by the property owner of deed book 15065 page 223, Wake County Registry";

Prior to issuance of building permits:

- (11) That a petition to withdraw street right of way dedication of the existing irregular right of way along the traffic circle is submitted to the Planning Department and approved as a separate action by the Raleigh City Council, and following City Council approval, that the withdrawn former street right of way is recombined with site plan tract;
- (12) That the City form documents entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities and the Declaration of City of Raleigh Required Code Provisions for Development with Common Elements and Common Expenses ("City Code Covenant") shall be recorded with the county register of deeds office where the property is located prior to issuance of building permit, and a copy of the recorded documents be provided to the Planning Department; further recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department;
- (13) 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; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (14) 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;
- (15) Two new street names are required for this development. A street name application has not yet been approved. All proposed names must be approved by the City and by Wake County;

- (16) That in accordance with Raleigh City Code Section 10-2074(d) (5), the density transfer shall be recorded in the Wake Registry, with the indication that the Conservation Management District density allowance has been utilized for that particular property;
- (17) That a watercourse permit is obtained pursuant to 10-9041;
- (18) That the City Attorney approve a declaration drainage easement declaration from the owner of deed book 11757 Page 1072 Wake County Registry to the site plan tract and to the adjacent tract (DB 13198 Page 1773, and that this easement be recorded with the Wake County Register of Deeds prior to issuance of watercourse and building permits;
- (19) That the City Attorney approve a declaration drainage easement declaration from the owner of deed book 13198 Page 1773 Wake County Registry to the site plan tract, and that this easement be recorded with the Wake County Register of Deeds prior to issuance of watercourse and building permits.

ZONING:

ZONING DISTRICTS: Office and Institution-1 (9.75 Acres), Conservation Management (3.68 Acres).

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 105', rear yard = 295', front / rear aggregate = 400', side yards = 79' and 82', side yard aggregate = 161'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 55.5'. Additional 16 feet of setback required for building over 40 feet in height was added to the yard setbacks.

PARKING: Off-street parking conforms to minimum requirements: 516 spaces required, based on 1 space per studio (25 studios), 1.5 spaces per 1 bedroom unit (150 one bedroom units), 2 spaces per 2 bedroom unit (98 two bedroom units) and 22 spaces for the club and pool area. 493 spaces are provided. A reduction of 8% off-street parking spaces for landscape planting area is being utilized as allowed by Code Section 10-2082.7(d)(4). Much of the required parking (257 spaces) is being provided in a 2 level parking structure at the rear of the proposed building.

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. This is a high residential density use under Section 10-2082.9. 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>
East	20' Type C	150'

TREE CONSERVATION: This project is required 10% or 1.34 acres for tree conservation. This project has proposed 1.35 acres of tree conservation area. A minimum of 30% of the

Conservation Management area of the site is being required to be preserved as a tree conservation area; 36.7% of the Conservation Management district is being designated as tree conservation area.

**DEVELOPMENT
DENSITY:**

The proposed density of the development in the Office and Institutional-1 zoning district is 30 dwelling units per acre. The overall density of the project is 22 units per acre if the Conservation Management area is factored in. As this proposed development plan is for a density that exceeds 15 dwelling units per acre in the Office and Institution-1 zoning district, Planning Commission review is required. As allowed by Section 10-2074(d), additional residential units are being transferred from the Conservation Management portion of the site (3.68 acres), such that the density on the Office and Institution-1 (receiving) portion of the site is that of the next highest residential district (R-30). The density transfer shall be recorded in the Wake Registry, with the indication that the Conservation Management District density allowance has been utilized of that particular property.

OPEN SPACE:

Open space conforms to minimum requirements. 435 square foot /dwelling unit required (123,275 SF), 140,000 square foot provided, based on the open space standards of 10-2103(d).

**OTHER Multi -
MULTI-FAMILY
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. An access point is provided for every 150 units.

PHASING:

This is a single phase development. If the developer plans to phase the project, a final phasing plan for infrastructure shall be approved with the submittal of Infrastructure Construction Drawings.

**UNITY OF
DEVELOPMENT:**

Unity of development and sign criteria are not required in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY:

There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

No dedication of right-of-way and construction of streets are required by the Thoroughfare and Collector Street Plan for this site.

TRANSIT:

No transit-oriented features of this site are incorporated into the proposed plan as the site isn't directly served by the existing transit system but is within proximity to a transit line along Glenwood Avenue. The Wake County 2040 Transit Study shows Glenwood Ave as an intensive transit corridor.

**COMPREHENSIVE
PLAN:**

The site is located within the Glenwood CAC area, and is designated Office and Residential Mixed Use on the future land use map. That category encourages a mix of residential and office use, with heights generally limited to 4 stories near neighborhoods.

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

- Policy LU 8.9 Open Space in New Development
- Policy LU 8.11 Development of Vacant Sites
- Policy T 6.1 Surface Parking Alternatives
- Policy EP 2.3 Open Space Preservation
- Policy EP 5.4 Tree Selection
- Policy UD 5.1 Contextual Design

**HISTORIC
RESOURCES:**

There are no designated historic resources on the site or within 1,000 feet of the site.

**APPEARANCE
COMMISSION:**

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

Comment	Response
1. The Commission encourages the applicant to pursue creative ways to further integrate the building into the landscape and connect to the green space amenities through the use of crosswalks and additional plantings.	Additional landscaping areas have been added to the base of the building along the proposed private street. We have added an enlarged lawn area at the rear of the site, with a clear pedestrian crosswalk flanked by enlarged landscape islands. The crosswalk is raised to be even with the curb height, creating a traffic calming area and additional pedestrian safety.
2. The Commission recommends further screening of the parking deck through the use of higher quality material than the cementitious material currently proposed as well as additional vegetative screening.	Additional landscaping (evergreen trees) has been added to help screen the parking deck.
3. The Commission recommends connection between the front green space and the future greenway.	Due to consistent negative feedback from our adjacent, single-family neighbors, we respectfully decline to implement this suggestion.
4. The Commission recommends the use of angled street parking instead of head-in parking.	In order to provide code required parking, we are not able to make this revision to the plans.
5. The Commission recommends the use of landscape treatments	We have evaluated the available outdoor gathering spaces for

and/or green roof to soften the appearance of the second floor parking deck and potentially offer additional gathering space for building residents.

building residents and added a significant lawn area at the rear of the site adjacent to the Conservation Management District. We will continue to explore landscaping and other options to soften the parking deck as we detail the plans.

6. The Commission recommends additional color variation and change in building materials shown in Elevation East A 1.

We've added notes to the elevations indicating 4 distinct elevation designs. Each of these different elevation designs indicates a change in color and materials.

7. The Commission recommends the addition of building entrances, building articulation, and additional planting areas for the ground floor of West Elevation B on National Drive.

Additional planting areas have been added to the base of the building along the private drive. We are noting 4 building entries on the site plans along the private drive. Approximately 15 private entries (not noted) are shown on the site plans as well. To address the building aesthetics, we've added notes to the elevations indicating 4 distinct elevation designs. Each of these different elevation designs indicates a change in color and materials.

8. The Commission recommends the addition of planting materials including vines to the retaining wall at the rear of the site.

Evergreen trees and vines have been added to help screen the retaining wall from the neighbor's views.

**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, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 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. An offsite sanitary sewer easement deed must be obtained from the owner of deed book property 13198 Page 1773 Wake County Registry.

SOLID WASTE: Service is to be provided by a private contractor.

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

PEDESTRIAN: Existing sidewalk locations along the property's public street frontage conform to City regulations. Two private sidewalks connect from the street into the site and serve to provide access to the proposed building.

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. In order to satisfy water quality regulations, drainage from the site plan tract will be directed to a proposed new off-site wet pond on the parcels in DB 11757 PG 1702 ; BMP access and drainage easements will be required from DB 13198 PG 1773). Discharge from the wet pond will be exempt from detention requirements under 10-9023(b) (3) and (4).

Conservation Management District primary and secondary watercourse buffers are shown on the plans and will be shown on a recorded plat. A drainage pipe will be installed in the secondary watercourse buffer. If installation will harm trees Code sections 10-9043 apply.

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)].

The developer has requested an exemption from the stormwater runoff control provisions under Raleigh City Code section 10-9023(b), subsections (3) and (4). Engineering studies submitted to the Conservation Engineer in the Public Works Department show compliance with the exemption standards, as runoff impacts from stormwater runoff results in greater adverse downstream impacts, such as local flooding and/or that compliance with the 10-year storm and 25-year storm runoff limitations in subsection 10-9023(a) results in no benefit to current and future downstream development.

**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.