



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-46-13 / 2600 Glenwood

General Location: On the north/east side of Glenwood Avenue, across from its intersection with Oberlin Road

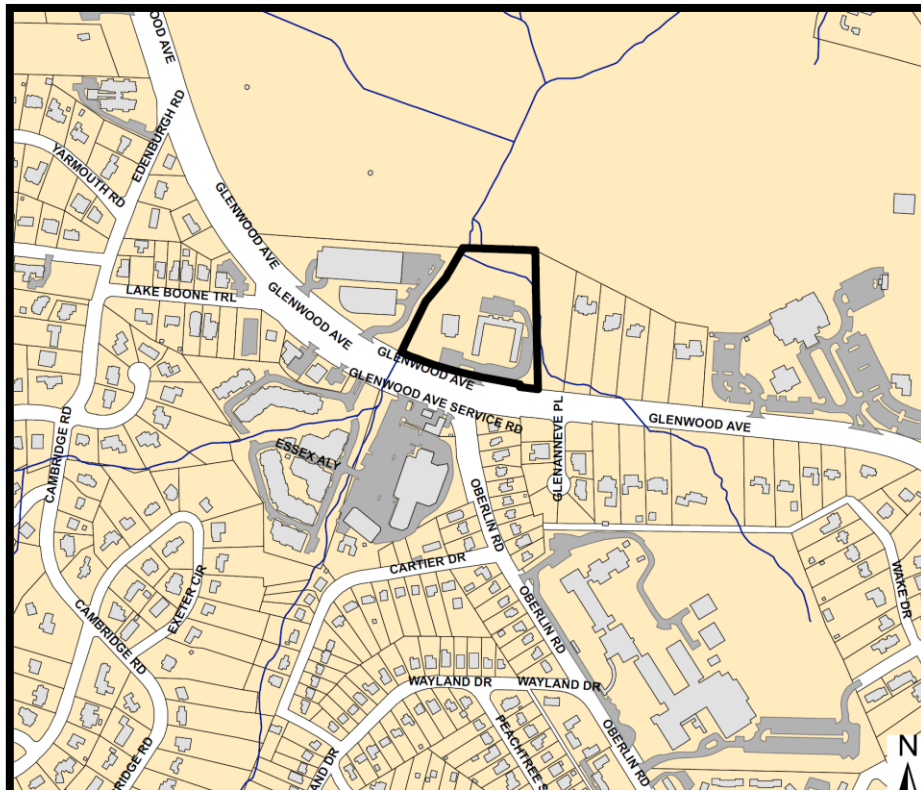
Owner: Grubb Ventures, LLC
Designer: JDavis Architects, PLLC

CAC: Glenwood

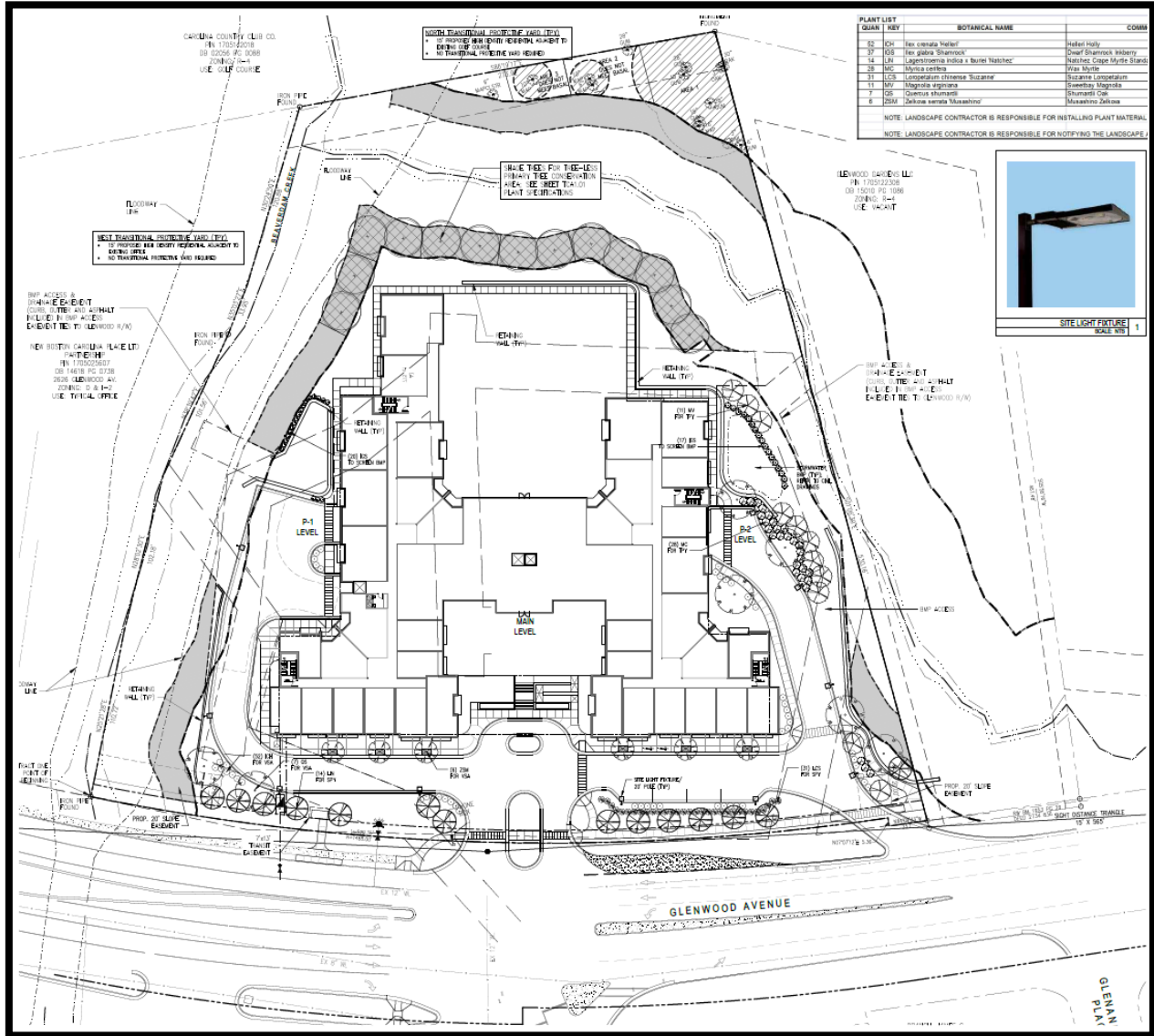
Nature of Case: A multifamily building comprised of 188 dwelling units on a 4.71 acre site that is zoned Office and Institution-2. Any development exceeding 15 dwelling units per acre in this zoning district requires Planning Commission review. The proposed density is 39.91 dwelling units per acre. The maximum density in this zoning district is 40 dwelling units per acre. This plan was submitted prior to September 1, 2013.

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

Contact: David Brown - JDavis Architects, PLLC



SP-46-13 – 2600 Glenwood – Location Map



SP-46-13 – 2600 Glenwood – Preliminary Site Plan

SUBJECT: SP-46-13 / 2600 Glenwood

**CROSS-
REFERENCE:** N/A

LOCATION: This site is located on the north/east side of Glenwood Avenue, across from its intersection with Oberlin Road, inside the City Limits.

PIN: 1705-12-3318

REQUEST: This request is to approve a 258,450 square foot multifamily building comprised of 188 dwelling units on a 4.71 acre site, zoned Office and Institution-2. The proposed residential density is 39.91 dwelling units per acre, thus requiring preliminary site plan approval by the Planning Commission.

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 10-2036, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/31/14, owned by Grubb Ventures, LLC, submitted by JDavis Architects, PLLC.

**ADDITIONAL
NOTES:** This site plan was submitted prior to September 1, 2013 and is not subject to the Unified Development Ordinance.

**VARIANCES /
ALTERNATES:** None

To PC: 5/13/14

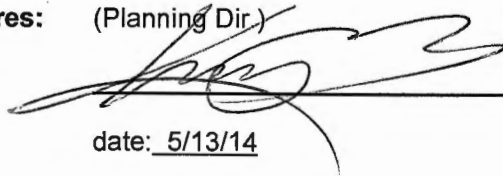
Case History: xxxxx

Staff Coordinator: Eric Hodge, AICP

Motion: Schuster
Second: Terando
In Favor: Braun, Buxton, Fleming, Lyle, Schuster, Sterling-Lewis, Swink, Terando and Whitsett
Opposed: xxxxx
Recused: Fluhrer
Excused: xxxxx

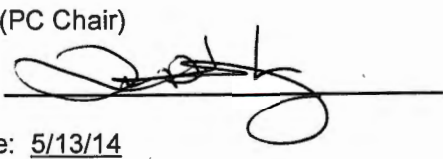
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)



date: 5/13/14

(PC Chair)



date: 5/13/14



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL: Planning Commission Actions:

- (1) That the applicant will schedule a review by the Appearance Commission of building materials and colors prior to making final selections for Building Permit Request;
- (2) That the Planning Commission finds that this site plan meets the standards for approval of Code Section 10-2132.2(d);
- (3) That the applicants provide bike racks near the front of the building that can accommodate at least 8 bicycles and bike racks inside the parking structure that can accommodate at least 10 bicycles;
- (4) That the applicants provide a transit shelter as shown on the preliminary plans;
- (5) That the applicants add 50 evergreen shrubs to the landscaping along the base of the north side of the parking structure facing the golf course;

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (6) That 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 around all tree conservation areas. Tree protection fence must be located in the field and inspected;
- (7) That should the developer elect to pursue a mass grading only permit it shall be demonstrated that no site improvements are proposed;
- (8) That as the limitation is 50% of the total area of the site may be in the 1% annual chance flood fringe and the developer is proposing to fill 48.2% of the site's 1% annual chance flood fringe, the boundary of the flood fringe is to be confirmed prior to grading permit issuance;
- (9) That the owner obtain all necessary approvals from the North Carolina Division of Water Quality and the City of Raleigh for the proposed impacts to the Neuse Riparian Buffer;

Prior to issuance of a site review permit:

- (10) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (11) 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. Within the operations and maintenance manual, the engineer is to provide the total construction costs of the stormwater BMPs for this site. The amount equaling 24% of the total construction costs is to be shown in the manual;
- (12) The owner is to obtain all necessary approvals from the North Carolina Division of Water Quality and the City of Raleigh for the proposed impacts to the Neuse Riparian Buffer. This includes the stormwater flow bypass system and the impacts as related to retaining walls, parking lot and etc.;
- (13) The exemptions claimed by the developer to stormwater runoff controls in 10-9023 (b) (3) and (4) shall be confirmed by a City-approved engineering study; T
- (14) The limitation is 50% of the total area of the site in the 1% annual chance flood fringe. The developer is proposing to fill 48.2% of the site's 1% annual chance flood fringe is to be confirmed;
- (15) That detailed documentation for the site's Flood Warning System, Inspection and Maintenance Plan, and Flood Emergency Operation Plan are to be provided. This information is to be coordinated with all applicable reviewers, including and not limited to Stormwater, Building and Fire reviews, to check the documentation for code compliance across all disciplines;
- (16) That detailed information will be provided showing how the site complies with all FEMA and City of Raleigh floodplain regulations including the proposal to allow flood waters to pass through the parking deck;

Prior to issuance of building permits:

- (17) That an additional 8.2' of right-of-way and a 20' width slope easement along Glenwood Avenue, as shown on the preliminary plan, be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Planning Department at permit review;
- (18) That a 7' x 13' transit easement located on Glenwood Avenue be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department prior to building permit approval;

- (19) That a payment in the amount equaling 24% of the total construction costs of installed stormwater devices required by the City Code is paid to the City of Raleigh;
- (20) 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. The easements shall tie to a public right of way;
- (21) That flood prone areas, as approved by the City Stormwater Engineer, shall be shown on the recorded plat map;
- (22) That detailed information will be provided showing how the site complies with all FEMA and City of Raleigh floodplain regulations including the proposal to allow flood waters to pass through the parking deck;
- (23) That detailed documentation for the site's Flood Warning System, Inspection and Maintenance Plan, and Flood Emergency Operation Plan are to be provided. This information is to be coordinated with all applicable reviewers, including and not limited to Stormwater, Building and Fire reviews, to check the documentation for code compliance across all disciplines;
- (24) 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;

ZONING:

ZONING DISTRICTS: Office and Institutional-2

SETBACKS / HEIGHT:

The Office and Institution-2 zoning district allows the Planning Commission to determine minimum district yard setbacks. The proposed front yard = 50', rear yard = 130', front / rear aggregate = 180', side yard = 66', side yard aggregate = 149'. Proposed height of the building is 75'.

PARKING:

Off-street parking conforms to minimum requirements: 346 spaces required, based on 1 parking space per studio unit, 1.5 parking spaces per 1 bedroom unit, 2 parking spaces per 2 bedroom unit, 2.5 spaces per 3 bedroom unit and 1 space per 300 square foot of office use. A reduction of 10% (34 spaces) of the off-street parking spaces for landscape planting area is being utilized. There are 313 parking spaces shown on the proposed plan. There is 8,958 square feet of landscaped area on the site, 5,100 square foot of which is required to meet the minimum requirements of the City's landscape ordinance.

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 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	35'-100' utilizing existing vegetation and supplemental plantings

**TREE
CONSERVATION:**

This project is required 10% or 0.471 acres for tree conservation. This project has shown 0.48 acres which is broken into:

Primary: 0.38 acres
Secondary: 0.10 acres

**DEVELOPMENT
DENSITY:**

The proposed density is 39.91 dwelling units per acre. The maximum density in this zoning district is 40 dwelling units per acre. Any development exceeding 15 dwelling units per acre in this zoning district requires Planning Commission review.

PHASING:

This is a single 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:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Glenwood Ave	½ of 126'	portion of turn lane	20'

TRANSIT:

The following transit-oriented features of this site are incorporated into the proposed plan: a 7'x13' transit easement and a 10'x5' bus shelter. This site is presently served by the existing transit system.

**COMPREHENSIVE
PLAN:**

The site is located within the Glenwood CAC, and is designated as Office Residential Mixed Use District on the future land use map. This category is applied primarily to frontage lots along thoroughfares where low density residential uses are no longer appropriate, as well as office parks and developments suitable for a more mixed-use development pattern. This category encourages a mix of moderate (6-14 DU/Acre) to medium density residential (14-28 DU/Acre) and office use. The proposed use is considered a high density residential use.

Staff has review the site plan and finds it to be in compliance with the following Comprehensive Plan policies:

- LU 2.2 – Compact Development
- LU 4.9 – Corridor Development
- T 5.5 – Sidewalk Requirements

UD 3.7 – Parking Lot Placement

In reviewing the application, staff has identified the following policy guidance not reflected on the site plan:

T 5.2 – Incorporating Bicycle and Pedestrian Improvements

All new developments, roadway reconstruction projects, and roadway resurfacing projects in the City of Raleigh’s jurisdiction should include appropriate bicycle facilities as indicated in the Recommended Bicycle Network of the 2008 City of Raleigh Bicycle Transportation Plan. **The applicant is encouraged to integrate bicycle parking into the project. Consider adding bike racks near the front entrance in addition to any bike parking in the parking garage,**

T 5.10—Building Orientation

All primary building entrances should front onto a publicly accessible, and easily discernible, and ADA-compliant walkway that leads directly from the street to the front door to improve pedestrian access. **Include a pedestrian walkway from the building to the sidewalk on Glenwood on the west side of the drop off area.**

UD 1.2—Architectural Features

Quality architecture should anchor and define the public realm. Elements of With respect to quality architecture include architectural accents and features conducive to pedestrian scale and usage, such as a distinct base, middle, and top (for high-rise buildings); vertical and horizontal articulation; rooflines that highlight entrances; primary entrances on the front façade; transparent storefront windows and activated uses on the ground floor; and corner buildings with defining landmark features. **It is difficult to discern on the south elevation if the primary entrance provides a strong presence. Consider ways to emphasize this main entrance. Also, please indicate what material is to be used below the main level and masonry veneer. It looks different from the masonry veneer.**

UD 3.8—Screening of Unsightly Uses

The visibility of trash storage, loading, and truck parking areas from the street, sidewalk, building entrances and corridors should be minimized. These services should not be located adjacent to residential units and useable open space. **Consider additional and/or more prominent screening for the exposed parking deck levels.**

UD 3.9 – Parking Lot Design

Encourage efficient site design, shared parking between complementary uses, and reduced amounts of impervious surface in parking lot design. **Consider pervious treatment(s) for parking areas not in parking deck.**

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

Comment	Response
1. Preliminary Recommendations, as applicant will be coming back voluntarily for 2 nd review.	Following precedent of the 616 OBERLIN project, the applicant will schedule a review by the

- | | |
|---|---|
| | Appearance Commission of building materials and colors prior to making final selections for Building Permit Request. |
| 2. The Commission prefers the colors of materials shown in presentation model. They more in keeping with surroundings (cream, brick). | The applicant will share material color selections for Appearance Commission comment in the review session to be scheduled prior to Building Permit Request. |
| 3. Suggest refining entry sequence into front courtyard. Perhaps reorient stairs to the side or add an intermediate terrace. | The entry sequence has been revised in accord with recommendation: Single set of stairs, integral planter for specimen trees (Tree-Form Nellie Stevens Holly). |
| 4. The Commission suggests the inclusion of public art, verticality, use of screening techniques in entry courtyard. | The recommendations for the entry sequence have been incorporated; the public art recommendation will be studied prior to Building Permit Request, but it is not a committed element at this time. |
| 5. Consider the vertical face of the building and how it meets ground plane, and tie back to the land in a more deliberate way. | The applicant prefers the current treatment, but will continue to evaluate this recommendation as the plans are refined for Building Permit Request. |
| 6. The Commission suggests plantings that suggest wetland in BMPs. | The BMPs are now designed as "Stormwater Wetlands", and the applicant will provide plantings that mimic or follow the character of a native wetlands. Dwarf Inkberry will be utilized at water's edge to provide screening and aquatic plantings will be installed in the interior of the BMP device. |

**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. A sanitary sewer capacity study will be required at construction drawing submittal.

- SOLID WASTE:** Individual lot service to be provided by private contractor. The dumpster containers are within the building structure in a service area.
- CIRCULATION:** Proposed street improvements shall conform to normal City construction standards.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Glenwood Avenue. A sidewalk connection is shown from the building to the street.
- FLOOD HAZARD:** This site is in a FEMA flood hazard zone AE per panel number 1705, dated May 2, 2006.

**STORMWATER
MANAGEMENT:**

This preliminary site plan is proposing compliance with the stormwater water quality regulations of part 10, chapter 9 through the use of two (2) wetlands and a one time buy down to NCEEP. The developer is proposing compliance with stormwater runoff controls through the exemptions noted in 10-9023 (b) (3) and (4). This site is in a FEMA flood hazard zone AE per panel number 1705, dated May 2, 2006 thereby subject to all associated regulations including the limitation of fill and obstructions within the floodplain fringe. The limitation is 50% of the total area of the site in the 1% annual chance flood fringe. The developer is proposing to fill 48.2% of the site's 1% annual chance flood fringe.

That as the developer is requesting an exemption from the stormwater runoff control provisions under 10-9023(b)(3) and (4), detailed engineering studies shall be submitted to the Stormwater Engineer in the Public Works Department (before land disturbance or lot recording, whichever comes first) that show

- A. Compliance with the runoff impacts from stormwater runoff results in greater adverse downstream impacts, such as local flooding.
- B. Compliance with the 10-year storm and 20-year storm runoff limitations in subsection 10-2093(a) results in no benefit to current and future downstream development, as determined by City-approved engineering studies.

**WETLANDS
/ RIPARIAN
BUFFERS:**

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.