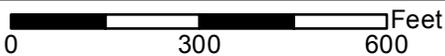


# WAKEFIELD COMMONS APARTMENTS GH-4-2015



Zoning: **CUD O&I-1, UWPOD**  
CAC: **North**  
Drainage Basin: **Richland Creek**  
Acreage: **6.94**  
Square feet: **47,793**

Planner: **Justin Rametta**  
Phone: **(919) 996-2665**  
Applicant: **Taft Development Group**  
Phone: **(252) 752-7101**





# 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-4-15 / Wakefield Commons

**General Location:** This site is located on the north side of Common Oaks Drive, between Wakefield Commons Drive and Forest Pines Drive.

**CAC:** North

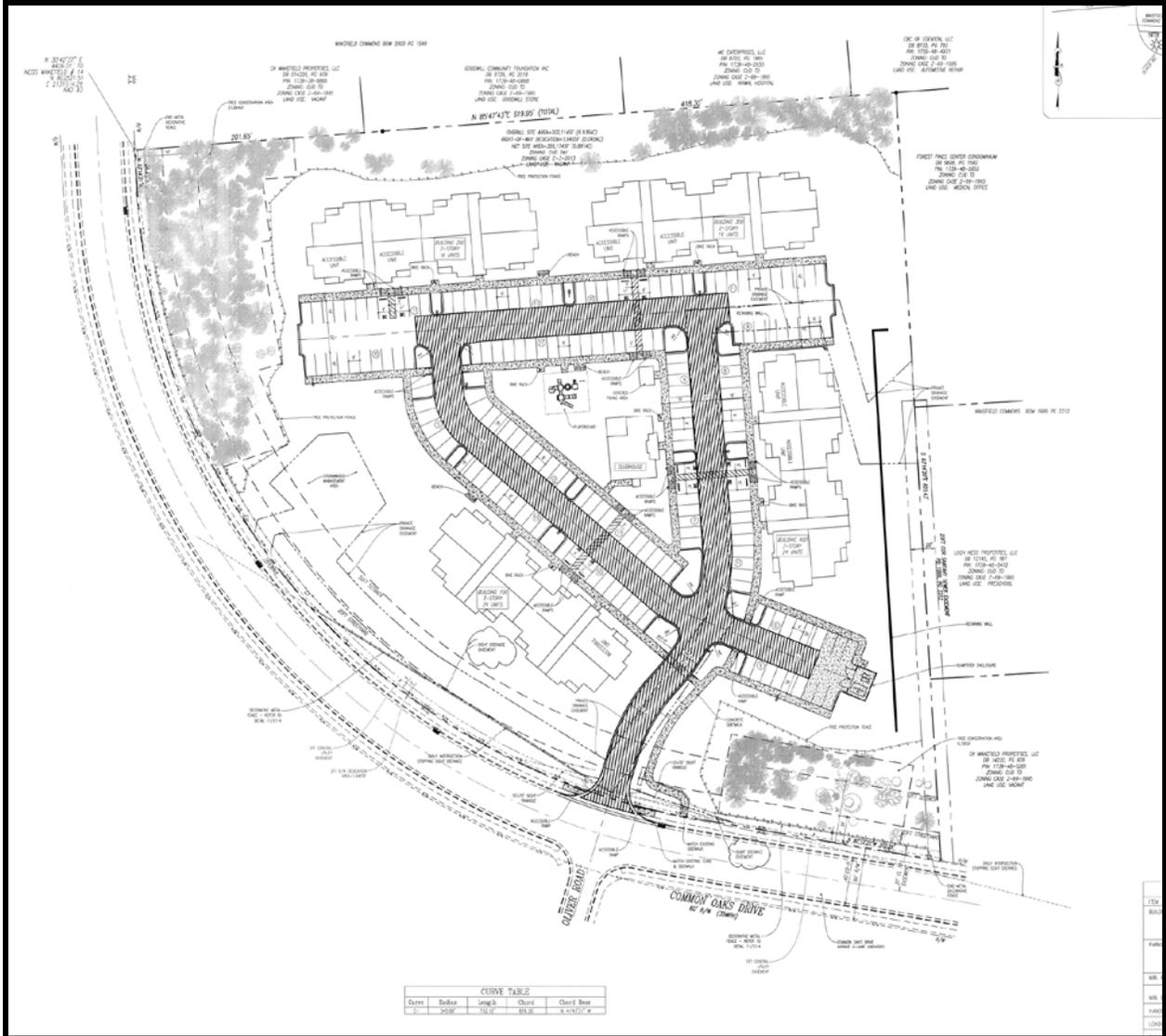
**Nature of Case:** Proposed group housing development consisting of 80 units in four buildings plus a clubhouse on five existing parcels totaling 6.94 acres, zoned Conditional Use District Office and Institutional-1 (CUD O&I-1) with Urban Watershed Protection Overlay District (UWPOD).

**Contact:** Matt Lowder, Triangle Site Design

**Design Adjustment:** One Design Adjustment has been approved by the Public Works Director for this project. The Design Adjustment allows the placement of street trees on private property as opposed to in the existing 3.3' planting strip.



GH-4-15 Location Map



GH-4-14 Preliminary Site Plan

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**SUBJECT:** GH-4-15 / Wakefield Commons

**CROSS-  
REFERENCE:** Z-3-13

**LOCATION:** This site is located on the north side of Common Oaks Drive, between Wakefield Commons Drive and Forest Pines Drive, within the City Limits.

**PINs:** 1739388681, 1739480681, 1739482599, 1739480364, 1739483301

**REQUEST:** Approval of a group housing development consisting of 80 units in four buildings plus a clubhouse on five existing parcels totaling 6.94 acres, zoned Conditional Use District Office and Institutional-1 (CUD O&I-1) with Urban Watershed Protection Overlay District (UWPOD).

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

***Prior to issuance of a grading permit:***

- (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;
- (2) That a final tree conservation plan with permit be approved by the Conservation Forester. 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 Conservation Forester;
- (3) That a plan showing the metes and bounds of all the designated wooded areas for the site in compliance with UDO Section 9.1.9 is approved by the Conservation Forester;

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

- (4) 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;
- (5) That a nitrogen offset payment must be made to a qualifying mitigation bank;

***Prior to issuance of building permits:***

- (6) The fee-in-lieu for 1' of sidewalk along Common Oaks Drive be paid to the Public Works Department.

- (7) That a recombination map be recorded prior to or in conjunction with the recording of lots, recombining the existing lot into a single tract; That ½ the required right-of-way for Common Oaks Drive is shown as dedicated on all maps for recording;
- (8) 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;
- (9) 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;
- (10) That infrastructure construction plans are approved by the Public Utilities Department;

***Prior to issuance of an occupancy permit:***

- (11) That as-built certification for all stormwater control devices as required under UDO Sec. 9.2.2.d.3 shall be provided to the Public Works Department, Stormwater Management Division.
- (12) 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;

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I hereby certify this administrative decision.

**Signed:**

(Planning Dir.)

*Kenneth Bowers (J. Bowers)* Date: 6-2-16

**Staff Coordinator:**

Justin Rametta

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to Part10A Chapters 8 and 9, Part 10, Chapter 2, Sections 10-2035, 10-2064, Part 10, Chapter 3, Sections 10-3001-3071-3074. This approval is based on a preliminary plan dated 3/30/16, owned by Wakefield Commons, LLC submitted by Triangle Site Design.

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**ZONING:**

**ZONING DISTRICTS:** Conditional Use District Office and Institutional-1 (CUD O&I-1) with Urban Watershed Protection Overlay District (UWPOD).

Z-3-13 - Conditional Use – Common Oaks Drive, east/ north, south of its intersection with New Falls of Neuse Road, being Wake County PINs, 1739-38-8681, 1739-48-0681, 1739-48-0364, 1739-48-2599 and 1739-48-3301. Approximately 6.93 acre(s) to be rezoned from Thoroughfare Conditional Use District with Watershed Protection Overlay District (WPOD) to Office & Institution-1 Conditional Use District with Watershed Protection Overlay District (WPOD).

Conditions Dated: 02/27/13

As used herein, the Property means and refers to aft of those tracts or parcels of land containing approximately 6.93 acres and identified by the following Wake County Parcel Identification Numbers: 1739-38-8681, 1739-46-0681, 1739-48-0304, 1739-48-2599, and 1739-48-3301.

1. The following uses shall be prohibited upon the Property;

- a. Cemetery
- b. Parking facility - principal use
- c. Governmental water and sewage treatment plant
- d. Correctional/penal facility - all types
- e. Telecommunications tower
- f. Outdoor stadium/theater/amphitheater/track
- g. Move theater - outdoor
- h. Airfield or landing strip
- j. Utility services and substation
- k. Heliport
- l. Emergency shelter type B

*Proposed use is group housing development.*

2. The maximum residential density permitted upon the Property shall be 11.544011 dwelling units per acre.

*Proposed density is 11.527 units/acre.*

3. In the event the Property is recombined and developed for an apartment building-type development, group housing or multifamily development, the minimum building setback from Common Oaks Drive shall be fifty (50) feet.

*50' building setback is shown.*

4. In the event the Property is recombined and developed for an apartment building-type development, group housing or multifamily development, a landscaped area measuring twenty (20) feet in width shall be provided along and parallel to the Common Oaks Drive right-of-way, except for those areas used for sidewalks and vehicular driveways. No parking areas shall be located within this landscaped area. This landscaped area shall be planted to the street protective yard standards of the City Code section 10-2082.5 (as the same exists as of the date hereof), and may take advantage of credit for tree preservation as permitted by the same. This landscaped area may be used to satisfy the street protective yard requirements of the City Code.

*20' Landscape area is shown.*

5. In the event the Property is recombined and developed for an apartment building-type development, group housing or multifamily development, a fence shall be installed on the Property parallel to Common Oaks Drive for the entirety of the Property's frontage along Common Oaks Drive, at a minimum setback of five feet (5') from the street right-of-way, except across those areas used for sidewalk and vehicular driveway. This fence shall be of metal components (pickets, crossbars and posts), black in color, and similar in style to that fence existing as of the effective date of this rezoning ordinance on the property described as Lot 21 on that plat recorded in Book of Maps 2000, Page 1168, Wake County Registry (see attached Exhibit 1).

*Fence and detail are shown on plans.*

6. Unless multiple access points are eliminated, in the event the Property is recombined and developed for an apartment building-type development, group housing or multifamily development, and there is more than one vehicular access point to the Property, access to the Property for construction traffic associated with development of the Property shall be limited to that vehicular access point most closely aligned with Oliver Road (the westernmost private street providing access to that parcel described as Lot 22 on that plat recorded in Book of Maps 2007, Page 470, Wake County Registry).

*Only one access point is proposed.*

7. Unless multiple access points are eliminated, in the event the Property is recombined and developed for an apartment building-type development, group housing or multifamily development, and there is more than one vehicular access point to the Property, then: (a) at the point where the access drive connects to the Common Oaks Drive right-of-way, the southernmost vehicular access point serving the Property shall be a minimum of six (6) feet wider than the northernmost access point; and (b) subject to approval by the City or Raleigh, the southernmost vehicular access point serving the Property shall include a landscaped median at least three (3) feet in width.

*Only one access point is proposed.*

**DEVELOPMENT**

**DENSITY:** Proposed development density is 80 units on 6.94 acres, or 11.527 units per acre.

**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. The zoning conditions of Z-3-13 require a 50' minimum setback along Common Oaks Drive. This plan conforms to maximum height standards in this zoning district.

**PHASING:** There is one phase in this development.

**OPEN SPACE:** Open space conforms to minimum requirements. 34,848 square feet required, based on 435.6 square feet per unit, per the open space standards of 10-2103(d). 174,542 square feet provided.

**PARKING:** Off-street parking conforms to minimum requirements: 180 spaces required, based on two parking spaces per 2-bedroom unit, 2.5 spaces per 3-bedroom unit and 1 space per 200 square feet of clubhouse area. 180 spaces are provided. Parking spaces meet minimum standards for size and aisle width.

**LANDSCAPING:** Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. Landscape areas for tree planting are a minimum of 350 square feet per tree in area, and have a minimum dimension of 7 feet. This is a medium density residential use under Section 10-2082.9. No Transitional protective yards are required.

**TREE CONSERVATION:** This project is required 10% or 0.689 acres for tree conservation. This project has proposed 0.7265 acres which is broken into:  
 Primary: 0 acres  
 Secondary: 0.7265 acres

**OTHER GROUP HOUSING STANDARDS:** Private dead-end streets exceeding 150 feet provide turnarounds with a minimum interior curb radius of 30 feet. Fire hydrants, loop water system and fire truck access meet the standards of 10-2103(g). The main circulation route through this site meets private street standards. Sidewalks are shown to be provided from the main entrance of each dwelling unit and from all recreation facilities to the public sidewalk system.

**COMPREHENSIVE PLAN:**

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

**STREET PLAN MAP:** The existing streets are classified as shown below by the Street Plan Map of the Comprehensive Plan. No new public streets are proposed.

Street Name	Designation	Exist R/W	Required R/W	Existing street (b to b)	Proposed street (b to b)	Slope Easement
Common Oaks Drive	Avenue, 2-Lane, Undivided	60'	½ 64'	40'	40'	N/A

**TRANSIT:** This site is presently not served by the existing transit system.

**URBAN FORM:** This site is located in the North CAC in an area designated as Community Mixed Use.

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**SUBDIVISION  
STANDARDS:**

**BLOCKS / LOTS /  
ACCESS:**

Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO. No new public streets are proposed with this development.

**STREETSCPAE:**

The applicable streetscape is a sidewalk and tree lawn. Street trees are being planted on private property in a 20' streetyard in accordance with the zoning conditions. A 5' sidewalk currently exists along Common Oaks Drive. A fee-in-lieu of construction for one additional foot is required prior to the issuance of building permits.

**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:**

Soid Waste pickup to be by private contractor.

**PEDESTRIAN:**

Existing public sidewalk locations conform to City regulations.

**FLOOD HAZARD:**

There are no flood hazard areas on this site.

**STORMWATER  
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with Article 9 chapter 2 of the Unified Development Ordinance. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. A dry pond is proposed to attenuate post development peak runoff rates to predevelopment conditions for the 2 & 10 year storm events. A onetime offset mitigation payment will serve to reduce nitrogen loading to 3.6 lbs/ac/yr. The dry pond is sized to allow impervious surface in excess of 24% but less than 70% within the Urban Watershed Protection Overlay District.

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

No wetland areas or Neuse River riparian buffers are required on this site.

**STREET NAMES:**

No new street names are required for this development. All internal streets are private.

**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:** The sunset provisions of City Code Section 10-2132.2 (j), including the ability to request extensions in the sunset date, apply to this site plan. If significant construction has not taken place on a project after preliminary site plan 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:** 6-2-2019

Submit a final site plan and valid building permit application for the total area of the project, or a phase of the project.

**5-Year Sunset Date:** 6-2-2021

Complete construction of entire development.

**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.