Zoning: RX-3-PL-CU
CAC: Northwest
Drainage Basin: Crabtree Basin
Acreage: 15.77
Sq. Ft./ units: 252,404/ 210

Planner: Martha Lobo
Phone: (919) 996-2664

Applicant: Ron Hendricks
Phone: (919) 845-7600
REQUEST: Development of a 15.77 acre site currently consisting of two parcels to be recombined to create a proposed 14.30 acre tract of land to construct seven apartment buildings totaling 245,665 square feet, one clubhouse building of 5,176 square feet, and an outdoor swimming pool. The site is zoned Residential Mixed Use-3-Conditional Use District, with a Parking Limited frontage requirement (RX-3-PL-CU). With right-of-way dedication and recombination of the gross 15.77 acres the result will be a new Tract 5 for future development (1.01 acres) and the proposed lot for development, 5510 Homewood Banks, (14.30 acres). The total number of residential dwelling units proposed is 221. Overall residential density allowable is 15 units per acre per zoning conditions of Z-18-16. Overall residential density proposed is 14.01 units per acre prior to right-of-way dedication.

LOCATION: This site is located on the west side of Homewood Banks, at its intersection with Homewood Banks Drive and Blue Ridge Road. This property is currently located outside of the City limits.

PIN: 0795-48-4971 and 0795-49-1345

Cross-Reference: Z-18-16 / Homewood Banks Drive

DESIGN ADJUSTMENTS/ ALTERNATES, ETC: A design adjustment seeking relief from the block perimeter requirements in the UDO, Article 8.3, was approved based on extreme topographic changes and presence of an existing pond within a Zone 1 and 2 Neuse Buffer. There will be a right-of-way dedication to provide a future street connection from west of this property via a dedicated right-of-way to the north to Edwards Mill Road.

A design adjustment requesting a waiver of the cross-access standards in the UDO, Section 8.3.D.3 was approved based on extreme topographic changes, the presence of an existing pond within a Zone 1 and 2 Neuse Buffer and having met the vehicular access requirements for this development with two points of access. A pedestrian path with stairs is being provided from the apartments to the north property line to also provide a connection to the existing greenway easement. There is dedication of ½-64’ right-of-way and 20’ slope easement northwest adjacent to an existing Stony Crest Road existing right-of-way which will allow a future connection to be made from the adjacent property, PIN 0795-39-9646 (Pinnacle Apartments). With additional development to the west of this lot, construction of an existing right-of-way from Homewood Banks Drive to Stony Crest Road will connect Homewood Banks Drive to Edwards Mill Road/realigned Crabtree Valley Avenue.

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan submitted by Ron Hendricks of Piedmont Land Design, LLP.

CONDITIONS OF APPROVAL AND NEXT STEPS:

Note: This document must be applied to the second sheet of all future submittals with the exception of final plats

Revised 12/19/2017 to remove original condition #28
Prior to issuance of a land disturbing permit for the site:

1. That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

2. That a final tree conservation plan with permit 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;

Prior to the issuance of any site permits or approval of concurrent review process, whichever is applicable:

3. That a recombination map be recorded prior to or in conjunction with the Site Permitting, recombining the existing two lots into the two lots as shown on the preliminary plan;

4. That a driveway permit and/or encroachment agreement be approved by NCDOT and provided to the City of Raleigh for realignment of the intersection of Homewood Banks Drive at Blue Ridge Road and Homewood Banks Drive roadway widening.

5. That Infrastructure Construction Plans for public improvements through the Concurrent Review process are approved by the City of Raleigh and NCDOT, including obtaining stub permits, and a street lighting plan, if applicable

6. That a nitrogen offset payment must be made to a qualifying mitigation bank;

7. 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 10A Chapter 9 of the Unified Development Ordinance, 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;

8. That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recombination map for recording;

9. That a final tree conservation plan with permit 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;

Prior to issuance of building permits:

10. That all conditions of Z-18-16 are complied with;

11. That a lighting plan showing compliance with UDO Sec 7.1.7.G. and Article 7.4 Site Lighting and Parking Lot Lighting be approved;

12. That ½ of the 64’ required future Stony Crest Road right of way, a 5’ general utility placement easement and a 20’ slope easement be dedicated to the City of Raleigh and recorded with the Wake County Register of Deeds;

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13. That ½ of the 64’ required right of way and 5’ general utility placement easement for Homewood Banks Drive be dedicated to the City of Raleigh and recorded with the Wake County Register of Deeds;

14. That ½ of the 76’ required right of way and 5’ general utility placement easement for Blue Ridge Road be dedicated to the City of Raleigh and recorded with the Wake County Register of Deeds;

15. That a fee-in-lieu for the Stony Crest Road ½-36’ street section, including sidewalks and street trees, be paid to the Development Services Department, Development Engineering Division;

16. That the 5’ pedestrian path be constructed from the apartments to the north property line and recorded as a 10’ pedestrian access easement.

17. That in accordance with Part 10A Section 8.1.3, a surety equal to 100% of the cost of development related improvements, including streetscape trees on Blue Ridge Road (SR 1670) is paid to Development Services Department, Development Engineering Division and proof of bond or surety with the State must be supplied.

18. 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;

19. That a fire flow analysis, sealed by an engineer, is required with a hydrant flow test using either 2012 NCFPC Section 507.3 or other approved method;

20. That an encroachment from the NCDOT will be required for the street improvements and future street alignments;

21. That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

22. That a planting detail for the streetscape trees is approved in accordance with the standards set forth in the Raleigh Street Design Manual;

23. That a fee-in-lieu of an 8” waterline construction is paid for the entire length of right-of-way dedication;

24. That a tree impact permit is obtained from the urban forester in the Parks and Recreation Department for landscaping in the public right-of-way;

25. That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;

26. That the proposed sanitary sewer easement and the proposed water line easement be dedicated to the City of Raleigh, recorded with the Wake County Register of Deeds, and a copy of the recorded map be provided to the City of Raleigh;

27. That the proposed private drainage easement be shown on all maps for recording;

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28. That the greenway easement as shown on the preliminary plan be dedicated to the City of Raleigh, recorded with the Wake County Register of Deeds, and a copy of the recorded map be provided to the City of Raleigh;

29. That a 15’ x 20’ transit deed of easement is approved by the City staff and that the location of the easement is shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat;

Prior to issuance of building occupancy permit:

30. That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

EXPIRATION DATES: If significant construction 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:

The expiration provisions of UDO Section 10.2.8.E., including the ability to request extensions in the expiration date, apply to this site plan. To avoid allowing this plan approval to expire, the following must take place by the following dates:

3-Year Expiration Date: 10-12-2020
Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed, unless an applicant has been granted vested rights. Failure to complete construction within this specified timeframe shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed: (Planning Director/designee) Date: 10/12/2017

Staff Coordinator: Martha Y Lobo

Revised 12/19/2017 to remove original condition #28
OPENING AREA                                                           1,098 SF
TOTAL NON-MASONRY (EXCLUDING OPENINGS)  2,606 SF (60%)
TOTAL MASONRY (EXCLUDING OPENINGS)           1,737 SF (40%)
TOTAL AREA (EXCLUDING OPENINGS)                    4,343 SF
TOTAL SURFACE AREA                                              5,803 SF

OPENING AREA                                                              760 SF
TOTAL NON-MASONRY (EXCLUDING OPENINGS)  1,012 SF (54%)
TOTAL MASONRY (EXCLUDING OPENINGS)             857 SF (46%)
TOTAL AREA (EXCLUDING OPENINGS)                    1,869 SF
TOTAL SURFACE AREA                                              2,880 SF
1. PROVIDE CONTROL JOINTS IN BRICK @ MAX 30'-0" O.C.
   CONTROL JOINTS FOR SMALL MATCHING COLOR
   TO MATCH MORTAR COLOR
2. ALL VENT PIPING EXTENDING ABOVE ROOF SURFACE SHALL
   BE PAINTED A COLOR SUCH THAT IT WILL BLEND WITH THE
   ROOFING MATERIAL COLOR.
3. PROVIDE CONTINUOUS 2x4 BLOCKING AT ALL HORIZONTAL
   JOINTS OF EXTERIOR SHEATHING WHERE FLUID-APPLIED AIR
   BARRIER IS CALLED OUT.
NOTES

1. PROVIDE CONTROL JOINTS SURFACE 106 INCHES (267 MM) IN WIDTH, JOINT COLOR MORTAR COLOR

2. PROVIDE CONTINUOUS CONTROL JOINTS AT ALL VERTICAL JOINTS OF EXTERIOR SHEATHING WHERE FLUID-APPLIED AIR BARRIER IS CALLED OUT

3. PROVIDE CONTINUOUS CONTROL JOINTS AT ALL HORIZONTAL JOINTS OF EXTERIOR SHEATHING WHERE FLUID-APPLIED AIR BARRIER IS CALLED OUT

4. PROVIDE CONTINUOUS JOINTS IN BRICK AT MAX 30'-0" O.C.

5. CONTROL JOINT COLOR SHALL MATCH MORTAR COLOR

6. Binder pipes extending above roof surface shall be painted a color that will blend with the roofing material color.

7. PROVIDE CONTINUOUS 2x4 BLOCKING AT ALL HORIZONTAL JOINTS OF EXTERIOR SHEATHING WHERE FLUID-APPLIED AIR BARRIER IS CALLED OUT

8. PROVIDE CONTROL JOINTS SURFACE 106 INCHES (267 MM) IN WIDTH, JOINT COLOR MORTAR COLOR

9. PROVIDE CONTINUOUS JOINTS IN BRICK AT MAX 30'-0" O.C.

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2. ALL VENT PIPING EXTENDING ABOVE ROOF SURFACE SHALL BE PAINTED A COLOR SUCH THAT IT WILL BLEND WITH THE ROOFING MATERIAL COLOR.

3. VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40%. VISIBLE LIGHT REFLECTANCE (VLR) SHALL NOT EXCEED 30%.

4. ALL WINDOW TRIM: VINYL, MGM INDUSTRIES, 'EURO WHITE'.

GENERAL NOTES:

ARCHITECTURAL ROOFING SHINGLES
- OWENS CORNING OAKRIDGE PRO 30 AR SERIES, 'DRIFTWOOD'.

CEMENTITIOUS SHINGLE SIDING
- HARDIESHINGLE 'STAGGERED-EDGE PANEL', 6" EXPOSURE, INTEGRAL COLOR 'AUTUMN TAN'.

SELECT CEMENTITIOUS SIDING WITH 6" EXPOSURE
- HARDIEPLANK 'SELECT CEDARMILL', 6" EXPOSURE, INTEGRAL COLOR 'AUTUMN TAN'.

STONE WAIScot CAP AND WINDOW SILL
- NATIVE CUSTOM STONE, STACK STONE.

CULTURED STONE VENEER
- NATIVE CUSTOM STONE, STACK STONE.

6" OGEE PRE-FINISHED ALUMINUM SEAMLESS GUTTER
- MUSKET BROWN COLOR.

4" DIAMETER ROUND PRE-FINISHED ALUMINUM DOWNSPOUT
- MUSKET BROWN COLOR.

CEMENTITIOUS 1X6 CORNER TRIM

PRE-FINISHED ALUMINUM CHIMNEY SHROUD - FLAT BLACK.

16" TUSCAN PERMACAST COLUMN BY HB&G OR EQUAL.

EXTERIOR WALL SCONCE.

CEMENTITIOUS CORNICE BOARD.

CEMENTITIOUS PANELING
- HARDIEPANEL 'SMOOTH', 4'-0" WIDE, MULTIPLE LENGTHS, INTEGRAL COLOR 'ARCTIC WHITE' WITH 1X4 BATTEN STRIPS.

BRICK VENEER
- CHEROKEE BRICK AND TILE, MODULAR: 3-5-8" X 2-14" X 7-5-8", COLOR: 'WILLIAMSBURG'.

WOOD BRACKET.

CONTINUOUS BARS AND TRU MUNGAN 12" X 2-1/2" CEMENT.+ CONCRETE.
1. PROVIDE CONTROL JOINTS IN BRICK @ MAX 30'-0" O.C. CONTROL JOINT COLOR SHALL MATCH MORTAR COLOR

2. ALL VENT PIPING EXTENDING ABOVE ROOF SURFACE SHALL BE PAINTED A COLOR SUCH THAT IT WILL BLEND INTO THE ROOFING MATERIAL COLOR.

3. VISIBLE LIGHT TRANSMITTANCE (VLT) SHALL NOT DROP BELOW 40%. VISIBLE LIGHT REFLECTANCE (VLR) SHALL NOT EXCEED 30%.

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