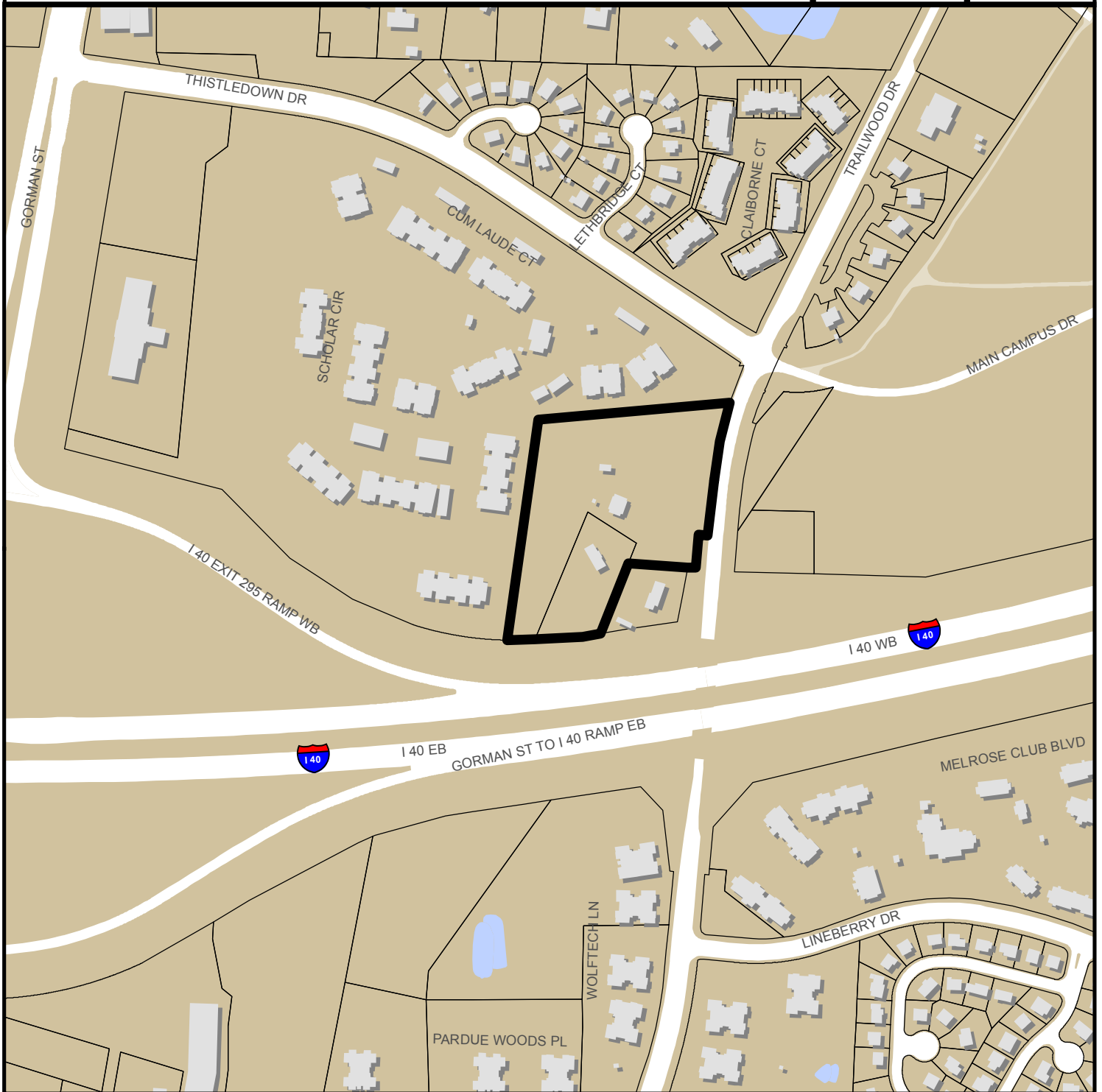


TRAILWOOD APARTMENTS SR-87-2016



0 300 600 Feet

Zoning: **RX-3-PK-CU,
SRPOD, SHOD-1**

CAC: **West**

Drainage Basin: **Walnut Creek**

Acreage: **5.01**

Sq. Ft. \ Units: **76,615 \ 50**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Marlowe and
Moye, LLC**
Phone: **(919) 844-7888**





Administrative Action Administrative Site Review

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

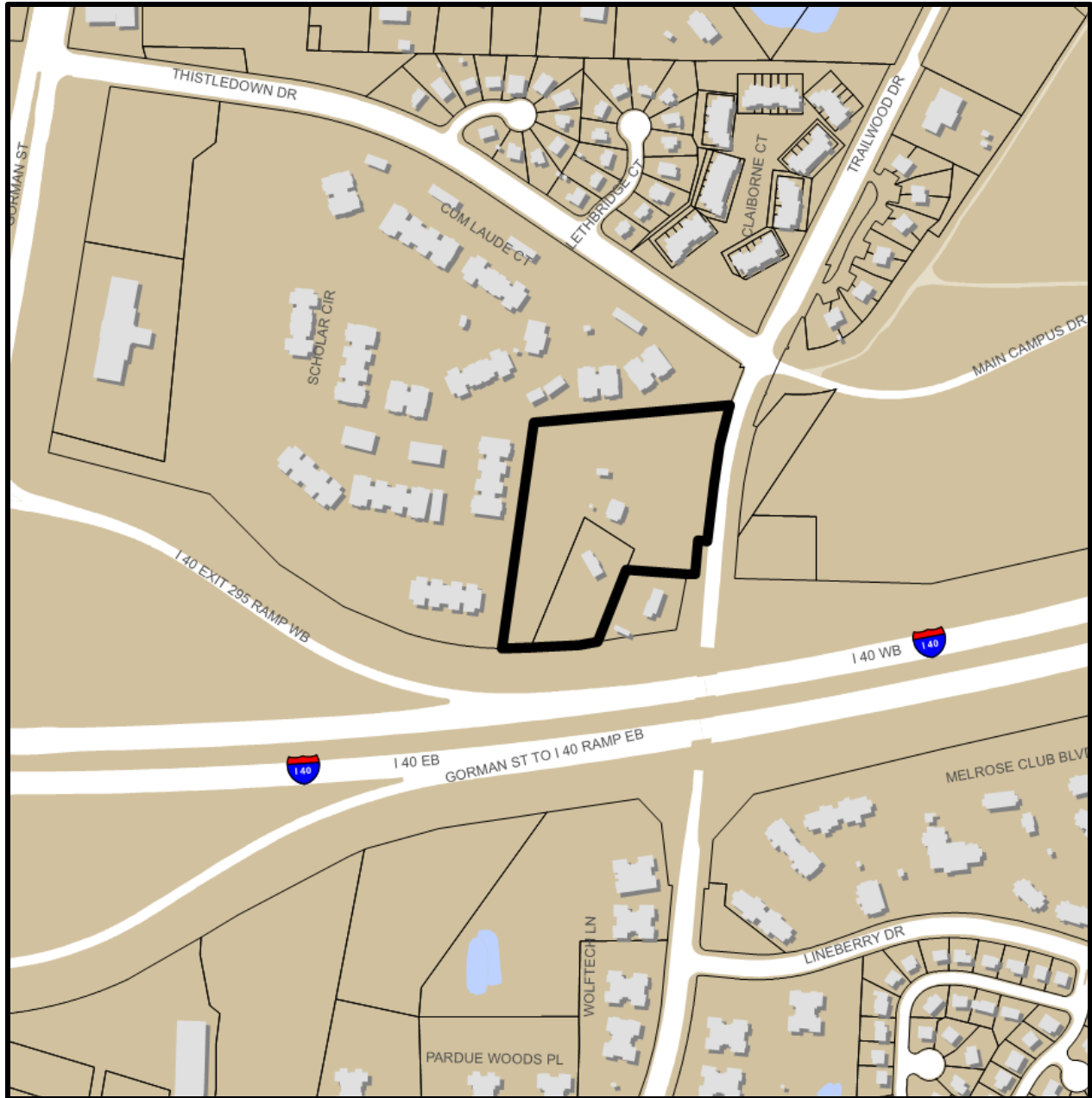
Case File / Name: SR-87-16, Trailwood Apartments

General Location: This site is located on the west side of Trailwood Drive, south of the intersection of Trailwood Drive and Main Campus Drive and is outside of the city limits.

CAC: West

Request: Development of a 5.08 acre recombined tract zoned RX-3-PK CU and within both a SHOD-1, and an SRPOD Overlay into a 28,117 square foot multibuilding/multifamily apartment complex including two 3 story apartment buildings and one 1 story apartment building, for a total of 50 units, all on one site.

Cross-Reference: Z- 39-2015, AAD-2-17, TR# 492324



SR-87-16 Location Map



Planning and Development Director Action

Administrative Alternate Findings:

Sec. 1.5.6 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 a building located within a range for building placement behind a vegetated buffer that supplements the existing street edge condition along Trailwood Drive. The alternate provides flexibility for the project's specific site design and allows the building to address Build-to regulations while also complying with the setback required by the Parkway frontage.

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

Staff response: The project conforms to several Comprehensive Plan policies, including LU 4.5, LU 5.1, T 2.9, T 5.10, and UD 5.1.

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 does not negatively alter the character defining streetwall or establish a development pattern that is not harmonious with the existing built context. The heavily vegetated buffer of existing trees between the proposed building and the street will be similar to and reinforce the pattern of adjacent development to the north along Trailwood Drive.

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: The proposed alternate does not negatively impact pedestrian access for the site. Sidewalks are provided from the buildings to the Trailwood Drive sidewalk along the two access driveways. A walkway, including a crosswalk across the northern driveway, also provides access to the bus shelter to the north of the site.

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 area between the Parkway frontage buffer and the proposed building has been identified as outdoor amenity area. It includes the area within the Build to range specified by code.

Decision

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



Signature

1-25-17

Date

Parking:	Required = 180 spaces Proposed = 195 spaces (25 3 bedroom units + 25 4 bedroom units) Bicycle (short term) = 4 min. required - 12 provided	7.1.2
Street Type(s):	Trailwood Drive is classified as an Avenue 2-Lane Divided street. Interstate 40 is classified as a Limited Access Highway Due to the existing infrastructure and the zoning conditions of the adjacent Campus Edge Apartments, the Block Perimeter requirement has been waived by the Public Works Director (see design adjustment).	8.4
Streetscape:	As both Trailwood Drive and Interstate 40 are North Carolina maintained streets, a C-2 yard along both. The C-2 yard standard along Trailwood Drive being met by 50' Parkway frontage with Tree Conservation. The C-2 yard standard along I-40 is being met by 50' Tree Conservation and associated SHOD-1 yard.	8.5
Setbacks/Frontage:	Frontage = Parkway frontage along Trailwood Drive being met by 50' Tree Conservation. Front = 5' Corner = 5' Side = 0' or 6' Rear = 0 or 6'	3.2,
Neighborhood Transitions:	Location – In the Southeast corner of the parcel adjacent to PIN 0792094031. The Neighborhood Transition Yard facing south = 10' Type 1 transitional protective yard The Neighborhood Transition Yard facing east is a 50' Type 3 protective yard.	3.5
Transitional Protective Yards:	NA	7.2.4
Stormwater:	Installation of an underground pipe storage system in conjunction with a dry detention pond, along with a one time nitrogen offset payment.	9.2
Tree Conservation:	This site is providing .57 acres or 11.4% of tree conservation area in accordance with Article 9.1.	9.1

<p>Variations, Design Adjustments, Administrative Alternates:</p>	<p>Due to the existing infrastructure and the zoning conditions of the adjacent Campus Edge Apartments, the Block Perimeter requirement has been waived by the Public Works Director (see design adjustment).</p> <p>An approved Administrative Alternate (AAD-2-17) allowing an increase in the maximum "Build To" requirements for the primary street, or that the principal building façade may fall between 60' and 66' from the Right of Way, and to occupy 47% (199' of 423') of the lot width</p>	
<p>Other:</p>	<p>Transit – a proposed 15' x 20' transit easement and a pad and a shelter adjacent to the entrance of the complex along Trailwood Drive.</p>	

Ordinance (2016) 589 ZC 731
Effective: 5/17/16

Z-39-15 – Trailwood Drive – west side, south of its intersection with Thistledown Drive, being Wake County PINs 0792093361 and 0792032086, approximately 5.01 acres rezoned to Residential Mixed Use-3 stories-Parkway-Conditional Use with Special Residential Parking Overlay District and Special Highway Overlay District-1 (RX-3-PK-CU w/SRPOD & SHOD-1). Conditions dated: April 25, 2016

1. No more than 50% of the dwelling units constructed on the property shall be 4 bedroom units.

Proposed are 25 three bedroom units, and 25 four bedroom units.

2. Prior to issuance of a building permit for new development on any of the three parcels fronting along Trailwood Drive (Wake County Parcel PIN's 0792-09-3361, 0792-09-2086 and 0792-09-4031), if the City's Transit Division so requests, and if approved by NCDOT, the owner shall construct at its own expense a transit shelter which shall be located within a 15x20 foot easement dedicated by the owner at a location approved by the Transit Division and by deed of easement in a form approved by the City Attorney. If requested by the Transit Division, such shelter shall include a bench, a fifteen foot wide concrete foundation with an Americans With Disabilities Act required curb cut, and a 6 foot high channel post with mounted trash container and shall be built according to the City's Standards and Specifications.

A 15' x 20' transit easement, a pad, and a shelter are proposed adjacent to the entrance of the complex along Trailwood Drive as requested by the Transit Division as per this condition.

3. The maximum density for the property shall be limited to 10 dwelling units per acre.

Proposed are 9.84 dwelling units/acre, or < 10 units/acre.

4. The properties shall be restricted to Residential Uses only, as defined by Chapter 6 of the Raleigh UDO.

Proposed use = multi-unit living as defined by 6.2.1 d of the Unified Development Ordinance

5. The following materials will be prohibited on the exterior vertical wall surfaces of the

buildings: vinyl siding, EIFS, exposed treated lumber, Masonite siding, Hardipanel or other cementitious panels and exposed non-architectural grade masonry units.

Preliminarily proposed exterior element revisions to the plan will be made during final site review.

6. No dwelling unit shall have more than four (4) bedrooms.

Proposed are 25 three bedroom dwelling units, and 25 four bedroom dwelling units.

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;
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 the issuance of any site permits, infrastructure construction plans or concurrent review process, 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;

Prior to issuance of building permits:

5. That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract;
6. 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;
7. That a demolition permit be issued;
8. That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;

9. That the existing on site well is either capped or appropriately noted on the recombination plat. If well is to be capped, a well permit from Wake County Environmental Services is required prior to recordation;
10. That a driveway permit along Trailwood Drive is required to be approved. If the NCDOT approval requires changes to the approved infrastructure plans, they shall be revised and submitted for approval prior to issuance of building permits;
11. That ½ of the required 80' right of way for Trailwood Drive is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
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 Infrastructure construction plans for all public improvements and primary internal access public streets shall be required and reviewed , and approved by the City of Raleigh and North Carolina Department of Transportation;
14. That all conditions of Z-39-15 are complied with, which include building materials, bedroom allocation and unit count;
15. That a sidewalk deed of easement is approved by the city staff and that the location of the easement as shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat;
16. That an offer of cross access with the lots owned by Trailwood Apartments LLC, and Grady Lee and Erica B. Langston be recorded in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department prior to building permit issuance;
17. That a 15' x 20' transit deed of easement is approved by the city staff and that the location of the easement is shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat;
18. 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;
19. 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.
20. 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 issuance of building occupancy permit:

21. 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.) Ken Bown (C. Hayes) Date: 4-21-17

Staff Coordinator: Michael Walters

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 01/23/2017, submitted by Pamela Porter/Tony M. Tate Landscape Architecture.

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: 4/21/2020

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date: 4/21/2021

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.