

TRINITY HEIGHTS S-17-2016



0 300 600 Feet

Zoning: **OX-3-PK, SHOD-1**
CAC: **West**
Drainage Basin: **Richland Creek**
Acreage: **2.86**
Number of Lots: **23**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**
Applicant: **Envision Homes, LLC**
Phone: **919-417-4780**





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-17-16 Trinity Brownstones

General Location: The site is located on the south side of Trinity Road, east of the Trinity Road overpass of Interstate 40, and is outside of the city limits.

CAC: West Raleigh Citizen's Advisory Council

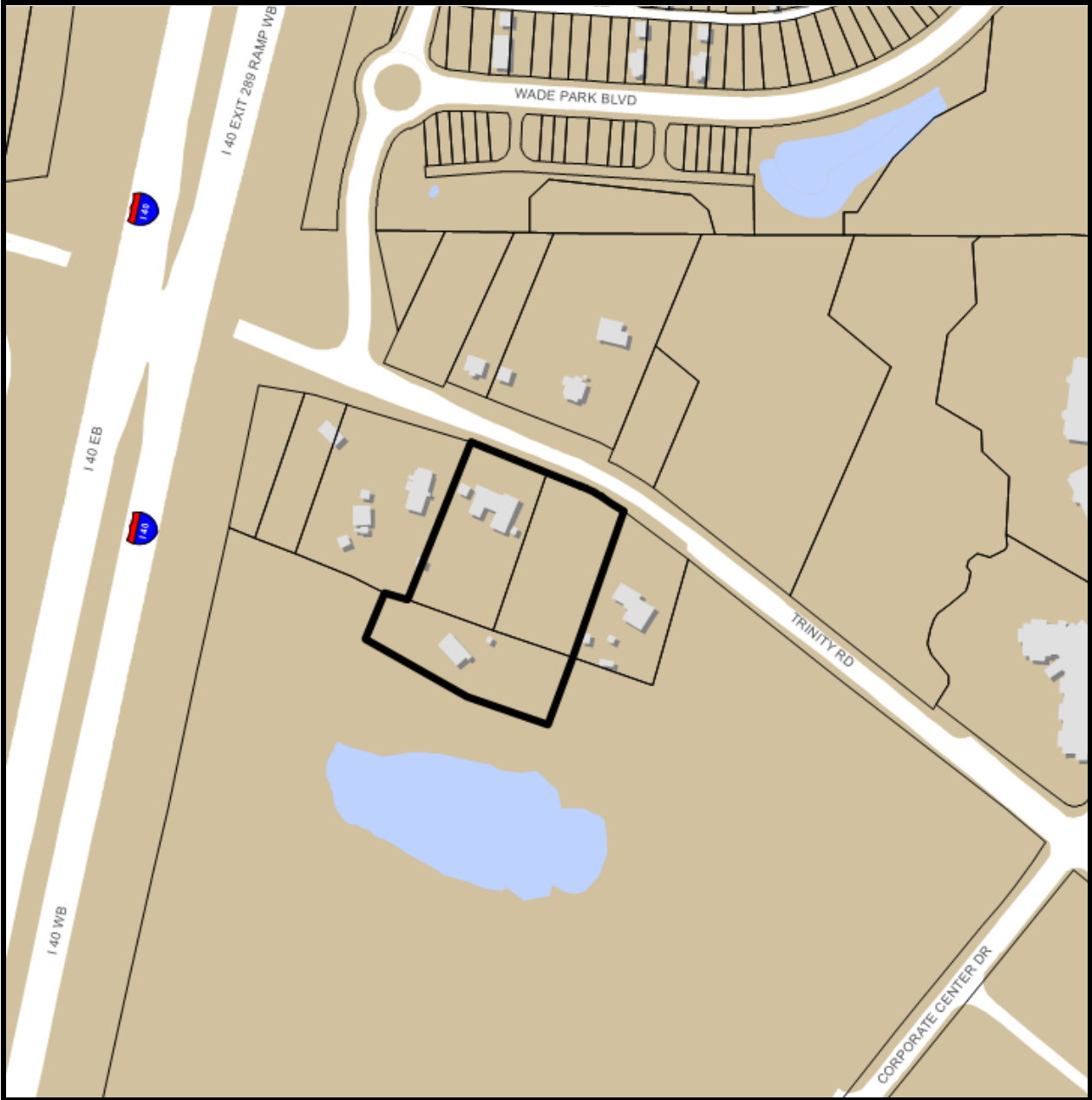
Nature of Case: Subdivision of a recombined parcel totaling 2.86 acres into 21 townhome lots and 3 common open space lots, all zoned OX-3-PK and within a SHOD-1 Overlay District.

Contact: Andrew Petty, The Curry Engineering Group, PLLC

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

1. A Design Adjustment has been approved waiving the required block perimeter due to environmental and transportation constraints. (UDO Section 8.3)

Administrative Alternate: NA



Location Map



Engineering Services Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Engineering Services Director may consult with the heads of other City departments regarding the review of the request. The Engineering Services Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

PROJECT	Project Name Trinity Heights Townhomes	Date Completed Application Received: 5/23/16
	Case Number: S-17-2016	Transaction Number: 466702

DEPARTMENT RESPONSE/RECOMMENDATION	DEPARTMENT	REPRESENTATIVE SIGNATURE	DEPARTMENT	REPRESENTATIVE SIGNATURE
	<input type="checkbox"/>	Dev. Services Planner:		<input type="checkbox"/>
<input type="checkbox"/>	Dev. Services Eng:		<input checked="" type="checkbox"/>	Transportation: Kathryn Beard
<input type="checkbox"/>	Engineering Services:		<input type="checkbox"/>	PRCR:

Due to the location of this development in proximity to I-40 and the restricted spacing of interchange access points along I-40, this development is providing east and west roadway stub streets to improve the street grid for future developments to connect.

Staff is in support of this request to not require a public street in addition to the east –west future connections to be provided .

Development Services Director or Designee Action:

Approve Approval with Conditions Deny


 Authorized Signature 7/24/16
Date

*The Engineering Services Director may authorize a designee to sign in his/her stead. Please print name and title next to signature.

CONDITIONS FOR	
-----------------------	--

City of Raleigh
 Engineering Services

Phone: 919-996-3030
 www.raleighnc.gov

SUBJECT: S-17-16, Trinity Brownstones

**CROSS-
REFERENCE:** Transaction # 466702

LOCATION: The site is located on the south side of Trinity Road, east of the Trinity Road overpass of Interstate 40, and is outside of the city limits.

PIN: 0774777918, 0774776775, 0774778953

REQUEST: This request is to approve the Subdivision of a recombined parcel totaling 2.86 acres acre parcel into 21 townhome lots and 3 common open space lots, all zoned OX-3-PK and within a Shod-1 Overlay District.

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;

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 Article 9.2 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 an encroachment agreement for any plantings, planters, awnings or stormwater drainage systems that carry private drainage to be located within the public right-of-way is approved by the City Council by separate action. An application for encroachment into the public right of way for the landscaping located within the right of way as indicated on the preliminary plan, shall be submitted to the City's Encroachment Coordinator in the Public Works Department for review, and that the City Council approve the encroachment request. Following City Council approval of the encroachment, an encroachment agreement, prepared in accordance with Raleigh City Code Sections 12-1001 and 12-1021(a), shall be filed with the Public Works Department, and the encroachment agreement is to be recorded with the Wake County Register of Deeds. Maintenance of the encroachment shall be the responsibility of the owner;

- (5) That the power pole located along Trinity Road is shown on the plans to be relocated behind the proposed sidewalk along Trinity Road;
- (6) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (7) That plans for the shared stormwater devices be submitted and approved by the Engineering Services Department;

Prior to Planning Department authorization to record lots:

- (8) That demolition permits be issued for the existing houses to be removed from the parent tracts and that these building permit numbers be noted on all maps for recording with the Wake County Register of Deeds;
- (9) That the necessary approval from Wake County for the required demolition or capping of the well and septic systems on the site are shown on the map for recordation;
- (10) 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;
- (11) 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;
- (12) 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;
- (13) 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 recorded with the county register of deeds office where the property is located prior to any recordation of a subdivision or recombination plat, and a copy of the recorded documents be provided to the Planning Department within the 14 day period; further plan recordings and building permits authorization will be withheld if the recorded document is not provided to the Planning Department; Required legal documents shall be recorded within 1 day of the approval of a recorded map, if applicable;
- (14) 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.

- (15) 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;
- (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 ½ of the required 104' right of way (or 22') for the existing Trinity Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (18) That 22' right of way for Multi Family Streets of Bowery Drive, and Abingdon Ridge Place is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (19) That street names for this development be approved by the Raleigh City Planning Department and by Wake County;
- (20) 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;

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

- (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;
- (22) That the road improvements are completed and accepted for maintenance and that a warranty in the amount of 15% of the estimated value of the development related improvements is provided to the Public works department;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Ken Bowen (C. Hays) Date: 4-21-17

Staff Coordinator: Michael Walters

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 including Chapter 3, Article 3.2, Section 3.2. This approval is based on a preliminary plan dated February 6, 2017 owned by Envision Homes LLC., submitted by The Curry Engineering Group, PLLC.

ZONING:

ZONING DISTRICTS: OX-3-PK

TREE CONSERVATION: Tree conservation plan preliminarily approved: 0.11 acres primary tree conservation area, which equals 3.58% of net site area.

PHASING: There is one phase in this development.

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. Proposed street(s) are classified as Multi-Family Streets. Dedication of right-of-way is required.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Trinity Road (existing)	Avenue 4 lane Divided	60'	1/2 of 104' right of way (22')	22' BC/BC	76' BC/BC	
Bowery Drive (proposed)	Multi-Family Street		22'		22' (COR)	
Abingdon Ridge Place (proposed)	Multi-Family Street		22'		22'(COR)	

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between the required 1/2-76' street with curb, gutter and sidewalk and the proposed construction of 1/2-55' bb is reimbursable.

Existing streets on the site are classified as noted above.
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 West Raleigh Citizen's Advisory Council in an area designated as Office Research and Development

SUBDIVISION STANDARDS:

- LOT LAYOUT:** The minimum area size in this district is 3,300 square feet and the minimum width is 44'. The minimum townhome lot width in this zoning district is 16 feet. Lots in this development conform to these minimum standards.
- 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:** The Block perimeters standard is being met via an approved design adjustment waiving the minimum block perimeter. A fee for street signs is required in accordance with the Raleigh Street Design Manual.
- STREETSCAPE TYPE:** The applicable streetscape for Trinity Road and both Multi-Family Streets is a Residential streetscape. The Streetscape standard along Trinity Road is being met outside of the Right of Way via a SHOD yard and Tree Conservation. Construction of a sidewalk, 6' wide is proposed inside of the right of way along Trinity Road.
- PEDESTRIAN:** A sidewalk is required along the project side of Trinity Road, and outside of the right of way along both sides of each of the two Multi-Family streets. 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:** Site is subject to Stormwater Regulations under Article 9.2 of the UDO. Site will comply with runoff regulations with an underground detention system. Water Quality requirements will be addressed with an underground sand filter. No floodplain or buffers exist on the site.
- WETLANDS / RIPARIAN BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- STREET NAMES:** Two new Multi-Family 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:** 4/21/2020
Record at least ½ of the land area approved.
- 5-Year Sunset Date:** 4/21/2022
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.