



Administrative Action

Preliminary Subdivision

Cluster Unit Development

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 516-2626
www.raleighnc.gov

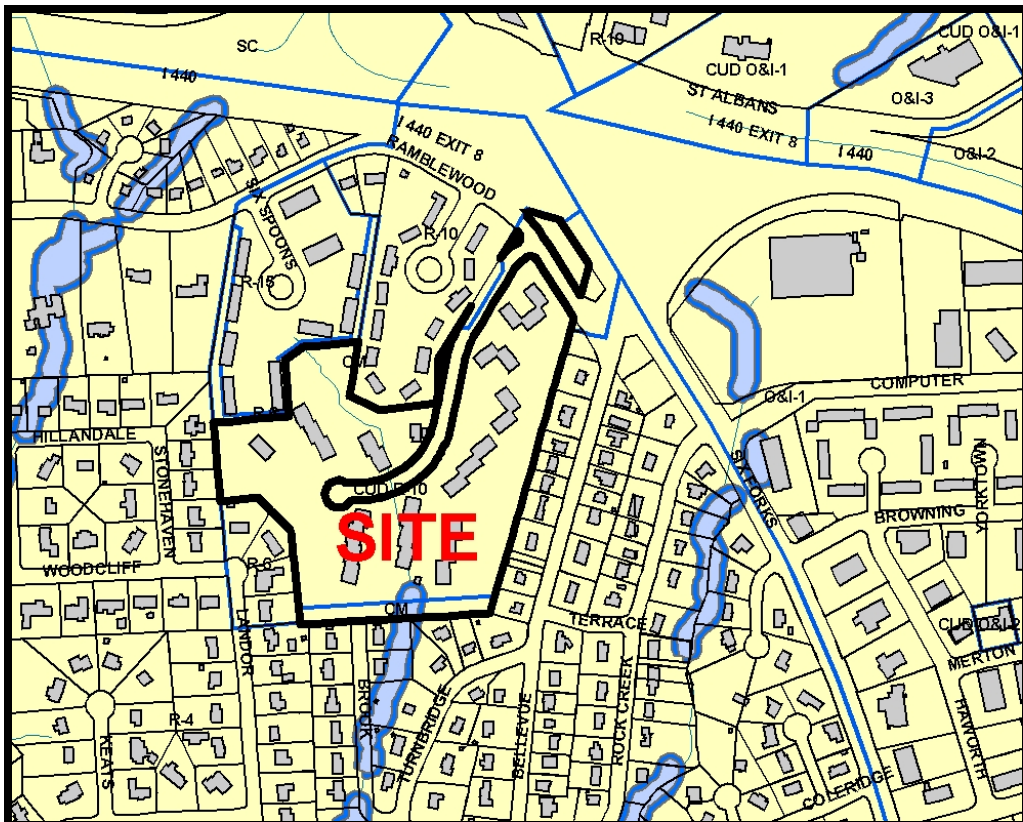
Case File / Name: S-39-09 / Ramblewood III

General Location: Rolston Drive at Ramblewood Drive, just west of Six Forks Road

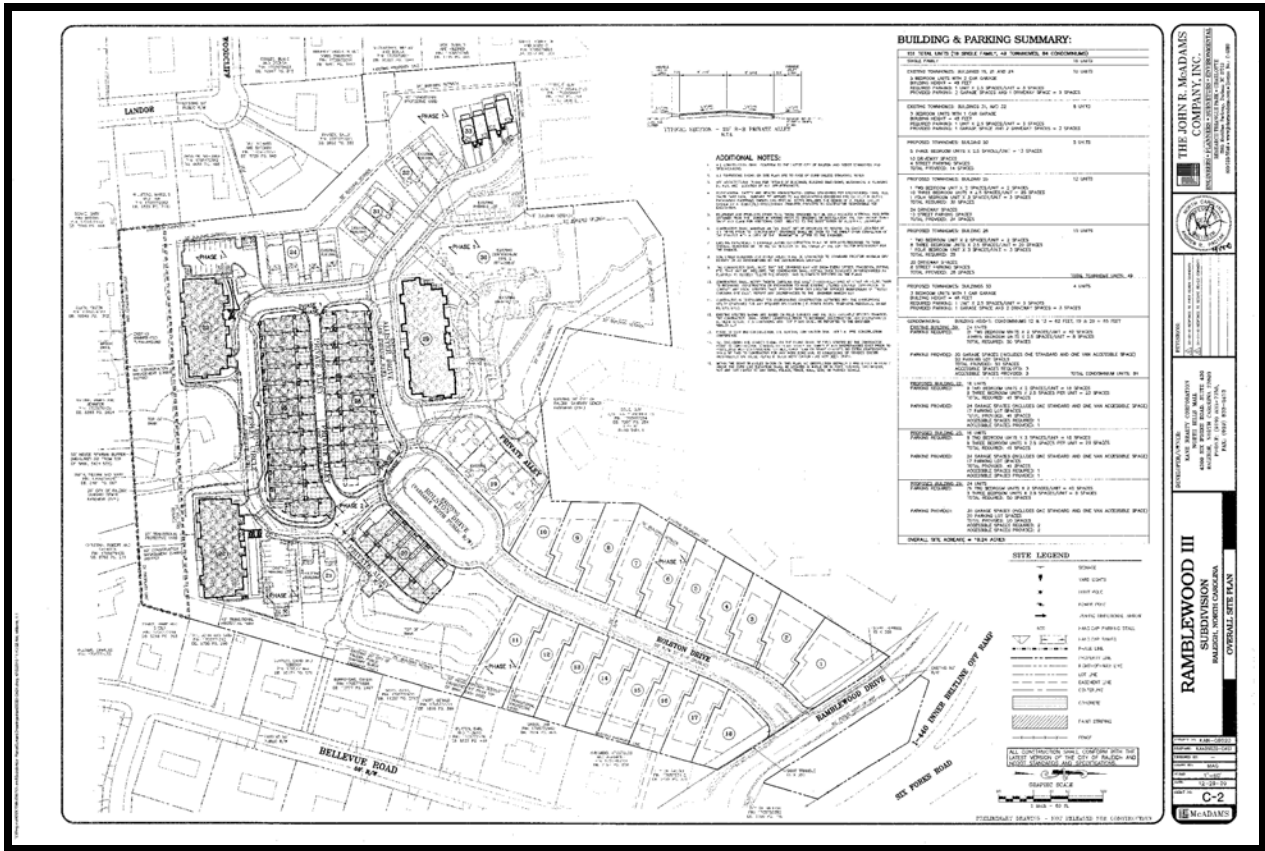
CAC: Six Forks

Nature of Case: A revision to a previously approved cluster unit development that upon approval will consist of 151 unit residential cluster subdivision comprised of 18 single family lots, 49 townhouse lots and 84 multifamily condominium units on a 19.24 acre site zoned R-10 Conditional Use District and Conservation Management with Special Highway Overlay District -1. The 84 multifamily condominium units will be located in four buildings situated on three lots. Building 30, one of the 4 group housing buildings exists. One of the lots devoted to multi-family units constitutes Group Housing as there are two multifamily buildings proposed on it. The total number of dwelling units for the entire subdivision is 151 which equates to an overall density of 7.8 dwelling units per acre. This revision includes the addition of 10 additional dwelling units in the form of 10 additional townhouse lots to what was previously approved subdivision for this development through S-38-06. A recombination was previously recorded BM 2010 pg 169 that reconfigured lots from S-38-06.

Contact: Andy Padiak of the John R. McAdams Company, Inc.



S-39-09 / Ramblewood III – Location Map



S-39-09 / Ramblewood III – Preliminary Subdivision Plan

SUBJECT: S-39-09 / Ramblewood III

CROSS-REFERENCE: Z-38-05, S-78-05, S-38-06

LOCATION: This site is located on the south side of Ramblewood Drive, west of its intersection with Six Forks Road, inside the City Limits.

REQUEST: This request is to approve a revision to a previously approved cluster unit development that upon approval will consist of 18 single family lots, 49 townhouse lots and 84 multifamily condominium units on a 19.24 acre site zoned R-10 Conditional Use District and Conservation Management with Special Highway Overlay District -1. The 84 multifamily condominium units will be located in four buildings situated on three lots. One of the lots devoted to multifamily units constitutes Group Housing as there are two multifamily buildings proposed on it. The total number of dwelling units for the entire subdivision is 151 which equates to an overall density of 7.8 dwelling units per acre. This revision includes the addition of 10 additional dwelling units in the form of 10 additional townhouse lots to what was previously approved subdivision for this development through S-38-06.

| Lot | # acres | #units | Density |
|------------------------|----------------|------------------|-------------------------|
| Townhouse Tract | 11.73 | 49 TH Units | 4.17 d/u per acre |
| Single Family Lots | 4.02 | 18 Lots | 4.47 d/u per acre |
| Lot 44 (Bldgs 29 & 30) | 2.05 | 48 Units | 23.41 d/u per acre |
| Lot 34 (Bldg 23) | .70 | 18 Units | 25.7 d/u per acre |
| Lot 33 (Bldg 22) | .74 | 18 Units | 34.32 d/u per acre |
| Total Proposed | 19.24 | 151 Units | 7.8 d/u per acre |

An additional 41 units may be developed at the R-10 density if the developer wishes to revise this subdivision plan.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to Planning Department authorization to record lots:

- (1) That construction plans be approved that relocate water tap for Condominium 22 to new water main alignment;
- (2) That the plat to be recorded show:
 - I. Neuse Rive Riparian Buffers, in accordance with the preliminary plan and the State of North Carolina regulations, along with a note stating: "Riparian buffers shown on this plat are subject to grading and vegetation removal restrictions in accordance with state law."
 - II. Permanently protected undisturbed open space areas, as designated on the final stormwater and nitrogen control plan, used to meet the nitrogen reduction requirements of Part 10 Chapter 9, along with a note stating: "Within permanently protected undisturbed open space areas used for stormwater treatment, there must not be any land disturbing activity, as defined in Part 10 Chapter 2 of the Raleigh City Code, any new development or expansion thereof, or new use, construction, or encroachment without first obtaining a written watercourse buffer permit from the City of Raleigh Inspections Department."
 - III. The 40 foot and 100 foot wide natural protective yards specified in accordance with zoning conditions 4 and 5 of Z-38-05.
 - IV. All tree conservation areas shown with a metes and bounds description and labeled on any plat for recording.
- (3) That the townhome sub-association legal documents are prepared in accordance with Raleigh City Code Sections 10-3072 and 10-3073-3074 and the townhome association common property shall be named sub-association common property. That these documents are recorded with the Wake County Register of Deeds. A recorded copy of these documents must be provided to the Planning Department within 14 days from authorization of lot recording. If recorded copies of the homeowner's documents are not

provided to the Planning Department within this 14-day period; further recordings and building permit issuance may be withheld;

- (4) That if during any period of time that the lands subject to the declaration of covenants and restrictions governing the homeowner's association legal documents total less than 10 acres, a restrictive covenant prepared in accordance with Raleigh City Code Section 10-3071(b)(9)b shall be placed on the remaining unrecorded phases of the approved cluster unit development;

Prior to issuance of building permits in the Inspections Department::

- (9) That the Zoning Enforcement Administrator verify that zoning condition 2 is followed: All structures residential in character with the principle roof structure either flat with parapets or having a minimum 3:12 pitch; all structures faced with brick or concrete masonry, synthetic stucco or wood, or cementitious, wood or vinyl siding and trim; windows and doors combined represent no less than 15% and no greater than 60% of the front façade;
- (10) That the Zoning Enforcement Administrator verify that zoning condition 3 is followed: all structures no greater than four stories (three stores of residential dwellings above one story of parking) with a maximum of 65 feet in height; setbacks adjusted at a 1:1 ratio based on the tallest structure over 40 feet and in accordance with Section 10-2076 of the Zoning Ordinance;
- (11) That all conditions of Z-38-05 are met.

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Mitchell Sils (C. Wayne) Date: 5-17-2010

Staff Coordinator:

Eric Hodge, AICP

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE SUBDIVISION PROCESS.

FINDINGS:

City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2021, 10-2030, 10-2058, 10-2101, 10-2103, 10-2107, 10-2108, 10-2109, Chapter 3, Part 10, Sections 10-3001-3071-3074. This approval is based on a preliminary plan dated April 15, 2010, owned by Ramblewood 2005 LLC, submitted by The John R. McAdams Company, Inc.

CLUSTER STANDARDS:

ZONING DISTRICTS:

Residential-10 Conditional Use District, Conservation Management and Special Highway Overlay District-1. Ordinance (2005) 890 ZC 574 Effective 9/6/05.

Z-38-05 – Tara Drive, east and west sides, being Wake County PIN 1705-67-4860. Approximately 19.24 acres rezoned from Residential-15 and Conservation Management With Special Highway Overlay District-1 to Residential-10 Conditional Use and Conservation Management With Special Highway Overlay District-1.

Conditions dated: August 15, 2005

1. Redevelopment of the subject property will be limited to residential use – including townhomes and condominiums, and their allowable accessory uses.
2. All structures shall be residential in character with the principal roof structure either flat with parapets or having a minimum 3:12 pitch. All structures shall be faced with brick or concrete masonry; synthetic stucco or wood; or cementitious, wood or vinyl siding and trim. Windows and doors combined to represent no less than 15% and no greater than 60% of the front facade.
3. All structures shall be no greater than four (4) stories (three stories of residential dwellings above one story of parking), with a maximum of sixty-five (65) feet in height. Setbacks shall be adjusted at a 1:1 ratio based on the tallest structure over 40 feet and in accordance with Section 10-2076 of the Zoning Ordinance.
4. Transitional protective yards adjacent to existing single-family developed lots will be a minimum of 40 feet in width. Land disturbance within the 40-foot transitional protective yard shall not exceed 50% of yard area and will consist of preserved existing vegetation or new plantings equivalent to 10 trees (minimum of 50% evergreen) and 20 shrubs per 100 linear feet of yard.
5. A transitional protective yard interior in the subject property adjacent to the CM district along the southern boundary will be a minimum of 20 feet in width and will consist of preserved existing vegetation or new plantings equivalent to 6 trees and 28 shrubs per 100 linear feet of yard. The southern boundary is further described as the common boundary with parcels identified by Wake County PIN Numbers 1705672172, 1705674162, 1705676154, 1705678028, 1705679130 and 1705770133.

DEVELOPMENT

DENSITY: The number of units allowed in this zoning district for a parcel of land this size is 192. The proposed plan contains 151 units.

PHASING: There are two phases in this development. Both phases are being approved now. The overall density and open space for existing phases approved to date collectively conform to the zoning district.

LOTS / SETBACK

HEIGHT: The minimum lot size proposed for single family lots in this cluster is 7,848 square feet. Setbacks from public streets and property lines conform to Section 10-2103(b). The minimum setback for single-family homes from public streets is shown to be 10'. The aggregate side yard setback for single-family homes is 15'. There shall be no less than 5' of side yard setback on any single-family lot in this development. Private outdoor living areas in the multi-family buildings and townhomes maintain a 40' separation if parallel to each other or oriented at less than a 45' angle. Vehicular surface areas other than individual driveways are no less than 5' to a building wall. Building-to-building setbacks are shown in accordance with 10-2103(b). Buildings greater than 28' in height maintain a 30' setback from perimeter property lines.

PARKING: Off Street Parking conforms to minimum requirements. The single-family lots will provide parking spaces in driveways and garages on each lot. The townhouses require 134 parking spaces based on 2 parking spaces per two-bedroom unit, 2.5

spaces per three-bedroom unit and 3 spaces per four-bedroom unit. 142 parking spaces are being provided for the townhouses through a combination of parking spaces on private streets, parking in driveways and garages. The multi-family condominium buildings require a total of 182 parking spaces based on the same parking standards used for townhouses. Given the number and type of units proposed, the condominium buildings require 182 parking spaces. 182 parking spaces are being provided for the condominium buildings.

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, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

OPEN SPACE: Open space conforms to minimum requirements in Raleigh City Code Section 10-2103(d). 10% or 1.94 acres of open space is required. 3.18 acres of open space is provided. The tree conservation areas alone exceed this requirement. An additional 1.01 acres are provided on a parcel remnant located across Ramblewood Drive. Open space quotient required = 150, provided = 179. Open space meets the standards for topography (a maximum average slope of 8% for the lesser of 1/3 or two acres of the required open space). The subdivision is not divided by a thoroughfare.

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 medium density residential use under Section 10-2082.8. 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> |
|---------------------|---------------------------|-----------------------|
| Southeast/Southwest | 10' Type D | 40' Type D |
| South | 10' Type D | 100' Type D |

The Transitional Protective Yards are provided in keeping with Zoning Conditions 4 and 5.

TREE CONSERVATION: A preliminary tree conservation plan in accordance with code section 10-2082.14 is included with this proposal and has been approved by the Forestry Specialist in the Inspections Department. 10% or 1.92 acres of tree conservation area is required. 10.1% or 1.99 acres is provided. An additional .32 acres of tree conservation area is provided on a parcel remnant across Ramblewood Drive from the subject parcel in a SHOD-1 area. A final tree conservation plan has been submitted, approved and recorded.

OTHER GROUP HOUSING 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.

COMPREHENSIVE PLAN:

- GREENWAY:** There is no greenway on this site.
- THOROUGHFARE / COLLECTOR PLAN:** No dedication of right-of-way or construction of public streets are required by the Thoroughfare and Collector Street Plan.
- TRANSIT:** No transit-oriented features of this site are incorporated into the proposed plan. This site is within ¼ of a mile of 2 existing transit routes.
- URBAN FORM:** This site is designated for moderate density (6-14 units per acre) residential development in the 2030 Comprehensive Plan for the City of Raleigh. The proposed density of 7.84 units per acre falls within the designated range.
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SUBDIVISION STANDARDS:

- PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site. All lines serving more than one lot and located outside public street r/w or City of Raleigh water or sewer easement shall be owned and maintained by the non-profit owner's association.
- SOLID WASTE:** Refuse collection is to be provided based on the standards in the Solid Waste Manual.
- CIRCULATION:** Proposed street improvements shall conform to City construction standards.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. Public sidewalks are shown along this side of Ramblewood Drive and are provided along both sides of the public portion of Rolston Drive. Private sidewalks are provided along at least one side of the private streets within this development.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** The preliminary plan shows the restoration of a Riparian Buffer and the utilization of a buydown to comply with the water quality requirements. Proposed underground detention pipes are being used to bring runoff down to the predevelopment levels for the 2 and 10 year storms.
- WETLANDS / RIPARIAN BUFFERS:** Neuse River riparian buffers are required on this site and are provided for on this plan.
- STREET NAMES:** New street names were required for this development. A street name application has been approved
- 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.

SUNSET DATES: If significant lot recording 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:

3-Year Sunset Date: 5/17/2013
Record at least ½ of the land area approved.

5-Year Sunset Date: 5/17/2015
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City. and submit them to the Development Plans Review Center for approval.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the Development Plans Review Center for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE SUNSET THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Engineering Department for street construction; by the first working day in November and May each year.