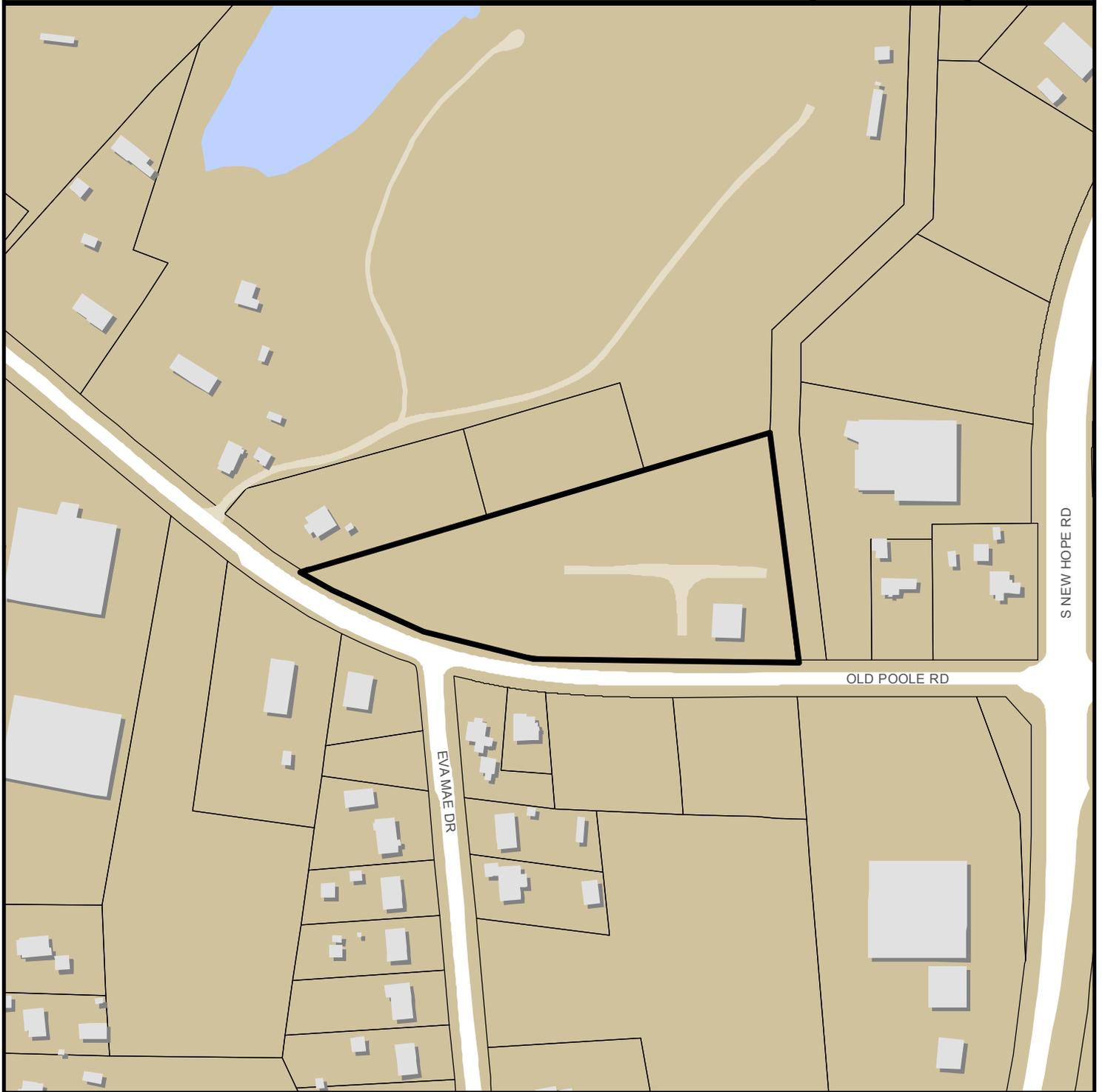


SYCAMORE RUN APARTMENTS GH-2-2015



0 300 600 Feet

Zoning: **NB**
CAC: **Southeast**
Drainage Basin: **Crabtree Basin**
Acreage: **4.0**
Number of Lots: **1**

Planner: **Meade Bradshaw**
Phone: **(919) 996-2664**

Applicant: **SP & D Raleigh LLC**
Phone: **(704) 998-1189**





Administrative Action Group Housing Development

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

Case File / Name: GH-2-15 / Sycamore Run Apartments

General Location: Located on the north side of Old Poole Road, between Bethel Road and South New Hope Road.

CAC: Southeast

Nature of Case: Approval for a group housing development consisting of two buildings with 42-apartment units and a community building with a proposed density of 10 units an acre. The size of the parcel is 4.2 acres, zoned Neighborhood Business District and Residential-15, located outside the city limits.

Contact: Jim Chandler, Timmons Group

Design Adjustment: N/A

Administrative Alternate: NA



Location Map

SUBJECT: GH-2-15 / Sycamore Run Apartments

CROSS-REFERENCE: Z-89-96, S-72-15

LOCATION: Located on the north side of Old Poole Road, between Bethel Road and South New Hope Road.

PIN: 0774853398

REQUEST: Approval for a group housing development consisting of two buildings with 42-apartment units and a community building with a proposed density of 10 units an acre. The parcel is 4.2 acres, zoned Neighborhood Business District and Residential-15, located outside the city limits. This development plan is proposed in conjunction with subdivision plan S-72-15 which creates a public street thru the site in conformance with UDO standards.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to issuance of building permits in the Development Services Department:

- (2) That all the conditions of S-72-15 are complied with;
(3) That all conditions of Z-89-96 are complied with; and

Prior to issuance of building occupancy permit:

- (4) That as-built certification for all stormwater control devices and impervious surface survey must be submitted and accepted as required under UDO Sec. 9.2.2.d.3 shall be provided to the Public Works Department, Stormwater Management Division.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (A. Bowers) Date: 2-17-16

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 Part 10 Code Sections 10-2022, 10-2042, 10-2103, and Part 10 A UDO Articles 8.4, and 9.2. This approval is based on a preliminary plan dated 1/20/16, owned by SP&D Raleigh, LLC, submitted by Timmons Group.

ZONING:

ZONING DISTRICTS: Neighborhood Business & Residential-15

Z-89-96 Old Poole Road, north side, between Poole Road Extension and New Hope Road, being Map 1723.16 93 4497, approximately 26 acres rezoned to Residential-15 Conditional Use District.

Ordinance No. (1996) 19 ZC 401 Effective: 12-3/96

Conditions: (7/19/96)

1. Development(s) upon this property shall comply with provisions of CR 7107 or its successor relating to stormwater management.
2. Any additional right-of-way needed for the widening of Old Poole Road shall be reimbursed at the Residential-6 value.

SETBACKS / HEIGHT:

This plan conforms to all minimum setback standards. Interior building setbacks meet the 5' minimum setback as referenced in 10-2103 Group Housing. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 42'.

PARKING:

Off-street parking conforms to minimum requirements: 93 spaces required based on number of bedrooms per unit and 1/300 square feet of the community building. 93 spaces are provided.

LANDSCAPING:

Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. The proposal is medium density residential under Section 10-2082.9. Transitional protective yards are shown in compliance with City standards in the following locations:

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
Northern Boundary	Type D	10'

TREE CONSERVATION:

This project is larger than two acres and compliance with UDO Article 9.1. Tree Conservation is required and being provided with the accompanying subdivision, S-72-15. The project provides 0.344 acres of tree conservation area which is 10% of the net site acreage.
Tree conservation acreage is as follows:
Primary: 0.0 acres

Secondary: 0.344 acres

OPEN SPACE: There is a total of 0.343 acres (10%) open space provided.

DEVELOPMENT

DENSITY: Development proposes 42 dwelling units on 4.2 acres. Total density equals 11.6 units per acre. The property is split zoned. Twelve units are located on 0.840 acres, located in the Residential-15 zoning district. The proposed density is 14.3 units per acre within this portion of the site. 30 units are located on 3.378 acres, located in the Neighborhood Business zoning district. The proposed density is 8.9 units/acre within this portion of the site.

PHASING: There is one phase in this development

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**STREET
PLAN MAP:** Right-of-way and street construction improvements were required with S-72-15.

TRANSIT: No transit-oriented features are incorporated into the proposed plan. The City's Transit Technician determined there was not a need for any improvements at this location.

**COMPREHENSIVE
PLAN:** This site is located in the Southeast Citizen Advisory Council in an area designated as Moderate Density Residential.

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in Neighborhood Business District and Residential-15 Districts are 5,000 square feet. The minimum lot depth in these zoning district is 70 feet. The minimum lot width of an interior lot in this zoning district is 45 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: The location and design of refuse collection facilities is shown in accordance with the Solid Waste Collection Design Manual. Service will be provided by a private contractor.

**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: Requirements met with S-72-15. Additionally a 15' width Type C-2 street yard is shown along Old Poole Road.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. Private sidewalks connect the main entrances of the buildings to all public right-of-way.

FLOOD HAZARD: There are flood hazard soils on this site. Location determined by Scott Mitchell, PE LSS. See City of Raleigh flood study file no. FS-688.

STORMWATER MANAGEMENT: This site is subject to UDO Section 9.2 Stormwater Management requirements. This project is proposing dry detention basin and constructed wetland, along with the purchase of offsite mitigation credits to achieve an acceptable nitrogen loading rate. The detention basin and constructed wetland will also be used to attenuate the post development peak flow rates to pre-development conditions for the 2-yr and 10-yr storm events.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are located on this site and show no disturbance.

STREET NAMES: Required with S-72-15

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: 2-17-2019
Record at least ½ of the land area approved.

5-Year Sunset Date: 2-17-2021
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.