



Administrative Action Group Housing Development

City of Raleigh
Development Plans Review Center
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Raleigh, NC 27602
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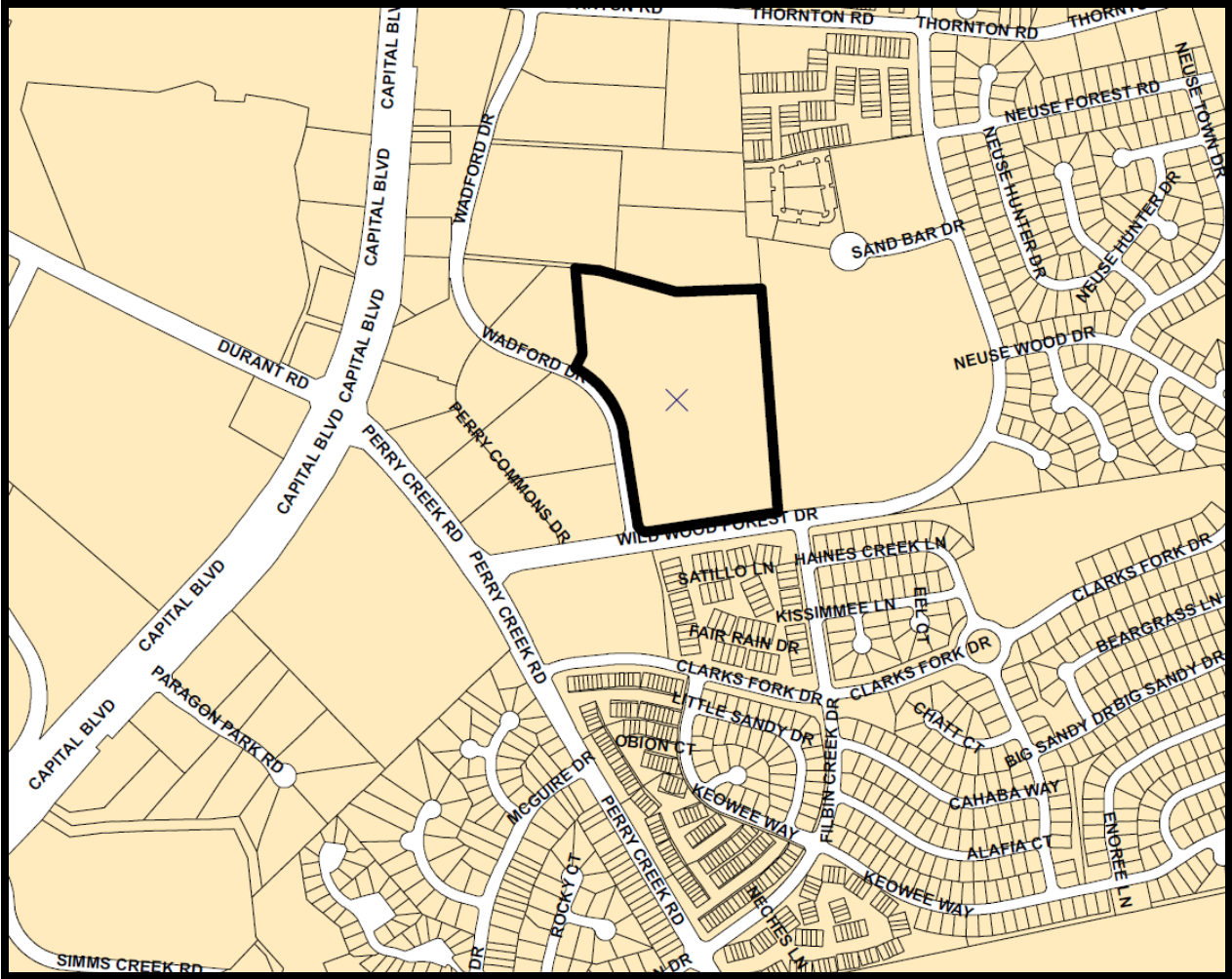
Case File / Name: GH-2-12 / Clairmont at Capital

General Location: On the northeast corner of the intersection of Wadford Road and Wildwood Forest Drive

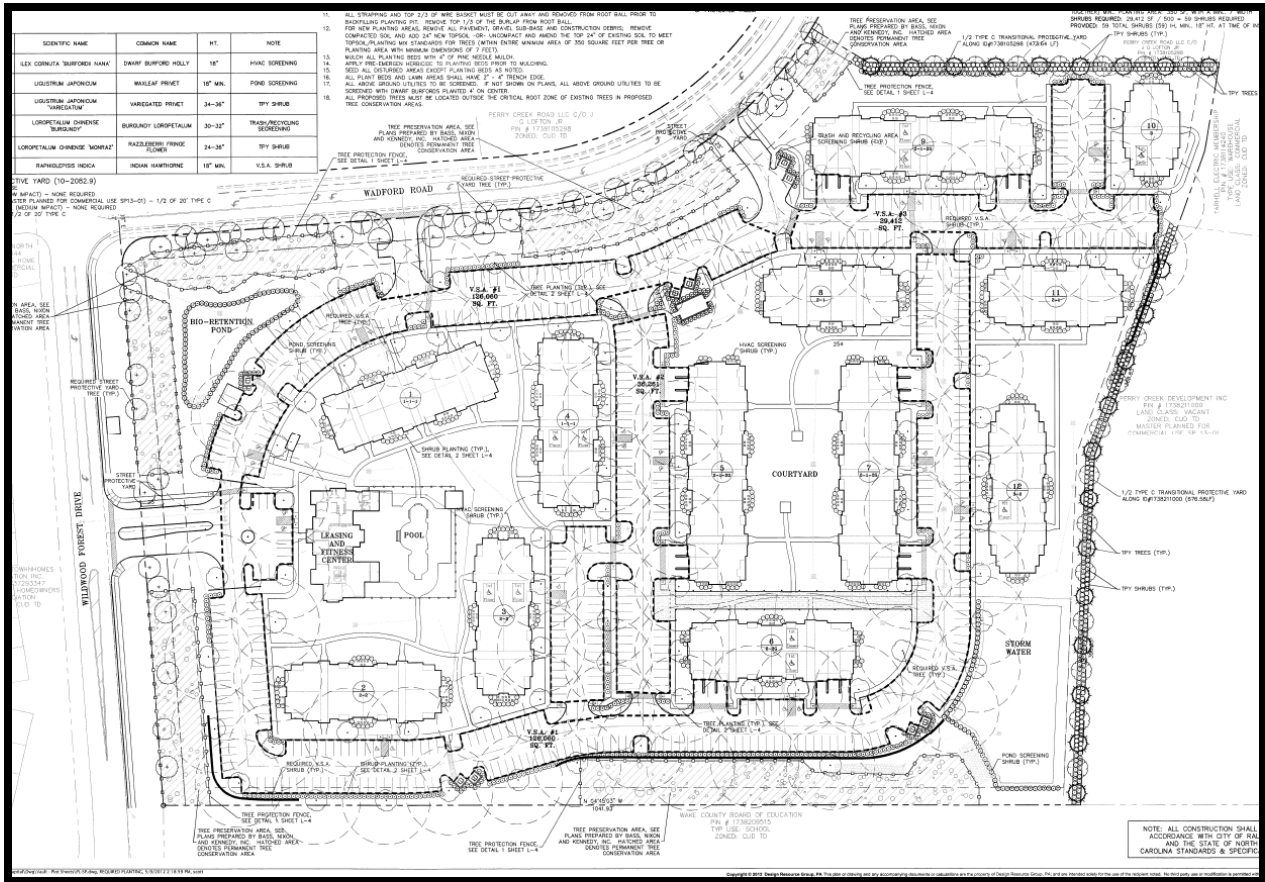
CAC: Northeast

Nature of Case: A Group Housing development comprised of 328 dwelling units located within 12 multi-family buildings and a leasing office/fitness center building and swimming pool located on a 19.15 acre site zoned Thoroughfare District – Conditional Use District.

Contact: Jon Callahan, John A. Edwards and Company



GH-2-12 / Clairmont at Capital – Site Location Map



GH-2-12 / Clairmont at Capital – Preliminary Development Plan

SUBJECT: GH-2-12 Clairmont at Capital

CROSS-REFERENCE: S-20-09/S-20-09(Revised), SP-13-01, Z-62-95

LOCATION: This site is located on the northeast corner of the intersection of Wadford Road and Wildwood Forest Drive inside the City Limits.

REQUEST: This request is to approve a group housing development consisting of 328 units in 12 multi-family buildings, a leasing office/fitness center building and a pool on a 19.15 acre tract, zoned Thoroughfare District. The overall residential density is 17.12 units per acre.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: *Prior to issuance of a mass land disturbing permit for the site:*

- (1) That the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. 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 by the Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

Prior to approval of site review or construction drawings, whichever occurs first:

- (2) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (3) 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;
- (4) That construction drawings for public and private streets shown on this plan are required, and must be approved by the Public Works Department prior to issuance of any permits or recording of any plat for this development;

Prior to issuance of building permits:

- (5) That the developer make a contribution of twenty-four percent (24%) of the initial construction cost of all stormwater control device(s) to the City in accordance with City Code 10-9027;
- (6) That street names for this development be approved by the Raleigh City Planning Department and by Wake County;
- (7) That the tree conservation areas required in S-46-08 are recorded in the Wake County Register of Deeds;

Prior to Issuance of a certificate of occupancy;

- (8) That the applicant submit as built drawings for approval by the Public Works Department for all stormwater facilities;
- (9) For any lots or units developed as residential, a letter of credit equal to 1.5 x the construction cost shall be provided when 75% of the permits have been issued and the existing and proposed infrastructure does not meet city standards for public and private streets;
- (10) That all conditions of S-20-09 have been satisfied.
- (11) That all public street improvements are accepted by the Public Works Department for maintenance.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Loh (C. Kaye) Date: 6-18-12

Staff Coordinator: Eric Hodge, AICP

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2103, 10-2045, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated April 2012, owned by 1752 LLC, submitted by John A. Edwards & Company.

ZONING:

ZONING DISTRICTS: Thoroughfare District. Ordinance (1995) 712 ZC 370 Effective 9/5/95.

Z-62-95 Perry Creek Road, north side, at its east intersection with Capital Boulevard, extending in part to the Neuse River. Approximately 260 acres rezoned to Thoroughfare District CUD

Conditions: (5/19/95)

1. Any development of the property will comply with the provisions of Certified Recommendation 7101 of the City of Raleigh Planning Commission regarding stormwater runoff.
2. No more than 50 acres of subject property, which shall be contiguous to the point of intersection of the northern right-of-way line of Perry Creek Road and the eastern right-of-way line of U.S. Highway #1 North shall be devoted to any combination of retail uses, hotel, or motel uses.

Such combination of uses shall be sited in such manner as not to be closer than 4000' from the west bank of the Neuse River, nor closer than 1000' from Neuse Baptist Church Road (also known as Thornton Road), nor farther than 1000' southeastwardly on Perry Creek Road from the aforesaid point of intersection.
3. Reimbursement value of any required right-of-way shall remain at values in existence for the respective parcels prior to rezoning (R-4 and Thoroughfare, respectively).
4. Dedication without reimbursement of a greenway easement extending 150 feet westwardly from the west bank of the Neuse River.
5. No portion of property can be used for the display of billboards.
6. A master plan, pursuant to City Code 10-2121, will be submitted for tracts of land designated for non-residential use which exceed fifty acres, and for any residential tracts designated for use at R-10 density or above.

DEVELOPMENT

DENSITY: The number of units allowed in this zoning district is 383 without Planning Commission approval. The proposed plan contains 328 units.

SETBACKS / HEIGHT:

Setbacks from public streets and property lines conform to Section 10-2103(b). The minimum setback from public streets is shown to be 64'. Private outdoor living areas maintain a min. 40' separation if parallel to each other or oriented at less than a 45-degree angle. Vehicular surface areas other than garage-access driveways are no less than 5' to a building wall. Building-to-building setbacks are shown in accordance with Sec. 10-2103(b). Buildings greater than 28' in height meet min. 30' setback from perimeter property lines.

PHASING: This is a one-phase development.

OPEN SPACE: Open space conforms to minimum requirements. 10% or 1.915 acres required, 12% or 2.31 acres provided, based on the open space standards of 10-2103(d).

PARKING: Off-street parking conforms to minimum requirements: 635 spaces required, based on 1.5 parking spaces per 1-bedroom unit (of which there are 132 units), 2 parking spaces per 2-bedroom unit (of which there are 172 units), 2.5 parking spaces per 3-bedroom unit (of which there are 24 units) 1 parking space per 200 SF of Leasing Center -Community/Fitness Center (6,158 SF) and 1 space per 100 SF of Pool Area (1,928 SF). 572 parking lot spaces are provided. An additional 26 parking spaces are provided in garages (not counted towards required parking). A reduction of 63 off-street parking spaces for landscape planting area is being utilized. Parking spaces meet minimum standards for size and aisle width.

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. Landscape areas for tree planting are a minimum of 350 square feet per tree in area, and have a minimum dimension of 7 feet. This is a high-density residential 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>
North	½ 20' Type C	10'

TREE CONSERVATION: The tree conservation areas were approved as part of S-46-08 which set approximately 1.6 acres of tree conservation area on the subject parcel.

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: Additional construction of Wildwood Forest Drive was required of this development by the Thoroughfare and Collector Street Plan. The applicants are constructing the road to provide ½ of a 41' b/b street section.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: a 15'x20' transit stop within the Wildwood Forest Drive right-of-way. This site is presently not served by the existing transit system.

URBAN FORM: This site is located in an area designated for Neighborhood Mixed-Use. This category also includes Moderate to Medium Density Residential Developments (less than 28 units per acre).

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

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.

SOLID WASTE: The location and design of refuse collection facilities is shown in accordance with the Solid Waste Collection Design Manual.

CIRCULATION: Existing and proposed street improvements conforms to normal City construction standards.

PEDESTRIAN: Existing and proposed public sidewalk locations conform to City regulations.

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. This project will meet stormwater quantity regulations by utilizing a wet pond, a bio-retention facility and a NCEEP buydown. A wet pond, bio-retention pond and underground piped detention will be used to control stormwater quantity.

PAYMENT TO NCDENR

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)].

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

STREET NAMES: Three new street names are required for this development. All internal streets are private.

**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: **The sunset provisions of City Code Section 10-2132.2 (j), including the ability to request extensions in the sunset date, apply to this site plan.** If significant construction has not taken place on a project after preliminary site plan 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: 6/18/2015

Submit a final site plan and valid building permit application for the total area of the project, or a phase of the project.

5-Year Sunset Date: 6/18/2017

Complete construction of entire development.

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.