



## Administrative Action Preliminary Subdivision Cluster Unit Development

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27602  
(919) 516-2626  
www.raleighnc.gov

**Case File / Name:** S-28-10 / Walnut Terrace Redevelopment

**General Location:** On the northeast corner of Wilmington Street and Fayetteville Street inside the city limits.

**CAC:** Central

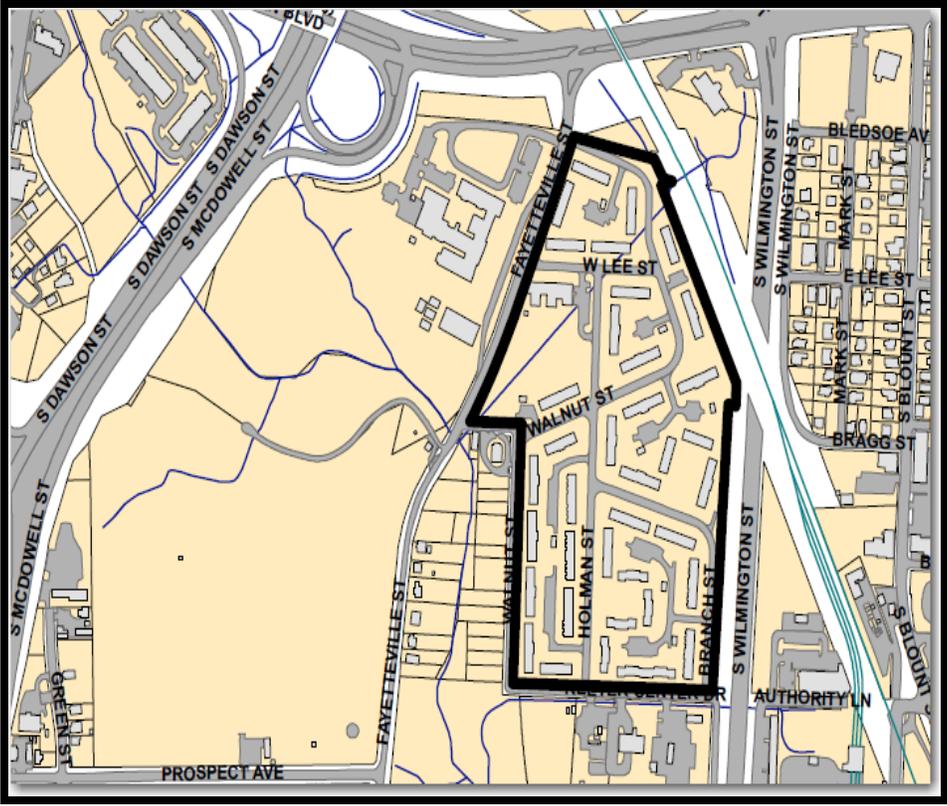
**Nature of Case:** Redevelopment of Walnut Terrace into a cluster development. The site consists of 27.54 acres zoned R-20. All existing structures will be removed. The cluster development will consist of the following:

- 77 townhomes (19 detached & 58 attached)
- 136 apartments
- 90 Congregate Care dwelling units
- 5 single family lots
- Community center
- Maintenance facility

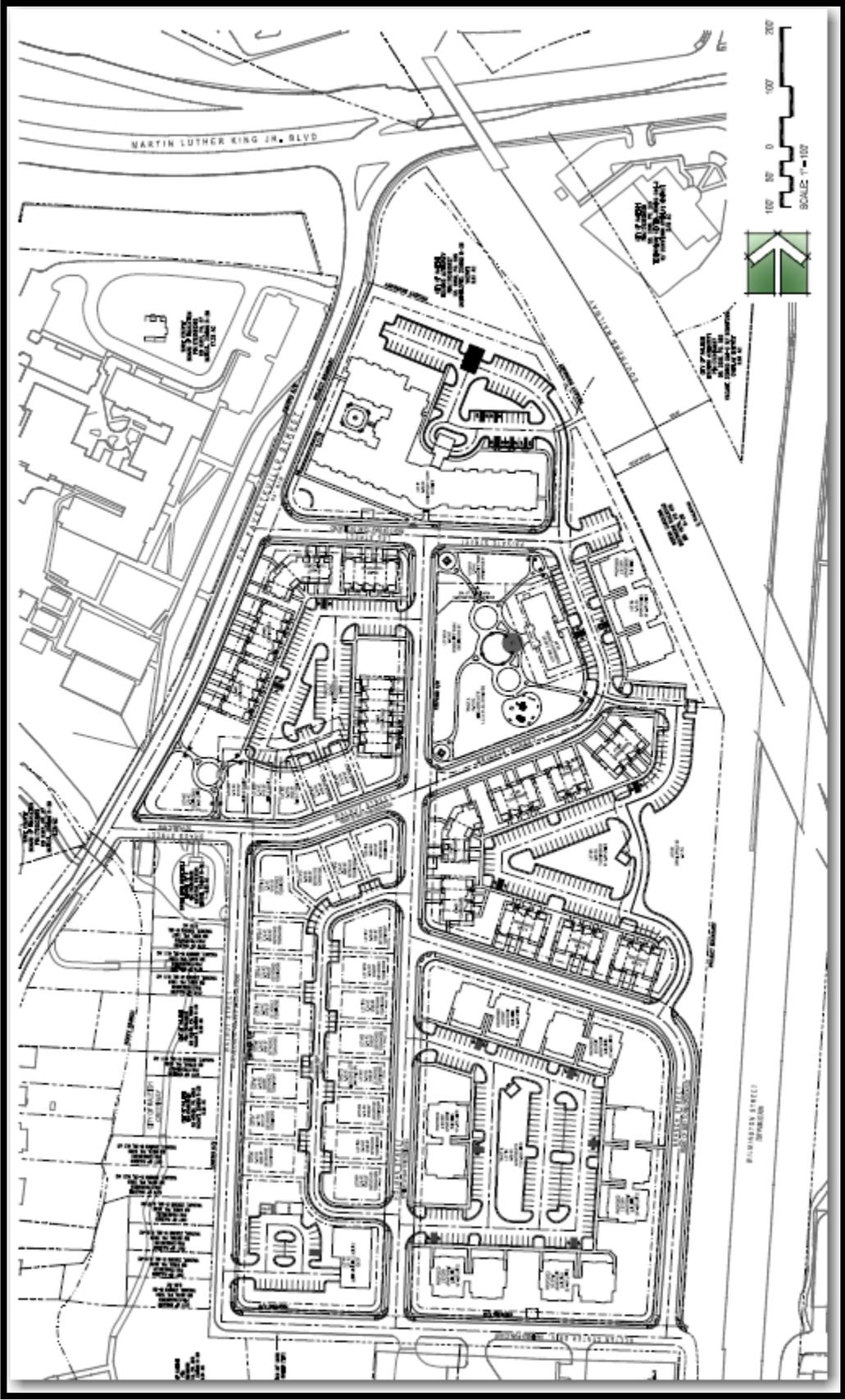
A total of 308 dwelling units, 7 lots individual lots that buildings will be constructed and 3 open space lots with an overall residential density will be 12.80 units per acre.

In addition this approval includes right of way dedication for Keeter Center Drive, Holman Street, Branch Street, Walnut Street, Bragg Street and Lee Street. With the right of way dedication the development will be split into several large parcels/tracts of land and the uses listed above will be located within the newly created parcels/tracts and are not part of the overall residential density.

**Contact:** JDavis Architects



S-28-10 Walnut Terrace Redevelopment – site map



S-28-10 Walnut Terrace Redevelopment – preliminary plan

---

**SUBJECT:** S-28-10 / Walnut Terrace Redevelopment

**CROSS-REFERENCE:** N/A

**LOCATION:** On the northeast corner of Wilmington Street and Fayetteville Street inside the city limits.

**REQUEST:** This request is for the redevelopment of Walnut Terrace into a cluster development and the removal of all existing structures. The site consists of 27.54 acres zoned R-20. This cluster development will consist of the following:

- 77 townhomes (19 detached & 58 attached)
- 136 apartments
- 90 Congregate Care dwelling units
- 5 single family lots
- 1 maintenance facility lot
- 3 open space lots
- Community center

A total of 308 dwelling units, 7 lots individual lots that buildings will be constructed and 3 open space lots with an overall residential density will be 12.80 units per acre.

In addition this approval includes right of way dedication for Keeter Center Drive, Holman Street, Branch Street, Walnut Street, Bragg Street and Lee Street. With the right of way dedication the development will be split into several large parcels/tracts of land and the uses listed above will be located within the newly created parcels/tracts and are not part of the overall residential density.

---

**OFFICIAL ACTION:** Approval with conditions

---

**CONDITIONS OF APPROVAL:**

***Prior to issuance of a land disturbing permit for the site:***

- (1) That a tree protection plan be prepared for existing trees adjacent to the riparian buffer. These trees are to be used to fulfill the requirement of 10-5006(11) f. 3. The tree protection plan shall be submitted and approved by the Site Review Specialist in the Inspections Department, and that the tree protection area be inspected and staked in the field;
- (2) That the 12 lots donated by the City of Raleigh to the Raleigh Housing Authority, across Walnut Street as shown on the preliminary plan, must be deed restricted such that no development shall occur on the properties. A copy of this recorded deed must be presented to the City Attorney's office.

***Prior to Planning Department authorization to record lots:***

- (3) That a payment in lieu for the alternate means of compliance, for tree conservation will be approved by the Forestry Specialist, be paid to the Forestry Specialist in the Inspections Department;

- (4) That construction plans for public improvements, water and sewer, be approved by the Public Utilities Department and the Public Works Department;
- (5) That a demolition permit be issued by the Inspections Department and this building permit number be shown on all maps for recording;
- (6) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;
- (7) That three (3) 15x20 foot transit easement located on Keeter Center Drive, Holman Street and Lee Street be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of this easement is not provided to the Planning Department within the 14 day period, further plat recordings and building permits authorization may be withheld;
- (8) That the lots owned by the City of Raleigh located on the west side of Walnut Street (as shown on the preliminary plan), shall be transferred by deed to the Raleigh Housing Authority and a copy of the recorded deeds shall be submitted to the Planning Department and placed on file;

---

I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

*Mitchell Sils (C. Wayne)*

Date:

*7-29-11*

**Staff Coordinator:**

Jacque Baker

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 Chapter 2, Part 10, Sections 10-2023 Chapter 3, Part 10, Sections 10-3001-3071-3074. This approval is based on a preliminary plan dated 12/27/10, owned by Raleigh Housing Authority, submitted by JDavis Architects.

**ADDITIONAL NOTES:**

On March 1, 2011 the City Council authorized staff to proceed with the disposition of the City owned properties (approximately 2.03 acres as shown on the preliminary plan) to the Raleigh Housing Authority.

---

**CLUSTER STANDARDS:**

**ZONING DISTRICTS:**

Residential-20.

**DEVELOPMENT DENSITY:**

The proposed plan contains 308 dwelling units, one maintenance facility lot and 3 open space lots. The proposed congregate care will be located on lot 1

(approximately 3.33 acres) with 90 dwelling units. The congregate care is one building located on lot 1 and will be approved by staff administratively in Inspections.

- PHASING:** There are no phases in this development.
- LOTS / SETBACK:** There is no minimum lot size for the attached townhomes, apartments and congregate care. The 5 single family lots in this cluster development will have a minimum lot size of 5,175 square feet. The aggregate side yard setback for the single family is 15 feet. There shall be no less than 5' of side yard setback on any lot in this development. A perimeter protective yard is not required as the development is surrounded by public right of way.
- SETBACK / HEIGHT:** Setbacks from public streets and property lines conform to Section 10-2103(b). The minimum setback from public streets is shown to be 10' - 20'. Private outdoor living areas maintain a min. 40' separation if parallel to each other or oriented at less than a 45-degree angle. Vehicular surface areas other than individual driveways are no less than 5' to a building wall. Buildings greater than 28' in height meet minimum 30' setback from perimeter property lines.
- BLOCK LAYOUT:** The existing public streets and existing private layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.
- OPEN SPACE:** Open space conforms to minimum requirements in Raleigh City Code Section 10-2103(d). 10% or 2.41 acres required, % 10 or 2.43 acres provided. Open space quotient required = 150, provided = 176.65. Open space meets the standards for topography (a maximum average slope of 8% for the lesser of 1/3 or two acres of the required open space). The subdivision is not divided by a thoroughfare.
- 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. This is a medium impact use under Section 10-2082.8. Transitional protective yards are not required as the project is surrounded by public right of way.
- TREE CONSERVATION:** The site is required 10% or 2.40 acres of tree conservation area. The critical root zones of existing trees are located under existing pavement and structures and the 10% of trees could not be saved. The plan shows .27 acres in the secondary tree conservation area and a buy down area of .56 acres.

---

**COMPREHENSIVE  
PLAN:**

- GREENWAY:** There is no greenway on this site.

**THOROUGHFARE  
/ COLLECTOR  
PLAN:**

Dedication of right-of-way is required for the following streets. It was determined that right of way for the streets were never dedicated.

Street	ROW	Construct	Slope Esmt.
Holman St	50'	existing	n/a
Keeter Center Dr	variable	existing	n/a
Branch St	50'	existing	n/a
Walnut St	50'	existing	n/a
Lee St	50'	existing	n/a
Bragg St	50'	existing	n/a

**TRANSIT:** The following three (3) transit-oriented features of this site are incorporated into the proposed plan: 15x20 along Keeter Center Drive, Holman Street and Lee Street.

**URBAN FORM:** This site is located in the Central CAC.

**SUBDIVISION  
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. All lines serving more than one lot and located outside public street r/w or City of Raleigh water or sewer easement shall be owned and maintained by the non-profit owner's association.

**SOLID WASTE:** Refuse collection is to be provided based on the standards in the Solid Waste Manual.

**CIRCULATION:** Existing street improvements conform to City construction standards.

**PEDESTRIAN:** Existing sidewalk locations conform to City regulations.

**FLOOD HAZARD:** There are flood hazard areas on this site and required to be shown on all maps.

**STORMWATER  
MANAGEMENT:** This site is exempt from Part 10, Chapter 9 Stormwater regulations per 10-9003(b)(8). The City of Raleigh is donating 12 lots across Walnut Street, which must be deed restricted in order for the Walnut Terrace redevelopment project to meet the Floodplain development regulations. Fill in the floodplain is restricted to 50% on the property. With the additional 12 lots, the area of flood fringe is 3.05 acres, of which, 1.5 acres is propertied to be filled with the redevelopment.

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

**STREET NAMES:** Two new street names are required for this development and the new streets are private. The 5 single family lots are located on public streets.

**OTHER**

**REGULATIONS:** Developer shall meet all City requirements, including underground utility service (§10-3059), flood protection measures (Part 10, Chapter 4), and the soil erosion ordinance (Part 10, Chapter 5), unless specifically varied by this approval.

**SUNSET DATES:** If significant lot recording 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:** 7/29/2014  
Record at least ½ of the land area approved.

**5-Year Sunset Date:** 7/29/2016  
Record entire subdivision.

**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.