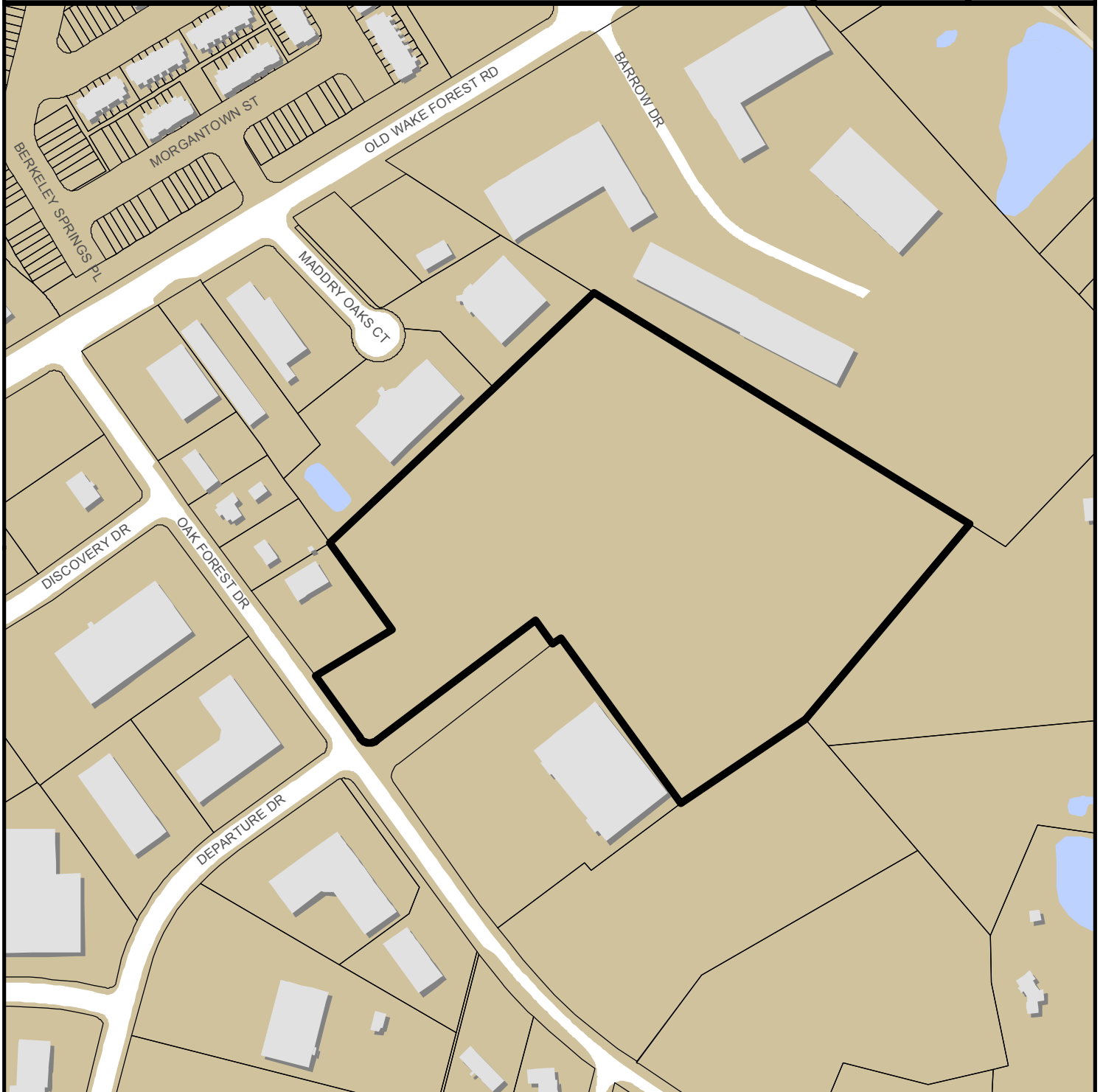


City Walk S-79-2015



0 300 600 Feet

Zoning: **CX-3-CU**
CAC: **North**
Drainage Basin: **Marsh Creek**
Acreage: **16.94**
Number of Lots: **136**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Lennar Carolinas
LLC**
Phone: **(919) 337-0227**





Administrative Action Preliminary Subdivision

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: S-79-15 / City Walk

General Location: The site is located on the east side of Oak Forest Drive, between Old Wake Forest Road and Capital Boulevard, inside the city limits.

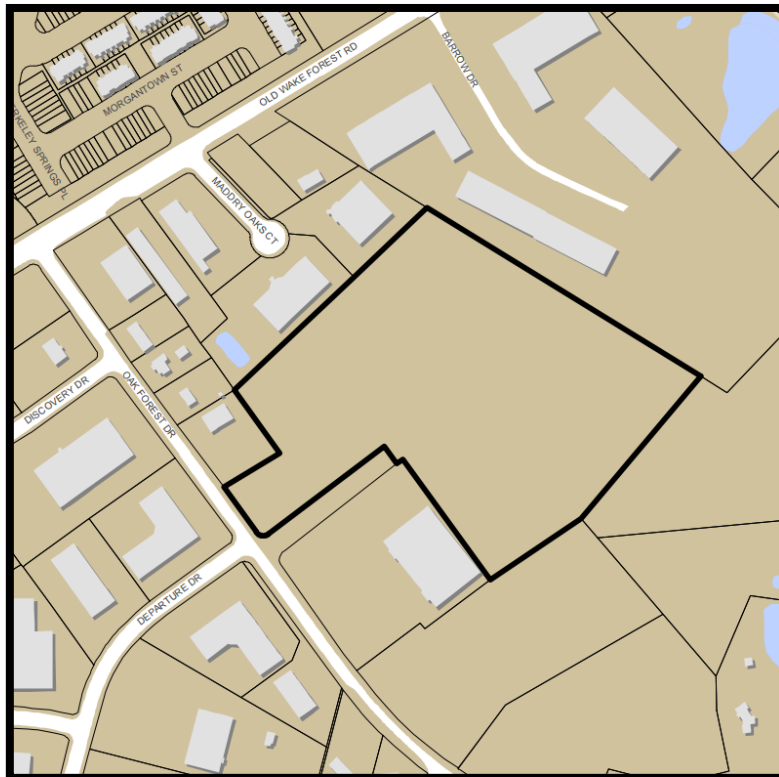
CAC: North

Nature of Case: Subdivision of a 16.94 acre parcel into 127 townhome lots and 8 open space lots zoned CX-3-CU.

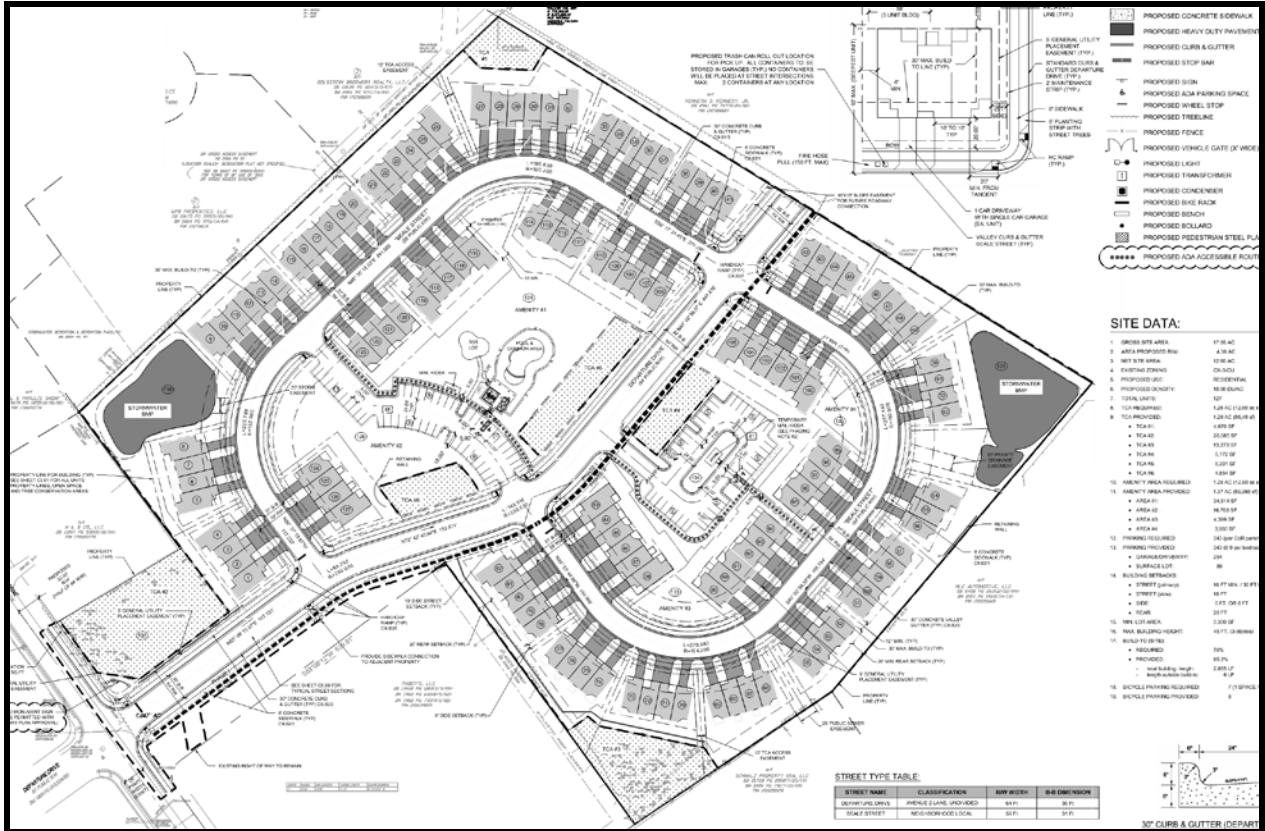
Contact: Mike Tarrant, Stewart Engineering

Design Adjustment: N/A

Administrative Alternate: An Administrative Alternate has been approved by the Planning Director for this project. The alternate reduces the parking requirement to .9 spaces per bedroom. There are 127 3-bedroom units in this development, requiring 343 spaces, which are shown on the plans.



Location Map



Subdivision Layout

SUBJECT: S-79-15 / City Walk

**CROSS-
REFERENCE:** N/A

LOCATION: The site is located on the east side of Oak Forest Drive, between Old Wake Forest Road and Capital Boulevard, inside the city limits.

PIN: 1726291738

REQUEST: Subdivision of a 16.94 acre parcel into 127 townhome lots and 8 open space/common area lots zoned CX-3-CU.

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

Prior to issuance of a 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 is applicable:

- (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;
- (6) That plans for the shared stormwater devices be submitted and approved by the Public Works Department;

Prior to Planning Department authorization to record lots:

- (7) 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association;
- (8) That if the proposed public improvements are not installed and inspected by the city to be accepted for maintenance, a surety in the amount of 125% of the cost of public improvements, including streetscape trees, is to be paid to the Public Works Department in accordance with code section 8.1.3 of the UDO;
- (9) 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;
- (10) That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;
- (11) That Infrastructure Construction Plans are approved by the City of Raleigh, including obtaining stub permits, tree impact permit and a street lighting plan;
- (12) That the City form document entitled Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common Expenses shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
- (13) That the City form document entitled Declaration of Maintenance Covenant and Grant of Protection Easement for Stormwater Control Facilities shall be approved by the City and recorded with the county register of deeds office where the property is located and a copy of the recorded document be provided to the City by the end of the next business day following the recordation of the final plat; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City;
- (14) That a restrictive covenant be approved by the City Attorney or his designee in accordance with zoning condition #3 of Z-32-15 and that the required covenant be recorded with the county register of deeds office within one day of recording the final subdivision plat, and a copy be provided to the City; further recordings and building permit authorization will be withheld if the recorded document is not provided to the City after recordation;
- (15) That street names for this development be approved by the Raleigh GIS Division and by Wake County;

(16) 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;

(17) That all conditions of Z-32-15 are complied with;

Prior to issuance of a certificate of occupancy for either lot:

(18) That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Bowen)
Date: 11-3-16

Staff Coordinator: Meade Bradshaw

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 the Unified Development Ordinance. This approval is based on a preliminary plan dated 9/1/16 owned by Robert T Hedrick, submitted by Stewart Engineering.

ZONING:

ZONING DISTRICTS: Z-32-15 Ordinance 507ZC717 Effective 11/2/15.

1.	The following principal uses as listed in the Allowed Principal Use Table (UDO section 6.1.4.) are prohibited: (i) adult establishment, (ii) passenger terminal – all types, and (iii) detention center, jail, prison.
2.	For the purpose of obtaining building permits, the proposed zoning shall not produce a difference in trip generation volumes compared to the existing zoning more than the limits set forth in the Raleigh Street Design Manual, being 12,040 total daily, 685 total AM peak, and 745 total PM Peak hour trips. Other plan approvals shall still be subject to the minimum standards for traffic studies set forth in the Raleigh Street Design Manual.
3.	Prior to recordation of a subdivision plat or the issuance of a building permit, whichever shall first occur, the owner of the property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates among the lots of record comprising the property the trips permitted by Condition 2 of this rezoning ordinance. Such restrictive covenant shall be approved by the City Attorney or his designee prior to recordation of the restrictive covenant. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his designee.
4.	The following building types, if fronting on any new street constructed as part of the future development of the property, shall comply with the Parking Limited frontage standards set forth in UDO section 3.4.5 and any allowable administrative alternatives: apartment, general building, mixed use building, and civic building.

**TREE
 CONSERVATION:**

This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required. The project provides 1.30 acres of tree conservation area which is 10% of the net site acreage. Tree conservation acreage is as follows:
 Primary: 0.00 acres
 Secondary: 1.30 acres

PHASING: There are two phases in this development. The construction of Departure Drive, the western portion of Beale Street, Lots 1-41, 106-130, and Lot 135 will be Phase 1. Phase 2 will be construction of the eastern side of Beale Street, and the recordation of lots 42-105, and Lots 131-134, and 136

**COMPREHENSIVE
 PLAN:**

GREENWAY: There is no greenway on this site.

**STREET
 PLAN MAP:** Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Oak Forest Drive	Avenue 2 Lane, Undivided	60'	1/2-64'	29'	29'	N/A
Departure Drive	Avenue 2 Lane, Undivided	N/A	64'	N/A	36'	10'x15'
Beale Street	Neighborhood Local	N/A	59'	N/A	31'	N/A

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

**COMPREHENSIVE
 PLAN:** This site is located in the North Citizen Advisory Council in an area designated as Community Mixed Use

**SUBDIVISION
 STANDARDS:**

LOT LAYOUT: The minimum site area for a townhouse building type in the Commercial Mixed Use district is 3,300 square feet. The site width must be a minimum of 44' and a minimum lot width of 16'. The site and lots meet these minimum requirements.

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:** Individual lot service by the City is to be provided.
- 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.
- STREETSCAPE TYPE:** The applicable streetscape is a residential. Construction of a 6' planting strip and 6' wide sidewalk is proposed along both sides of Departure Drive and Beale Street.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Departure and Beale Streets and the east side of Oak Forest Drive. Access to the public right of way in addition to internal connection requirements is provided in accordance with 8.3.4 of the UDO.
- 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 the Unified Development Ordinance. The project will utilize a wet pond and a bioretention pond for meeting stormwater quality and quantity regulations. Additionally, a Nitrogen offset payment will be required. The wet pond will require pumping in order to draw down the normal pool for maintenance purposes. The bioretention pond has been designed with no under drain system and will utilize soil infiltration only for treatment.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** Two new streets are being proposed with this development. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- OTHER REGULATIONS:** Developer shall meet all City requirements, including underground utility service, flood protection measures, and the soil erosion ordinance, unless specifically varied by this approval.

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 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: 11-3-2019
Record at least ½ of the land area approved.

5-Year Sunset Date: 11-3-2021
Record entire subdivision.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE 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 Public Works Department for street construction; by the first working day in November and May each year.



Planning and Development Director Action

Administrative Alternate

Findings: UDO Sec. 7.1.2.B Administrative Alternate Findings

The parking ratios of this UDO apply unless an alternate parking ratio is approved by the Planning and Development Officer in accordance with Sec. 10.2.17 and the requirements below.

1. Alternate parking ratios may be approved where an applicant submits a parking study, prepared and sealed by a registered professional engineer in the State of North Carolina. Such a study must illustrate that the required parking ratios of Sec. 7.1.2.C. do not accurately apply to a specific development proposal.
2. The data submitted must include, at minimum, the size and type of the proposed development, the mix of uses, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads of all uses.
3. The data must be obtained either from relevant studies published in refereed journals or other secondary source of comparable authority; or from primary studies of no fewer than 3 comparable developments within the regional market. The regional market shall be the Consolidated Metropolitan Statistical Area.
4. The alternate shall not be subject to review by the Appearance Commission.

Decision The Planning and Development Director finds that the requested alternate generally meets the findings enumerated in the Unified Development Ordinance



Signature

3 Nov 16

Date



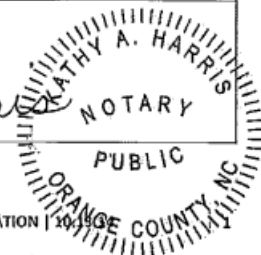
Planning & Development

Development Services Customer Service Center
One Exchange Plaza, Suite 400
Raleigh, North Carolina 27601
Phone 919-996-2495
Fax 919-516-2685

Administrative Alternate

Administrative Alternate Request	OFFICE USE ONLY
<p>Section(s) of UDO affected: 7.1.2</p> <p>Provide an explanation of the alternate requested, along with an applicant's statement of the findings</p> <p>This request is for a reduction in required parking. A parking study was completed by Ramey Kemp & Associates on 12.21.2015 indicating that 1.38 spaces per 3-bedroom unit is consistent with current market trends and similar, existing townhouse developments. This study was reviewed by the Office of Transportation Planning. In accordance with the letter issued by the Office of Transportation on 01.26.2016, we request that a reduction in parking be approved for 0.9 spaces per bedroom with no additional visitor parking.</p> <hr/> <p>Provide all associated case plan numbers including zoning and site plan: Z-32-15, S-79-15</p>	<p>Transaction Number</p>

GENERAL INFORMATION		
Property Address 6000 Oak Forest Drive		Date 10.12.2016
Property PIN 1726291738	Current Zoning CX-3-CU	
Nearest Intersection Oak Forest Drive & Departure Drive		Property size (in acres) 16.90 acres
Property Owner LENNAR CAROLINAS, LLC	Phone 919.337.9454	Mail 909 Aviation Pkwy, Suite 1500 Morrisville, NC 27560
	Email Patricia.Hanchette@Lennar.com	
Project Contact Person Mike Tarrant, STEWART	Phone 919.866.4789	Mail 421 Fayetteville Street, Suite 400 Raleigh, NC 27601
	Email mtarrant@stewartinc.com	
Property Owner Signature <i>[Signature]</i>	Email Patricia.Hanchette@Lennar.com	
Notary	Notary Signature and Seal	
Sworn and subscribed before me this <u>13</u> day of <u>Oct</u> , 20 <u>16</u>	<i>[Signature]</i>	



APPEARANCE COMMISSION APPLICATION | 10