



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-45-13 / 616 Oberlin

General Location: East side of Oberlin Road, between Smallwood Drive and Wade Avenue.

Owner: 616 PTNR LLC
Designer: JDavis Architects, PLLC

CAC: Hillsborough

Nature of Case: This request is to approve a 251,465 square foot multifamily apartment building of 215 dwelling units (86.6 units per acre), six level parking deck containing 393 parking spaces on a 2.48 acre site zoned Office & Institutional-1 CUD with Pedestrian Business Overlay District. The existing structures on the site will be demolished. As this request is increasing the residential density in the Pedestrian Business Overlay District greater than 40 units an acre, Planning Commission approval is required.

This plan was submitted prior to September 1, 2013

Key Issues: Alternate means of compliance for a 135' section of the transitional protective yard (TPY) located along the property line adjacent to DB 5668 PG 774. Required TPY width is 20'; this plan is providing 10'-15" in width with 100% evergreen species installed at 12' & 16' in height at the time of planting instead of the required 8'. A wooden fence 8' in height will be constructed as well. The applicant has provided a letter explaining the rationale for this alternate based on code section 10-2082.4. The Planning Commission must find that the requested alternate is at least equivalent to the Code standard in quantity, effectiveness, durability, hardiness and performance.

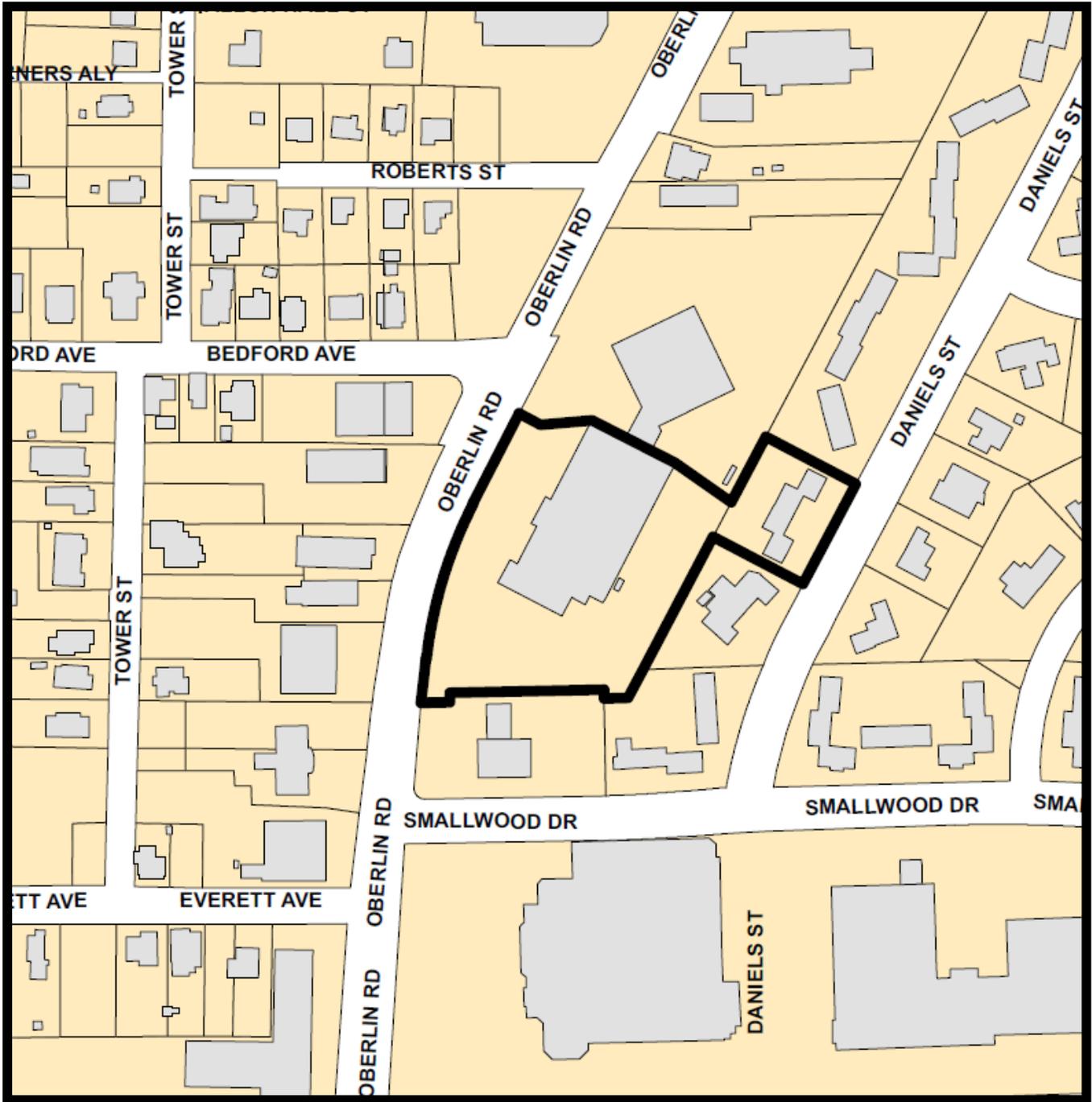
The Planning Commission must find that this site plan meets the standards for approval of a residential development exceeding 40 dwelling units per acre density.

Contact: David Brown, J Davis Architects, PLLC

Design Adjustment: N/A

**Administrative
Alternate:** N/A

SP-45-13 616 Oberlin – Site Location Map



SUBJECT: SP-45-13 / 616 Oberlin

**CROSS-
REFERENCE:** Z-35-12

LOCATION: This site is located on the west side of Oberlin Road, between its intersection with Clark Avenue and Stafford Avenue, inside the City Limits.

PIN NUMBER: 1704032618 & 1704034664

REQUEST: This request is to approve a 251,465 square foot multifamily apartment building of 215 dwelling units (86.6 units per acre), six level parking deck containing 393 parking spaces on a 2.48 acre site zoned Office & Institutional-1 CUD with Pedestrian Business Overlay District. As this request is increasing the residential density in the Pedestrian Business Overlay District greater than 40 units an acre, Planning Commission approval is required in accordance with Code Sections 10-2055(d)(1) and 10-2051-(d)(1)c. This proposal utilizes tier 2, providing parking in a deck which meets the standards of 10-2051-(d)(1)c3.

The applicant is requesting an alternate means of compliance for a 135' section of the transitional protective yard (TPY) located along the east property. Required TPY width is 20'; this plan is providing 10'-15' in width with 100% evergreen species installed at 12' & 16' in height at the time of planting instead of the required 8'. A closed wooden fence 8' in height will be constructed as well.

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 10-2035, 10-2051, 10-2055, 10-2107, 10-2103, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/15/11, owned by 401 Oberlin LLC, submitted by JDavis Architects PLLC.

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

**VARIANCES /
ALTERNATES:** Alternate means of compliance for a 135' section of the transitional protective yard (TPY) located along the east property line. Required TPY width is 20'; this plan is providing 10'-15" in width with 100% evergreen species installed at 12' & 16' in height at the time of planting instead of the required 8'. A wooden fence 8' in height will be constructed as well.

To PC: May 27, 2014

Case History: N/A

Staff Coordinator: Meade Bradshaw

Motion: Schuster

Second: Lyle

In Favor: Braun, Buxton, Fleming, Lyle, Schuster, Sterling Lewis, Swink and Whitsett

Opposed:

Excused:

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.

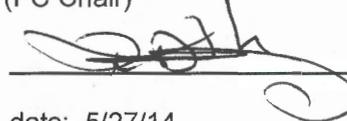
Signatures:

(Planning Dir.)



date: 6-11-14

(PC Chair)



date: 5/27/14



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 of 10-2132.2 (d) for additional density in the Pedestrian Business Overlay District, 86 units to the acre in accordance with 10-2132.2(d).
- (2) That the Planning Commission finds that this site plan meets the standards of 10-2055(d)(1), 2051-(d) (1)c and 2132.2 (d) for residential density in excess of 40 units per acre in the Pedestrian Business Overlay District. This sit plan utilizes tier 2, by providing parking in a deck which meets the standards of 10-2051-(d)(1)c 3.
- (3) That the Planning Commission finds that this site plan meets the standards of equivalency in Code section 10-2082.4 for approval of an alternate means of compliance for the reduction of the transitional protective yard along property line adjacent to DB 5668 PG 774;
- (4) That the determination of the type of right in/right out device consistent with Z-35-12(T) is determined prior to Infrastructure Construction Plan submittal;

Administrative Actions:

Prior to issuance of a site review permit for the site:

- (5) That demolition permits for the existing structures on site be issued by the City of Raleigh and the demolition permit number appear on the recombination plat;

Prior to issuance of building permits in the Inspections Department:

- (6) That infrastructure construction plans are approved by the Public Works and Utilities Departments. These plans should show a 6" waterline in Daniels Street;
- (7) That off-site sewer upgrades are made prior to building permit issuance;
- (8) That a map is recorded recombining DB5668 PG 774 into DB14577 PG 1521;
- (9) That cross access, maintenance, 10' off-site landscape easement, utility, and sidewalk easements are recorded with the property to the adjacent north (DB06254 PG0463);

- (10) That ½-80' of the required right-of-way for the proposed or existing street is dedication to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (11) That a restrictive covenant be recorded limiting the trash/recycling collection between the hours of 7:00 am and 7:00 pm Monday-Friday;
- (12) That all conditions of rezoning case Z-35-12 be satisfied prior to issuance of building permits on the site;
- (13) That the City Attorney approve a public sidewalk easement for any portion of the proposed 14' wide pedestrian ways on private property adjacent to public right-of-way along Oberlin Road, and the approved easement deed be recorded in the Wake County Registry. The proposed easement shall also be shown on all plats for recording;
- (14) That an encroachment agreement for any plantings, planters, awnings transit amenities, light poles, benches, bicycle racks, fire hydrants, utility connections to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;
- (15) That a landscape permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;

Prior to issuance of a certificate of occupancy permit:

- (16) That the transit planner in the Public Works Department approves the shelter within the transit easement consistent with Z-35-12(G); and
- (17) That Public Utilities Department has reviewed/approved the installation of sewer lines complying with Z-35-12(O); and
- (18) That "Stop" signs and "Watch for Pedestrian" signs be installed on site in accordance with zoning condition Q of Z-35-12.

ZONING:

**ZONING
DISTRICTS:**

Office & Institutional-1 CUD with Pedestrian Business Overlay District.
Ordinance (2012) 149 ZC 682, effective February 5, 2013

Z-35-12 (SSP-7-12) - Oberlin Road Conditional Use - located on Oberlin Road east side and Daniels Street west side, north of Smallwood Drive and Cameron Village Shopping Center being Wake County PIN(s), 1704035727, 1704032618

and a portion of 1704044002. Approximately 2.9 acre(s) to be rezoned from R-20 and O&I-1 to O&I-2 CUD and R-20 CUD with PBOD.

Conditions Dated: 01/17/13

Narrative of conditions being requested:

a. The following principal uses shall be prohibited on the property:

1. Stand-alone telecommunication tower
2. Landfill all types
3. Electrical sub-station
4. Manufacturing - specialized

The principal use on this property is apartments

b. Hours of operation for service of trash/recycle facilities shall be limited to the hours between 7:00 AM and 7:00 PM, Monday through Friday.

A restrictive covenant will be recorded

c. All outdoor pole-mounted lighting fixtures shall be cut-off design and the light source directed away from any adjacent residential use properties.

Pole mounted lighting is located on Oberlin Road, not directed at residential uses

d. If visible from adjoining properties and/or public right of way, structured parking (parking deck) shall be clad in building materials similar and compatible to the principal building(s) located on the property.

The parking deck is clad in building materials compatible to the principal building.

e. With regard to traffic generation, the following shall apply:

(i) residential development on the properties shall not exceed 250 dwelling units;

(ii) office development on the "Oberlin Parcels" ["616 Oberlin Parcel", PIN 1704-03-2618 and Deed Book 14577, Page 1521; "702 Oberlin Parcel", PIN 1704-04-4011 and DB 6264, PG 463; collectively, the "Oberlin Parcels" shall not exceed 90,000 square feet floor area gross;

(iii) in the event that the Oberlin Parcels are developed for a mix of uses, the number of trips associated with the mixed use development shall not exceed 140 AM Peak Primary trips or 170 PM Peak Primary trips; and

(iv) vehicle trips shall be measured by the most recent version of the ITE Trip Generation Manual, and deductions for internal capture and pass-by trips will be allowed when calculating Primary trip volumes for mixed use.

This development is entirely residential with a proposed 215 multifamily units.

f. No drive-through window shall be permitted on the properties. This shall not prohibit any porte-cochere, covered drive aisle or other similar feature used for the drop-off or pick-up of passengers.

No drive thru or porte-cochere is proposed.

g. Prior to recordation of a subdivision plat or issuance of a building permit for new development on the 616 Oberlin Parcel (1704-03-2618; DR 14577, PG 1521), as may be recombined, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth or 20 feet in width) and location of the easement along Oberlin Road shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office. This transit easement shall be coordinated with any public sidewalk access easement if such access easement is required. Prior to issuance of a certificate of occupancy for new development on this property, a transit waiting shelter (free-standing or incorporated into a building façade), with construction plans approved by the Public Works Department, shall be constructed by the property owner.

A variable width transit easement is proposed on Oberlin Road

h. In the event the 616 Oberlin Parcel (1704-03-2618; DB 14577, PG 1521), as may be recombined, contains residential uses or is redeveloped for residential uses, there shall be at least two direct, handicapped accessible, pedestrian access points from the building to the sidewalk located in the Oberlin Road right-of-way, and such building entrances shall be oriented toward, and visible from, the Oberlin Road right-of-way, and shall open into a common apace, lobby or hallway accessible to all residents and/or tenants,

ADA accessible entrance are located near the lobby and off-site to the parking deck.

i. In the event the 616 Oberlin Parcel (1704-03-2618; DB 14577, PG 1521), as may be recombined, contains residential dwelling units or is redeveloped for residential dwelling units on the ground floor elevation fronting along the Oberlin Road right-of-way, such façade shall incorporate at least six building entry stoops, each of which provides access to an individual residential dwelling unit.

9 building entry stoops are shown that access individual residential dwelling units.

j. In the event the 616 Oberlin Parcel is redeveloped such that the ground-floor fronting along Oberlin Road contains a non-residential use (except for residential-related service use), there shall be at least one direct, handicapped accessible, pedestrian access point from the building to the sidewalk located in the Oberlin Road right-of-way, and such building entrance shall be oriented toward, and visible from, the Oberlin Road right-of-way.

All uses on the ground level are residential.

k. That building façade fronting along and parallel to the Oberlin Road right-of-way shall incorporate one or more of the following architectural features every 50 feet: projecting bays, footprint setbacks (1'-0" minimum), balconies, building entrances, or changes in building materials (change in paint color is not a change of building material).

Projecting bays, footprint setbacks, balconies/stoops occur every 50'.

l. No more than 30% of the total number of dwelling units located within any single "group housing development" or "multi-family dwelling development" as defined by the Raleigh City Code shall contain more than two bedrooms.

Four 3-bedroom units are proposed and no 4-bedroom units. (1.8% of the units)

m. Redevelopment of the property shall be in accordance with the 616 Oberlin Streetscape and Parking Plan adopted as part of this rezoning ordinance, as may be amended from time to time.

The plan conforms to the 616 Oberlin Streetscape plan.

n. Prior to issuance of a building permit for redevelopment of the 616 Oberlin Parcel (1704-03-2618; DB 14577, PG 1521), as may be recombined, the owner shall record an offer of cross access in favor of the owner of the 702 Oberlin Parcel (1704-04-4002; DB 6264, PG 463) and an offer of cross access in favor of the Daniels Parcel (PIN 1704-03-5727; DB 14741, PG 2597). However, in no event shall the 616 Oberlin Parcel have access to more than one access point on Daniels Street.

A cross access will be established with DB14577 PG 1521 (702 Oberlin Road) and DB 14741 PG 2597 (615 Daniels) will be recombined with DB 14577 PG 1521 (616 Oberlin Road).

o. Prior to issuance of a building permit for redevelopment of the property, construction drawings for replacement of those sewer lines identified on the attached Exhibit 1 shall be approved by the City of Raleigh. Prior to issuance of a certificate of occupancy for redevelopment of the property, the replacement of those sewer lines identified on Exhibit 1 shall be installed in accordance with the approved construction drawings and accepted by the City of Raleigh. Also, if so requested by the Public Utilities Department director, that segment of sewer line identified on the attached Exhibit 2 shall be subject to the same requirements of this rezoning condition applicable to the sewer lines identified on Exhibit 1. This condition does not obligate the owner of the property nor the City of Raleigh to design and/or construct those sewer lines identified on Exhibits 1 and 2; this condition only regulates the timing of redevelopment of the property relative to the design and construction of those sewer lines identified on Exhibits 1 and 2. This condition is applicable only when redevelopment of the property (singularly or collectively) results in a use (or uses) that exceeds the total combined existing gallons per day flow associated with the existing 32,101 square feet office building and four multi-family dwelling units.

Building permits will not be issued for this development until off-site sewer upgrades have been completed.

p. No above-ground parking structure (not including surface parking or area associated with subterranean parking structure) shall be located within 30 feet of the Oberlin Road right-of-way unless there is intervening heated space (located between the above-ground parking structure and the Oberlin Road right-of-way for those portions of the parking structure located within 30 feet of the right-of-way).

45' is the distance between the parking structure and the right-of-way of Oberlin Road.

q. At each point of vehicular egress from the Property to the public right-of-way, a "Stop" sign and Watch for Pedestrian" sign shall be installed, directed at vehicles leaving the Property.

Will be looked at during site review.

r. Redevelopment of the 616 Oberlin Parcel (1704-03-2618; DB 14577, PG 1521), as may be recombined, shall provide the following:

(i) A Traffic Impact Analysis submitted with a Preliminary Site Plan shall demonstrate Level of Service "E" (LOS E) or better for the overall intersection for those signalized intersections along Oberlin Road at Clark Avenue, Cameron Street and Smallwood Drive. In the event Level of Service "E" or better is not maintained by the development of the property, the development will be appropriately scaled down or improvements will be made to fail intersection(s).

(ii) A Level of Service Analysis which shall take into account existing development and projects that have obtained site plan approval fronting along Oberlin Road between Clark Avenue and Wade Avenue. The level of service analysis shall also take into account the streetscape concepts for Oberlin Road based on the Wade Oberlin Area Plan. The analysis shall also address internal capture between proposed development and nearby services, transit, and trip distribution.

A TIA has been submitted/reviewed by the Office of Transportation Planning. This development will operate at a Level of Service E or better during the AM and PM peak periods.

s. Upon redevelopment, any traffic accessing the 616 Oberlin Parcel (1704-03-2618; DB 14577, PG 1521), as may be recombined, shall have to drive through a parking structure prior to accessing Daniels Street.

t. Any access for the 616 Oberlin Parcel (1704-03-2618; DB 14577, PG 1521), as may be recombined, on to Daniels Street shall be limited to a right in/right out movement, and the developer shall bear the cost of installing the infrastructure necessary to implement the restricted movement.

A right in/ right out movement will is shown within the private drive onto Daniels Street.

u. Upon the filing of the first site plan for redevelopment of the 616 Oberlin Parcel (1704-03-2618; DB 14577, PG 1521), as may be recombined, the site plan applicant shall request authorization from the City to install a total of three traffic calming islands in Daniels Street at the intersections with Graham Street (southern leg), Sutton Drive, and Graham Street (northern leg). If the City authorizes this work prior to approval of the construction drawings associated with the above-referenced site plan, then the islands shall be installed by and at the sole cost of the site plan applicant in accordance with the approved construction drawings and accepted by the City of Raleigh prior to the issuance of a certificate of occupancy for the Property.

Daniels Street is on the City of Raleigh Neighborhood Streetscape program and the city may install these traffic calming islands at a later date.

v. Conditions (b) through (u) of this rezoning ordinance shall only apply upon redevelopment of the property that is initiated by a site plan. The current use of the properties shall be allowed to remain in place and operation until redevelopment of the property commences.

The property is being redeveloped an conforms to conditions b-u

**SETBACKS /
HEIGHT:**

This plan conforms to all minimum setback standards. The building setbacks specified in Z-35-12 measure setbacks from the existing back of curb of the referenced streets. Front yard (Oberlin Road) = 14', rear yard = 20', front / rear aggregate = 35', Side yard = 10', Side yard = 0-5', side yard aggregate = 10'-15'.

This plan conforms to maximum height standards in this zoning district and the 616 Oberlin Streetscape and Parking Plan specified in SSP-7-12. Proposed height of the building ranges from 62’.

PARKING: Off-street parking conforms to minimum requirements: 201 spaces required, based on 1 parking space per unit within the PBOD exempting the first 16 units. Requisite bicycle parking required by 10-2055(e)(6) and Z-35-12 has been provided on Oberlin Roan and in the parking deck. . A 393 space, six level parking deck is proposed on-site.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 and the 616 Oberlin Streetscape and Parking Plan is shown. Vehicular surface area landscaping is not required as all parking is within a structure. Transitional protective yards are required.

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
East Property Line	20’ Type C	10’-20’*

*Alternate means of Compliance - Alternate means of compliance for a 135’ section of the transitional protective yard (TPY) located along the property line adjacent to DB 5668 PG 774. Required TPY width is 20’; this plan is providing 10’-15’ in width with 100% evergreen species installed at 12’ & 16’ in height at the time of planting instead of the required 8’. A total of 40 evergreen tree species are proposed. A closed wooden fence 8’ in height will be constructed as well.

**MULTI-FAMILY
DEVELOPMENT
DWELLING:**

The development complies with Code Sections 10-2107 and 10-2103(d)(E)(F)(G).

**TREE
CONSERVATION:**

Site is exempt from Code Section 10-2082.14 due to the site being previous developed prior to the tree conservation ordinance being adopted.

**DEVELOPMENT
INTENSITY:**

A density of 84 units per acre is proposed. The applicants are allowed increases in residential densities in excess of 40 units per acre through the Pedestrian Business Overlay District. For each standard articulated in the Pedestrian Business Overlay District the Planning Commission finds the plan compliant with, an increase in density of 60 units per acre is allowed. At the proposed density of 84 units per acre, the plan would have to meet 1 tier one standard to achieve the desired density. The applicants denote that their plan meets one of these standards.

Parking Deck: At least eighty (80) per cent of the off-street parking spaces provided are contained in a multilevel parking structure. Parking decks shall be visually integrated into the principle building. Parking decks shall be designed to be compatible with other buildings on the site by using compatible building materials and architectural designs, as reflected in scale, color, texture, fenestration, width, height, roof lines, and other similar architectural gauges. However, parking decks located within the interior of the property and not visible from any public street, private street, common open space area or adjacent property shall be exempt from this provision. No more than seventy-five (75) feet total of the ground level of the sides of the building or parking deck (measured twenty (20) feet deep from the facade of the building) located on the sides of the lot fronting a public street, private street or common open space area shall be devoted to parking, driveways and/or loading areas. The

proposed parking deck has been evaluated by staff and was found to be compliant with these standards.

OPEN SPACE: The Pedestrian Business Overlay District requires that a minimum of 5% of the total land area of the development to be set aside as open space. "Open space" is defined to include: greenways; any common outdoor landscaped and recreation spaces; outdoor decks; roof gardens and other similar outdoor community space accessible to and available for use by visitors of the development." The Code calls for open space first to be met by widening the sidewalks to a minimum of 14' in width. After that is achieved, any deficit in open space can be met with courtyards, roof gardens, outside dining and recreation space so long as 1/2 of the required open space shall be in one continuous part with a minimum length and width dimension of 20 feet.

Based on the property's acreage of 2.87 acres, the base minimum amount of open space required for the tract is 6,250 square feet. The applicant's plan for a minimum of 25,375 square feet of qualifying open space is to be provided through constructing 14' sidewalks along Oberlin Road, 1,040 sq. ft. in Open Space A, 3,883 sq. ft. in Open Space B, 12,265 sq. ft. in the proposed courtyard, and 8,187 sq. ft. in the perimeter area.

23.5% of the site is open space

PHASING: This is a one phase development.

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:

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.
Oberlin Road	1/2 80'	N/A	N/A

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: A variable width transit easement consistent with zoning condition (g) on Oberlin Road is proposed. Prior to Certificate of Occupancy, the shelter will be reviewed by the transit planner in the Public Works Department.

COMPREHENSIVE PLAN:

This site is located in the Hillsborough Citizen Advisory Council, in an area designated as Office & Residential Mixed-Use. The site plan is consistent with the general policy guidance provided by the Comprehensive Plan

HISTORIC / DISTRICTS:

This site is not located in or adjacent to a designated Historic District.

APPEARANCE

COMMISSION:

<p>The Commission suggests the use of a bench to match the modern aesthetic of the building. The Commission also suggests the incorporation of lighting or brick accents in the building wall closest to the transit stop.</p>	<p>The proposed bench specification (Green Site Series CM324/Victor Stanley Co.) is similar to the model shown in the 616 OBERLIN Streetscape and Parking Plan; See Streetscape Plan for more information.</p>
<p>The Commission suggests the incorporation of additional landscaping and detail at entrance located at SW corner of the building.</p>	<p>Additional landscape material has been provided at this location; both a shade tree on south elevation and foundation plantings (rosemary) at SW corner of foundation.</p>
<p>The Commission suggests modification to the northwest corner of the building to add visual interest, such as continuing the fins to the northern elevation, the use of green screens, material insets, or changes in pattern. Should these suggestions be incorporated into the entirety of the northern elevation, the Commission would support the removal of the false windows on this elevation. If the suggested materials are not used, additional stucco in lieu of hardiplank should be considered.</p>	<p>With regard to the NW corner of the building and the north elevation, additional architectural detailing has been added to the building design – please see architectural plans.</p>
<p>The Commission suggests the addition of plant materials, such as low shrubs and columnar trees adjacent to the southern elevation of the building.</p>	<p>Additional plantings (European Hornbeam) have been added to the open space adjacent to the southern building elevation.</p>
<p>The Commission suggests the addition of a tree adjacent to parking deck, closest to the driveway accessed from Daniels Street.</p>	<p>Additional trees (Magnolia, Oak) have been added to both the Daniels Street protective yard and adjacent to the driveway that connects the proposed building to Daniels Street.</p>
<p>The Commission suggests the addition of plant materials on both sides of the driveway accessed from Daniels Street.</p>	<p>The second submittal provides additional plantings on the north side of this drive that are similar and compatible with the plantings that were part of the 1st submittal</p>

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.

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. The design for off-site sewer upgrades will have to be approved by the City prior to issuance of any building permit. Off-site sewer upgrades will have to be in place prior to issuance of any certificate of occupancy consistent with Exhibit 1.

SOLID WASTE: Individual lot service to be provided by private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. Access to the site is from the adjacent parcel to the north (DB06254

PG0463) from Oberlin Road and the adjacent parcel to the east (DB14741 PG 2597) which will be recombined into the development provides access to Daniels Street. A cross access easement will be recorded prior to building permit issuance with DB14741 PG 2597.

PEDESTRIAN: Sidewalks exist along Oberlin Road; however they do not conform to the width standards of the Pedestrian Business Overlay District or the adopted streetscape plan. The 616 Oberlin Streetscape Plan was adopted with Z-35-12. The proposed 14' in width sidewalk widths are consistent with the 616 Oberlin Streetscape Plan. On the portions along Oberlin Road there will be 4'x6' ADA compliant tree grates with landscaping planted 30' on center, a 14' sidewalk. The 14' sidewalk section will be constructed 4' width brick pavers starting at the back of curb adjacent to 10' in width sidewalk that will be 4' x 4' scored concrete.

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

STORMWATER MANAGEMENT: This project is exempt from the Active Stormwater Control Measures Division of the City Code per code section 10-9021(6). Furthermore, stormwater runoff control requirement is exempted under code section 10-9023(b) (1), as this project is anticipated to reduce peak runoff of rates at each point of discharge.

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.