



# Administrative Action Group Housing Development

City of Raleigh  
Development Plans Review Center  
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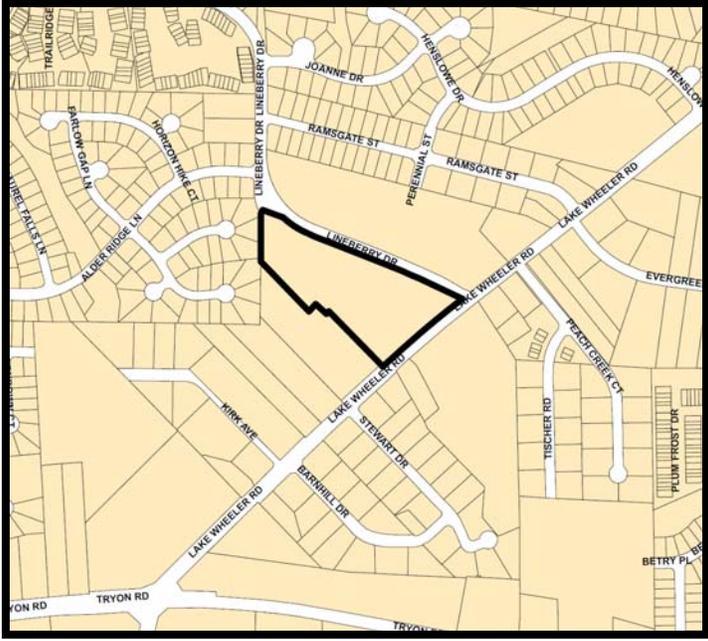
**Case File / Name:** GH-1-11 University Village at 2505

**General Location:** On the northwest corner of Lake Wheeler Road and Lineberry Drive, outside the city limits.

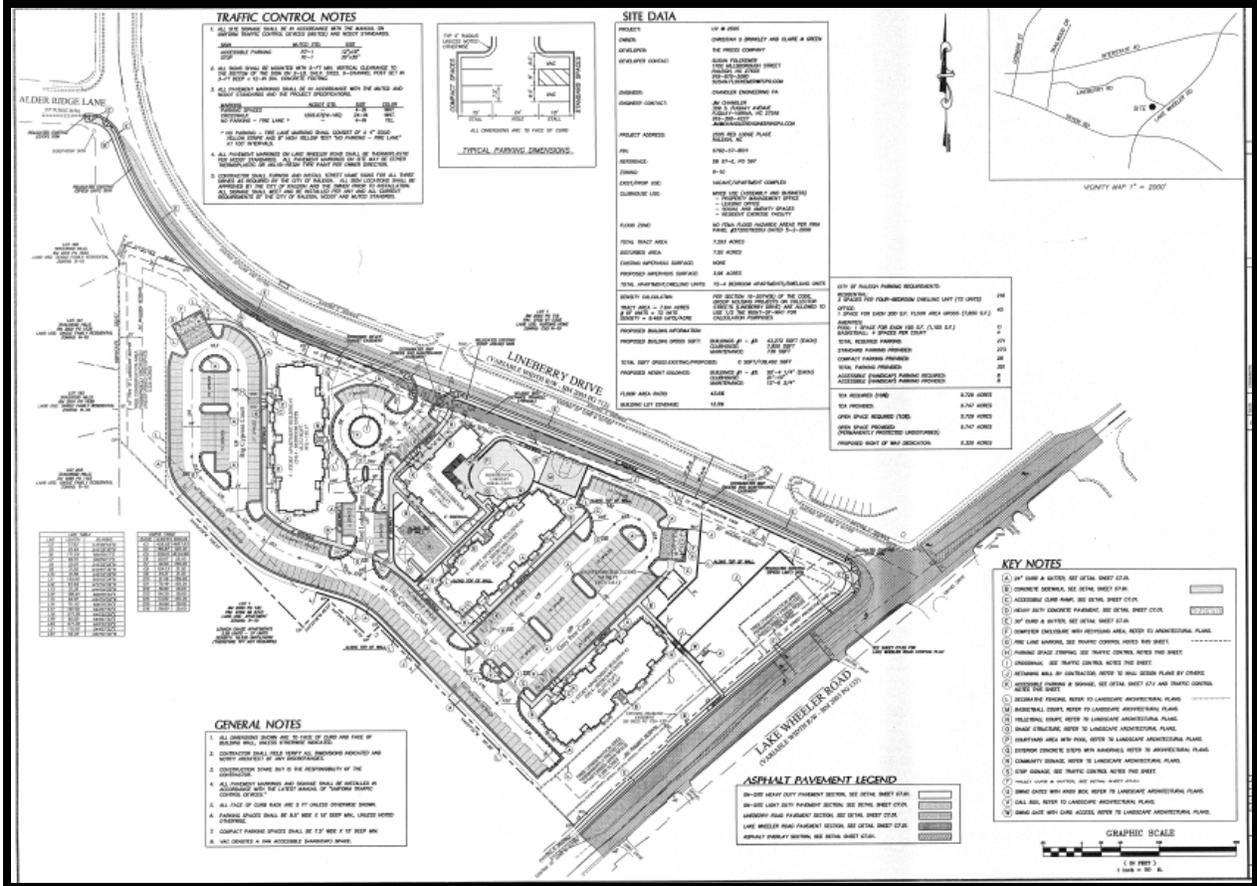
**CAC:** Southwest

**Nature of Case:** Approval of an apartment complex consisting of 3-buildings, each building will be 4-stories tall. The total number of units is 72 and each unit will be 4 bedrooms. There is a clubhouse with a pool, 1 maintenance building on 7.293 acres zoned Residential-10.

**Contact:** Chandler Engineering PA



GH-1-11 University Village at 2505



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**SUBJECT:** GH-1-11 University Village at 2505

**CROSS-  
REFERENCE:** N/A

**LOCATION:** On the northwest corner of Lake Wheeler Road and Lineberry Drive, outside the city limits.

**REQUEST:** Approval of an apartment complex consisting of 3-buildings, each building will be 4-stories tall with 72 – 4 bedroom units, and 1 clubhouse with pool, 1 maintenance building on 7.293 acres zoned Residential-10. The overall residential density is 9.46 units per acre with the density transfer from the dedicated right- of -way along Lineberry Road. The overall residential density without the transfer of density is 9.87 units per acre.

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**OFFICIAL ACTION:** Approval with conditions

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**CONDITIONS OF  
APPROVAL:**

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

- (1) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. 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 Inspections Department. A copy of the approved plan is placed on file in the Planning Department;
- (2) That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;

***Prior to issuance of building permits in the Inspections Department:***

- (3) That a 15x20 foot transit easement located on Lineberry Drive 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;
- (4) That construction plans for public improvements along Lineberry Drive and Lake Wheeler Rd. be approved by the Public Works Department;
- (5) That all private drainage easements around the BMP's be recorded;

- (6) 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;
  - (7) That a final detailed landscape plan showing street yards in accordance with 10-2082.5 be submitted/stamped and approved by the Site Review Specialist in the Inspection Department and a stamped approved copy is placed on file in the Planning Department;
  - (8) 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;
  - (9) That construction plans for the four (4) shared stormwater devices be submitted and approved by the Public Works Department;
  - (10) 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;
  - (11) That  $\frac{1}{2}$  of 90' shall be dedicated along Lake Wheeler Road prior to or in conjunction with the recording of any map or building permit issuance whichever comes first. That the following note is placed on the map for recording, Density transfer for dedicated right-of-way from Lineberry Road has been utilized this area is not eligible for reimbursement under the facility fees program.
  - (12) That 5-8' for a full 60' be dedicated along Lineberry Drive (existing right of way varies) prior to or in conjunction with the recording of any map or building permit issuance whichever comes first;
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I hereby certify this administrative decision.

Signed: (Planning Dir.) Mitchell Silve (C. Wayne) Date: 4-20-2011

Staff Coordinator: Jacque Baker

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**FINDINGS:** City Administration finds that this request, with the above conditions being met, conforms to Chapter 2, Part 10, Sections 10-2103, 10-2021, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/22/11, owned by Christian G. Brinkley and Claire M Green, submitted by Chandler Engineering PA.

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**ZONING:**

**ZONING DISTRICTS:** Residential-10.

**DEVELOPMENT**

**DENSITY:** The proposed plan contains 72 units.

**SETBACKS / HEIGHT:**

Setbacks from public streets and property lines conform to Section 10-2103(b). The minimum setback from public streets is shown to be 20' along Lineberry Drive and 75' along Lake Wheeler Road. 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. Building-to-building setbacks are shown in accordance with Sec. 10-2103(b). The proposed buildings will be 50' and all buildings are located internal to the site.

**PHASING:** There are no phases in this development.

**OPEN SPACE:** Open space conforms to minimum requirements. 10 % or .729 acres required, 10% or .747 acres provided, based on the open space standards of 10-2103(d). The open space is designated "permanently protected undisturbed".

**PARKING:** Off-street parking conforms to minimum requirements: 273 spaces are provided and 28 compact spaces for a total of 301 parking spaces.

**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. 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 residential use adjacent to a medium residential use (apartments) located along the southern property line and surrounded by public right of way along north and east. Single family lots are located to the west. Under Section 10-2082.9 transitional protective yards are required and are shown in compliance with City standards in the following locations:

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
Western property line	"D"	10'

**TREE  
CONSERVATION:**

Site acreage is 7.293 10 % required. The tree conservation area is located along Lake Wheeler Road and the western property line for a total of .747 acres or 10% provided.

**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.

**THOROUGHFARE  
/ COLLECTOR  
PLAN:**

Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Lake Wheeler	15.67' or ½ of 90'	½ of a 65' b/b	N/A
Lineberry Drive	5'- 8' for a full 60'	full 41' b/b	N/A

Additional right-of-way to be dedicated along Lake Wheeler is reimbursable under the facility fees program. The right of way dedication along Lineberry is not eligible for reimbursement as a density transfer has been utilized. The off site road improvements along Lineberry Road are eligible for reimbursable under the facility fees program.

**TRANSIT:** The following transit-oriented features of this site are incorporated into the proposed plan: 15x20 transit easement along Lineberry Drive.

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

- The site is covered by the 2030 Comprehensive Plan, with specific recommendations found in the Land Use and Urban Design chapters. Both chapters speak to the desire for enhanced bicycle and pedestrian circulation and connections.
- The Future Land Use Map designates the site for Office-Residential Mixed Use and Neighborhood Mixed Use. Both designations emphasize a mix of uses (with neighborhood-serving retail as a component of Neighborhood Mixed Use), as well as pedestrian-orientation. Currently this plan contains neither a mix of uses, nor pedestrian orientation as the site plan is oriented towards interior parking configurations. A mix of uses, as well as a change in building orientation to address adjacent public streets rather than interior parking should be considered.

Stormwater detention area placement serves as a barrier between the on-site uses and access to Lake Wheeler Rd- this should also be amended.

- Additional direct pedestrian connections are desirable- both within the site (for example, from the apartments to the play courts), as well as direct connections to the streets from the various buildings- to Lake Wheeler, Lineberry, and direct routes to any transit stops.
- Please use ramp type driveways where possible, and use well-marked pedestrian crossings where not possible.
- Plan meets applicable Comp Plan policies.

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**SUBDIVISION  
STANDARDS:**

**BLOCK LAYOUT:** The proposed street 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.

**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:** Refuse collection will be by means of a private contractor. The refuse collection facilities shall meet the standards set forth in the City's Solid Waste Design Manual.

**CIRCULATION:** Proposed street improvements conform to normal City construction standards.

**PEDESTRIAN:** Proposed 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 Chapter 9 of Part 10 of the Raleigh City Code. The site proposes to use a dry pond, grassed swale and a level spreader-vegetated filter strip system. There are two points of discharge from the project site; stormwater runoff control, 10-9023, will be met through the use of the dry pond at one point of discharge and an underground storage device at the other. Verification of seasonally high groundwater table at the location of the dry pond and the grassed swale is required at construction drawing review. It will need to be demonstrated that the dry pond has an additional 25% storage volume for sediment deposition, at construction drawing review and all major design elements must be demonstrated and addressed during the construction drawing review.

**PAYMENT TO NCDENR**

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

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

**STREET NAMES:**

All required street names for this development have been approved by staff and are shown on the preliminary plan. 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: 4/20/2014**

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: 4/20/2016**

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.