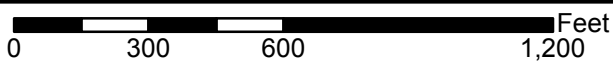
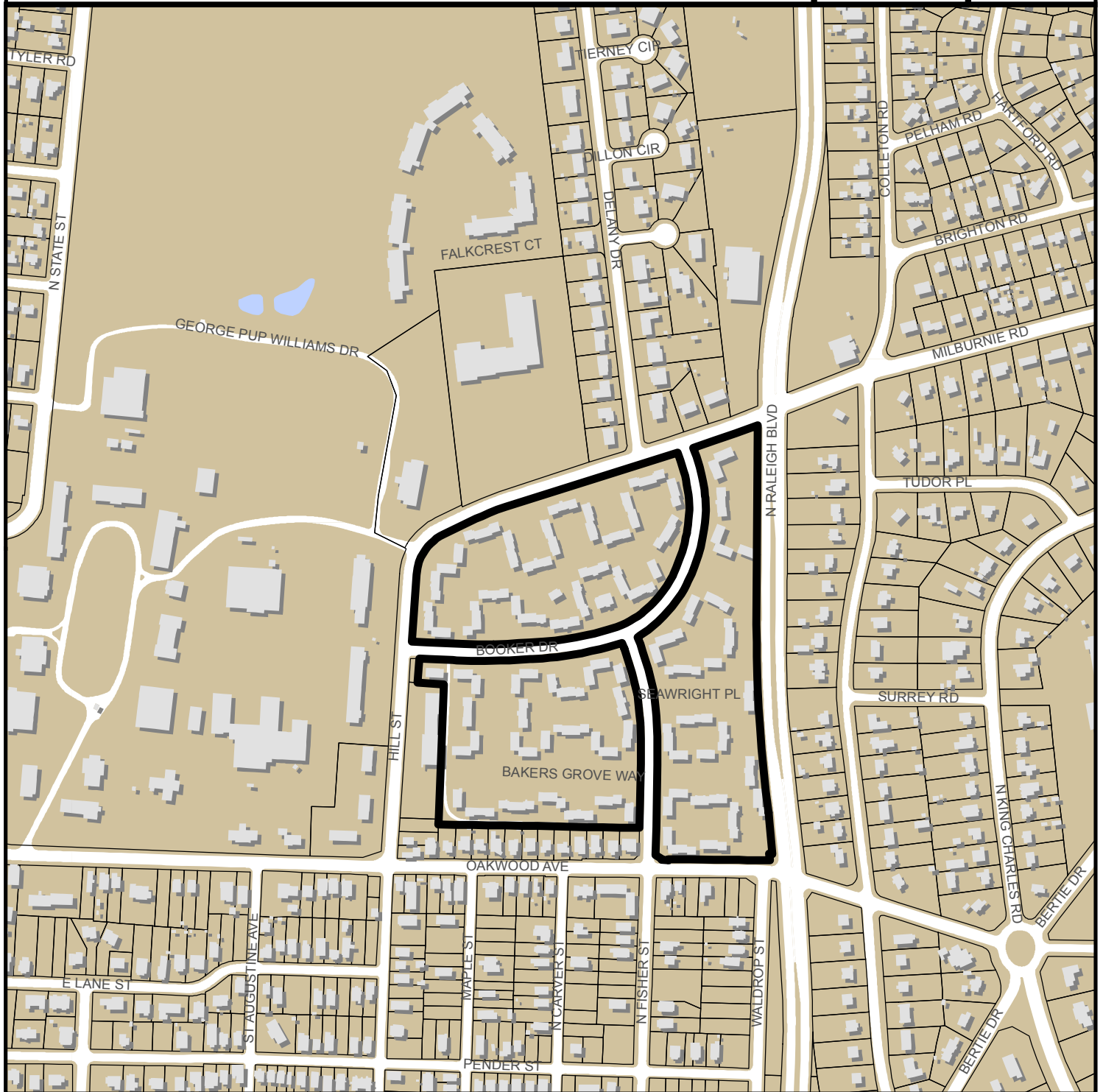


THE VILLAGES AT WASHINGTON TERRACE SR-37-2016



Zoning: **RX-3**
CAC: **North Central**
Drainage Basin: **Crabtree Basin**
Acreage: **22.66**
Units/Lots sq. ft.: **162/190,805**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **DHIC INC**
Phone: **919-600-5369**





Administrative Action

Administrative Site Review

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

Case File / Name: SR-37-16 / The Villages at Washington Terrace

General Location: This site is located on a site bound by Milburnie Road to the north, North Raleigh Boulevard to the east, a new proposed public road to the west and Booker Drive (to be realigned) to the south. The entire site is zoned RX-3.

CAC: North Central

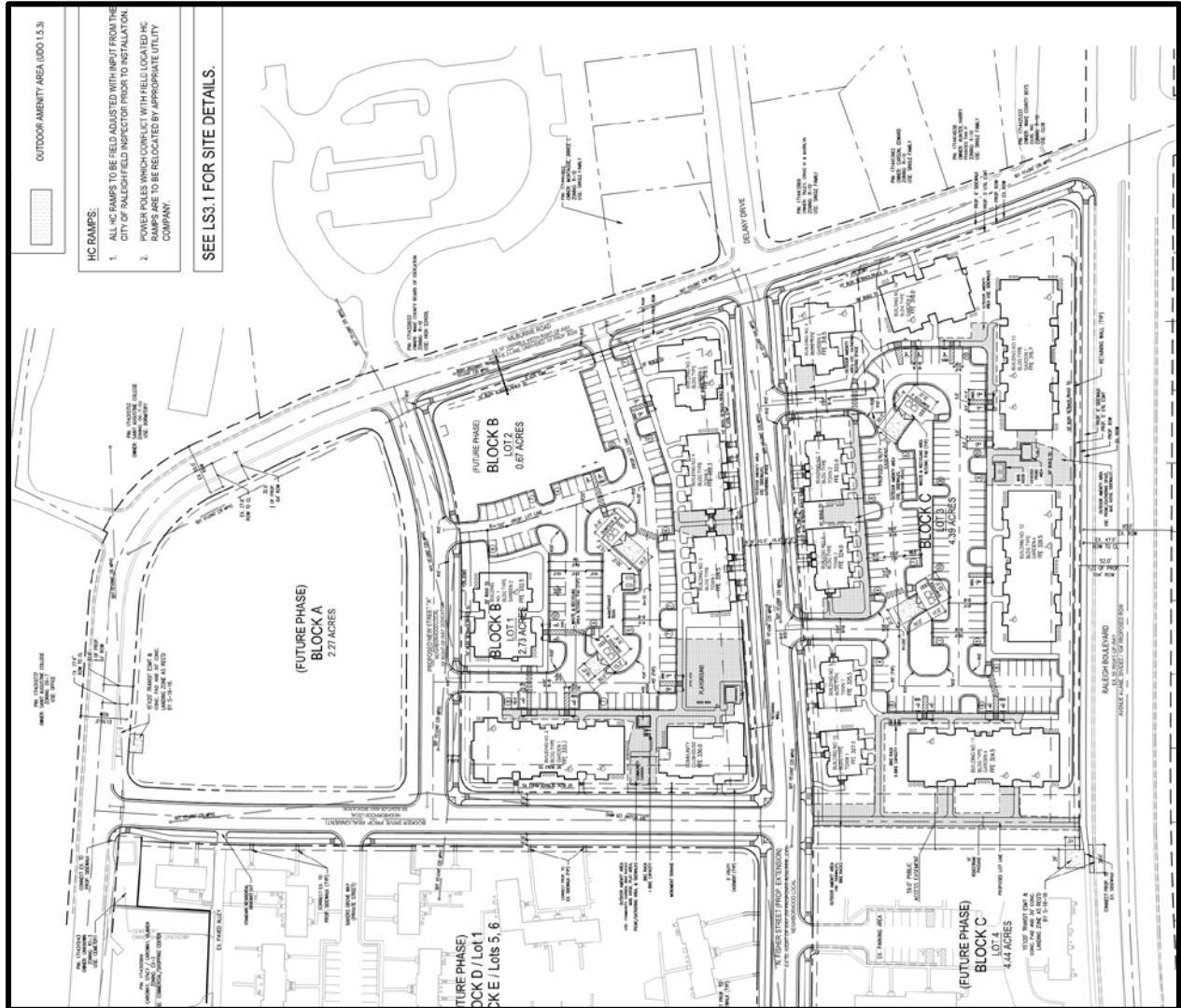
Request: Development of two tracts included in subdivision case S-18-16 into multifamily apartment and townhome buildings and one clubhouse all totaling 198,805 square feet as follows:

- Lot 1 (Tract B) – 2.73 acre tract into three, three-story apartment buildings and two, two-story townhome type buildings containing 55 dwelling units and a one-story community clubhouse.
- Lot 2 (Tract B) – 0.67 acres with construction of internal access way and 23 parking spaces with the remainder of the tract vacant for future development.
- Lot 3 (Tract C) - 4.39 acre tract into five, three story apartment buildings and four, two-story townhome type buildings containing 107 dwelling units.
- Total: 162 dwelling units

Cross-Reference: S-18-16 (this subdivision to create tracts for this development has not been recorded)



SR-37-16 Location Map



SR-37-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	RX-3	2.1 , 3.1
Overlay District:	N/A	5.1
Parking:	178 spaces required based 1 space per affordable dwelling unit (162 units) and one space per 300 square feet of clubhouse space. 195 spaces provided. Additional spaces for lot 1 are being provided on adjacent lot 2. Cross access and shared parking agreements will be required.	7.1.2
Street Type(s):	Raleigh Blvd: Avenue 4-Lane, Divided Booker St.: Neighborhood Local Milburnie Road: Avenue 2-Lane, Divided Public Street A: Neighborhood Local North Fisher Street: Neighborhood Local	8.4
Streetscape:	Residential streetscape approved per S-18-16	8.5
Setbacks/Frontage:	Both lots bound by public street frontage on three sides. Min. build-to range of 10/30' met for primary (70%) and side (35%) streets (see Administrative Alternate for N Fisher Street). Side/rear setbacks of 0/6' met.	3.4 , 3.2 , 2.2
Neighborhood Transitions:	N/A; This site is not adjacent to residential zoning districts.	3.5
Transitional Protective Yards:	N/A; Not required for this use.	7.2.4
Stormwater:	This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. The site is proposing a shared sand filter and underground detention on Tract B to meet stormwater requirements for water quality and water quantity. The site is also proposing a sand filter and underground detention on Tract C to meet stormwater requirements for water quality and water quantity.	9.2
Tree Conservation:	This project is proposing a fee-in-lieu for 1,547.9 square feet in accordance with S-18-16.	9.1

Variances, Design Adjustments, Administrative Alternates:	Administrative Alternate approved for minimum build-to requirements on N Fisher Street (see attached)	
Other:	Private sewer system to be reviewed and permitted by the Public Utilities Department.	

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to issuance of a mass 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;

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

2. That the lots are recorded in accordance with the approved subdivision case S-18-16 and all conditions of approval of S-18-16 are met;
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 plans for the shared stormwater devices on Lots 1 and 2 of Block B be submitted and approved;
6. 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;
7. That a fee-in-lieu of tree conservation area be paid for 1.547.9 square feet if not already paid with the accompanying subdivision S-18-16;

Prior to issuance of building permits:

8. That the lots are recorded in accordance with the approved subdivision case S-18-16 and all conditions of approval of S-18-16 are met;

9. 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;
10. 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;
11. That Infrastructure Construction Plans related to this site plan are approved;
12. That a cross access and shared parking agreement amongst lots 1 and 2 as shown on S-18-16 is approved by the Planning Department for recording in the Wake County Registry, and that a copy of the recorded agreement be returned to the City within 1 day of lot recording;
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 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;
15. 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;
16. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees is paid to the Public Works Department;
17. That street names for this development be approved by the Raleigh City Planning Department and by Wake County;

Prior to issuance of building occupancy permit:

18. 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.) Kenneth Benson (S. Benson) Date: 11-21-16

Staff Coordinator: Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE 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 10/6/16, submitted by JDavis.

EXPIRATION 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.** If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 11-21-2019

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 time frame shall automatically void the approved site plan for which no building permits have been issued.

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.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.



Planning and Development Director Action

Administrative Alternate Findings:

Sec. 1.5.6.D. Administrative Alternate Findings

The Planning and Development Officer may in accordance with Sec. 10.2.17. reduce the build-to requirement, subject to all of the following findings:

1. The approved alternate meets the intent of the build-to regulations;

Staff response: The project contains five buildings along Fisher Street that, along with additional architectural elements and/or plantings as specified by conditions of the Appearance Commission's recommendation, provide a street edge and sense of enclosure by providing spatial definition to the street. The placement of buildings, additional architectural elements, and plantings will help define the character of the area.

2. The approved alternate conforms with the Comprehensive Plan and adopted City plans;

Staff response: The project conforms to several Comprehensive Plan policies. The scale and design of the proposed buildings and additional elements is similar to what is proposed for other areas within the development.

3. The approved alternate does not substantially negatively alter the character defining street wall or establish a build-to pattern that is not harmonious with the existing built context;

Staff response: The project proposes a new design context for the block and general area. The proposed alternate, along with additional elements as recommended, does not negatively alter the street wall or establish a build to pattern that is not harmonious with the context established by the development plan for the area.

4. The change in percentage of building that occupies the build-to area or increased setback does not negatively impact pedestrian access, comfort or safety; and

Staff response: Pedestrian access is still provided from Fisher Street directly to the proposed buildings with several pedestrian walkways from the Fisher Street to the buildings, as well as along access drives from the street to internal areas.

5. Site area that would have otherwise been occupied by buildings is converted to an outdoor amenity area under Sec. 1.5.3.B.

Staff response: The applicant proposes three amenity areas adjacent to Fisher Street within the required Build-to range.

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

Signature

9-2-2016

Date