



Administrative Action Group Housing Development

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File / Name: GH-1-14 / Calvary Trace

General Location: This site is located south of Calvary Drive, east of its intersection with Green Road within the Raleigh City Limits.

Owner: Sharon Knuth - Pirhl
Designer: Jim Chandler - Chandler Engineering

CAC: Atlantic

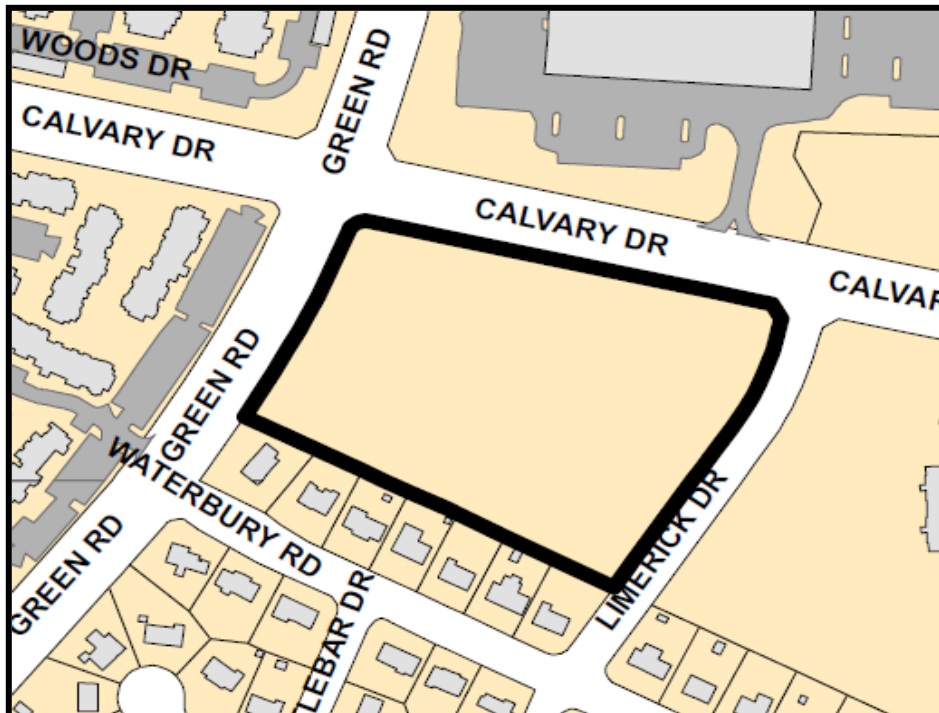
Nature of Case: This request is to approve a 92 dwelling unit apartment development on a 6.34 acre site, zoned Office and Institution-1.

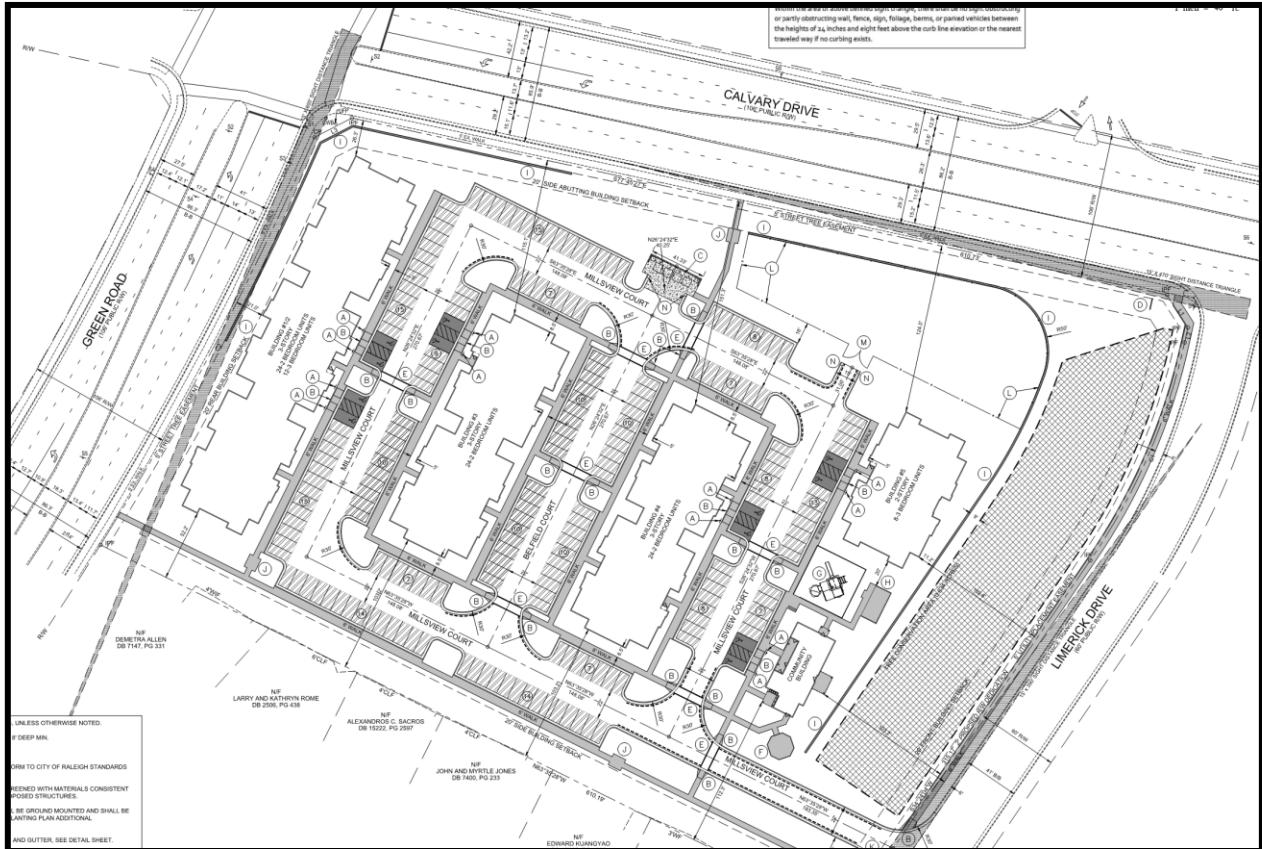
Contact: Jim Chandler – Chandler Engineering 919-390-4227

Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment allowing the planting of street trees within a 5-foot dedicated landscape easement on Calvary Drive and Green Road was approved by the Public Works Director on July 17th, 2014.

Administrative Alternate: N/A





Layout plan

SUBJECT: GH-1-14 / Calvary Trace

CROSS-REFERENCE: N/A

LOCATION: This site is located south of Calvary Drive, east of its intersection with Green Road within the Raleigh City Limits.

PIN: 1726227645

REQUEST: This request is to approve a 92 dwelling unit apartment development on a 6.34 acre site, zoned Office and Institution-1.

ADDITIONAL NOTES: There are no additional notes for this plan.

VARIANCES / ALTERNATES: N/A



Staff Report

**OFFICIAL
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:**

Administrative Actions:

Prior to issuance of a mass grading 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. Tree protection fence must be located in the field and inspected by the Forestry Specialist;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever occurs first:

- (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 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;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) 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. Tree protection fence must be located in the field and inspected by the Forestry Specialist;

Prior to issuance of building permits:

- (6) That street names for this development be approved by the Raleigh GIS Division and by Wake County;
- (7) That infrastructure construction plans be submitted and approved by the Public Utilities Department;
- (8) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;

- (9) That a fee-in-lieu for the additional 1' width of sidewalk along Green Road and Calvary Drive be paid to the Public Works Department;
- (10) That right-of-way dedication and 5-foot general utility easement be recorded for Limerick Drive frontage;
- (11) That a 5-foot general utility easement be recorded outside the new right-of-way along the frontages of Green Road and Calvary Drive;
- (12) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
- (13) That ½ of the required right of way for the proposed or existing street is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (14) 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;
- (15) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City prior to permit issuance;

Prior to issuance of a certificate of occupancy:

- (16) 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;

I hereby certify this administrative decision.

Signed:

(Planning Dir.)

Kan Bowen (C. Dir.)

Date

8-4-14

Staff Coordinator:

Stan Wingo

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

FINDINGS:

City Administration finds that this request conforms to Part 10, Chapter 2, Sections 10-2035, 10-2103 and 10-2132.2, Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated 7/10/14, owned by Pirhl, LLC, submitted by Jim Chandler – Chandler Engineering.

ZONING:

**ZONING
DISTRICTS:**

Office and Institution-1

**SETBACKS /
HEIGHT:**

This plan conforms to all minimum setback standards. Perimeter building setbacks meet Office and Institution-1 standards. When developed as dwellings, properties within Office and Institution zoning revert to Residential-30 setback standards. Plans as shown meet the standards as referenced in 10-2075. Interior building setbacks meet the 5' minimum setback as referenced in 10-2103 Group Housing. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 42'. Additional setback is provided for the adjacent single family uses.

PARKING:

Off-street parking conforms to minimum requirements: 204 spaces required based on number of bedrooms per unit. 204 spaces are provided.

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. The proposal is medium density residential 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>
Southern boundary	Type D	10'

**TREE
CONSERVATION:**

This project is required 10% or 0.634 acre for tree conservation. This project has dedicated 0.634 acre which is broken into:

Primary: 0 acres
Secondary: 0.634 acre

OPEN SPACE:

There is a total of 0.634 acre (10%) open space provided.

**DEVELOPMENT
DENSITY:**

Development proposes 92 dwelling units on 6.34 acres. Total density equals 14.51 units per acre.

PHASING:

There is one phase in this development.

**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.

**STREET
TYPOLOGY MAP:**

Dedication of right-of-way is required.

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Limerick	½ 64'	N/A	N/A

Green Road and Calvary Drive are classified as Avenue 2-lane divided streets with Limerick classified as a neighborhood street. A surety for the required improvements shall be provided in accordance with 8.1 of the UDO.

TRANSIT: This site is presently not served by the existing transit system.

COMPREHENSIVE PLAN: This site is located in the Atlantic Citizen Advisory Council, in an area designated a residential area

HISTORIC / DISTRICTS: The existing building is not a designated Historic Structure. This site is not located in or adjacent to a designated Historic District.

SUBDIVISION STANDARDS:

BLOCKS / LOTS / ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. A fee for street signs is required in accordance with the Raleigh Street Design Manual.

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.

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

CIRCULATION: Proposed street improvements shall conform to normal City construction standards.

STREETSCAPE TYPE: The applicable streetscape is a residential. A fee in lieu for an additional foot of sidewalk will be required along Green Road and Calvary Drive. Construction of a 6' wide sidewalk is proposed along Limerick Drive.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A fee-in-lieu will be required for an additional foot of sidewalk along Green Road and Calvary Drive. A 6 foot sidewalk will be constructed along Limerick Drive.

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

STORMWATER MANAGEMENT: This site is subject to stormwater management controls in accordance with Article 9 of the Unified Development Ordinance. This project is proposing a dry pond for peak flow attenuation for the 2yr & 10yr design storms to predevelopment condition. The dry pond along with a vegetative filter strip with level spreader will be utilized for nitrogen reduction.

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers are required on this site.

OTHER REGULATIONS: Developer shall meet all other applicable City requirements of Code Part 10 and 10A (Unified Development Ordinance).

SUNSET 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 by City Council 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: 8/4/2017

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: 8/4/2019

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.