



Certified Action of the City of Raleigh Planning Commission 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-1-13 / North Shore Condominiums

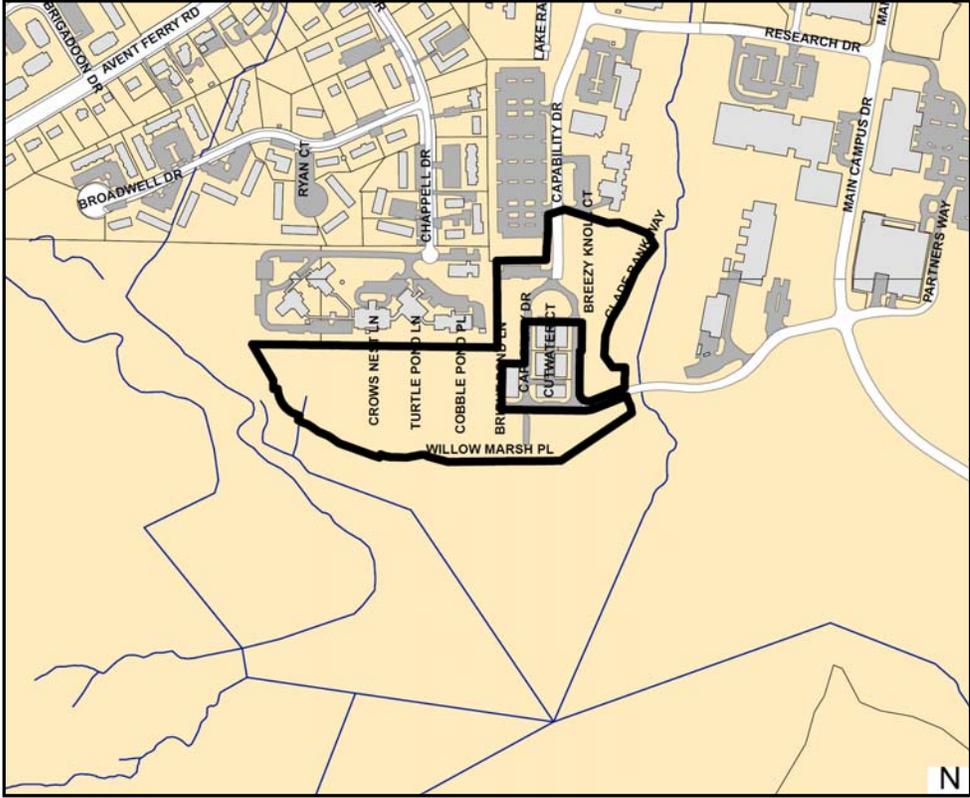
General Location: On NCSU's Centennial Campus between Capability Drive and Campus Shore Drive

CAC: Southwest

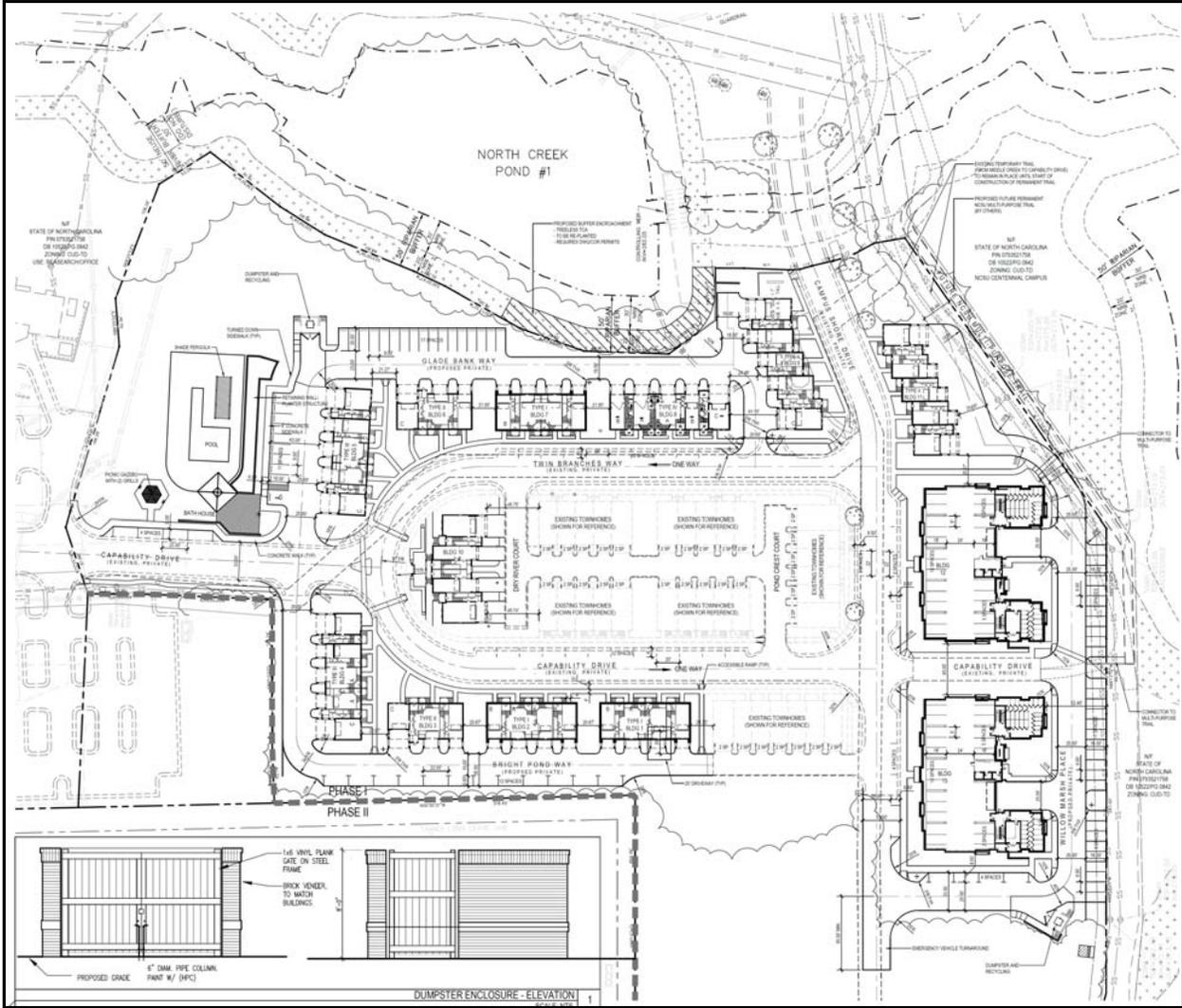
Nature of Case: A Group Housing development comprised of 144 dwellings (111 proposed + 33 existing) on a 14.74 acre tract zoned Thoroughfare District Conditional Use District. The overall density proposed is 9.76 dwelling units per acre. This project requires Planning Commission review because the applicant is requesting an alternate "Dwelling-to-Dwelling Relationship" to allow a minimum of 20' between buildings over 28' in height with windows on the affected wall (Code requires 30' separation).

Key Issues: Approval of alternate design in building separation between dwellings.

Contact: David Brown, JDavis Architects, PLLC



GH-1-13 / North Shore Condominiums – Site Location Map



GH-1-13 / North Shore Condominiums – Preliminary Site Plan

SUBJECT: GH-1-13 / North Shore Condominiums

CROSS-REFERENCE: SP-76-00 North Shore Condominiums at NCSU Centennial Campus

LOCATION: This site is located on NCSU's Centennial Campus between Capability Drive and Campus Shore Drive, inside the City Limits.

REQUEST: This request is to approve a group housing development consisting of 144 dwellings (111 proposed + 33 existing) in nineteen buildings on a 14.74 acre tract, zoned Thoroughfare – Conditional Use District. The overall residential density is 9.76 units per acre. This proposal requires Planning Commission approval in accordance with Code Section 10-2103(h) whereby the applicant requests alternate design approval for building-to-building separations of 20' instead of the Code standard of 30'.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: As noted on the Staff Report, attached

FINDINGS: The Planning Commission finds that this request, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10-2103, 10-2108 and 10-2045, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 6/26/13, owned by White Oak Properties, Inc., submitted by JDavis Architects, PLLC.

ADDITIONAL NOTES: There are no additional notes for this plan.

VARIANCES / ALTERNATES: The project as proposed requires approval by the Planning Commission for an alternate to the Group Housing Standards (Building-to-Building Separation); code section 10-2103 (b)(2)a and 10-2103 (h) to allow for a reduction in the minimum building-to-building separation between buildings over 28' in height with windows on the affected wall. The request is to reduce the separation from the required 30' down to 20' of building separation. The existing development on the site, which was approved under SP-76-00, was previously approved by the Planning Commission with the same reduction.

To PC: 7/9/13

Case History: xxxxx

Staff Coordinator: Eric S. Hodge, AICP

Motion: Fleming

Second: Sterling Lewis

In Favor: Braun, Butler, Fleming, Fluhrer, Lyle, Mattox, Schuster, Sterling Lewis, Swink and Terando

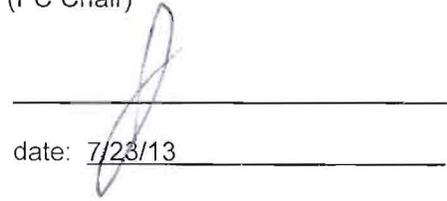
Opposed: xxxxx

Excused: xxxxx

This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)

(PC Chair)



date: 7/23/13

date: 7/23/13



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL:

Planning Commission Actions:

- (1) That the Planning Commission grant an alternate design for Code Section 10-2103(b)(2)a Dwelling-to-Dwelling Relationship as allowed by Code Section 10-2103(h);
- (2) That the Planning Commission finds that this site plan meets the standards for approval as specified in Code Section 10-2132.2(d);
- (3) That the temporary NCSU Multi-Purpose Trail located on the subject property shall remain in place until commencement of construction of the permanent multi-purpose trail that is to be located offsite of the subject property;

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (4) The plan must show tree protection fence around all tree conservation areas except one small area of treeless primary area that is to be replanted. Tree protection fence must be located in the field and inspected by the Forestry Specialist in the Planning Department.

Prior to issuance of building permits:

- (5) That construction plans for private utility improvements be approved by the Public Utilities Department and the Public Works Department;
- (6) That the development project conform to all of the conditions of Z-5-97
- (7) That condominium declarations in accordance with Code Section 10-2108(g) be recorded with the Wake County Registry and a copy be provided to the Planning Department.

ZONING:

ZONING DISTRICTS:

Thoroughfare District – Conditional Use District (Z-5-97). Ordinance N0 (1988) 231 ZC 236; effective 8/2/88.

The documents and exhibits which together form the draft conditions of this proposed rezoning Thoroughfare District Conditional Use are:

1. The Conditions (Conditions, North Carolina State University Centennial Campus proposed Rezoning, July 8, 1988)

2. The Rezoning Plan (July 8, 1988 and drawn by LandDesign, Inc.)
3. The Open Space Plan (July 8, 1988 and drawn by LandDesign, Inc.)
4. The Phasing and Utilities Plan (July 8, 1988 and drawn by LandDesign, Inc.)

The documents and exhibits which serve as analytic and planning support articles but are not included as conditions of the rezoning (except as otherwise indicated in the Conditions) but are included here as background information are:

1. The Illustrative Land Plan (July 8, 1988)
2. The Centennial Campus Design and Development Guidelines
3. "Hydrologic Analysis of 2, 10, and 100 year storms and 100 year floodplain Delineation"
4. "Lake Raleigh: Restoration"
5. "Lake Raleigh: Wetlands Assessment"
6. Schematic Illustrative Sections
7. Campus Transportation Network Map (January 19, 1988)
8. Centennial Campus Area Street Plan (July 8, 1988)

The conditions of rezoning include acknowledgement by NCSU, the City of Raleigh, and the State of North Carolina that:

1. The final authority, by statute, in the conditional zoning of state owned land rests with the Council of State.
2. That NCSU must, in order to proceed with development, have conditions approved by the N.C. Department of Administration. Once approved, then NCSU should proceed to have the city of Raleigh consider the proposed conditions relative to the environment of the University, and the City should include its recommendations concerning conditional zoning as a part of the submission to the Council of State. The Council of State will then consider the conditional rezoning questions including the recommendations of the city of Raleigh. The final authority shall rest with the Council of State, in accordance with General Statute.
3. Once the conditions of the rezoning are approved by the Council of State, then any deviations or variances, which would require amendments to these conditions, must be approved by the Council of State adopting a similar process to that itemized in paragraph 2 above.

Otherwise, the University is free to develop the land within the parameters established by the conditions of rezoning subject to the other normal procedures as the NCSU Board of Trustees, the Board of Governors, and the Legislature may establish, and subject to the concurrence by the City of Raleigh that the proposed development is within the parameters established by these conditions.

4. Once the conditions of rezoning are approved by the Council of State, the city's determination of compliance with the requirements of the rezoning shall be determined through city administrative review and approval of the master plan for each phase and individual site plans.

1. TRANSPORTATION

The requirements and standards of the City of Raleigh's recommended Transportation Plan for the NCSU/Centennial Campus will be met as follows:

A. Street Plan

The following general descriptions show concept connections in function only, and drawings showing concept locations do not represent actual alignments.

- 1) Western Boulevard will be widened to six lanes between Gorman Street and the Central Business District.

2) The following streets will be built by the State/University as Minor Thoroughfares (four lane divided roadway with a design capacity of 20,000 to 24,000 vehicles per day to operate at a level of service "D") for public ownership and maintenance:

- a) The southernmost street indicated on the University's Campus Transportation Network Map (January 19, 1988) parallel to I-40 and between Trailwood Drive and Centennial Boulevard.
- b) Centennial Boulevard between Lake Wheeler Road and Avenet Ferry Road via Cardinal Gibbons Drive (with possible City participation).
- c) The new I-40 interchange between Gorman Street and Lake Wheeler Road, to its intersection with the minor thoroughfare proposed between Trailwood Drive and Centennial Boulevard.
- d) Maywood Avenue realignment at Lake Wheeler (with City participation)

3) The following streets will be built by the State/University as "Campus Distributors" (four lane divided roadway for public access with a design capacity of 14,000 to 18,000 vehicles per day to operate at level of service "D") for ownership and maintenance by the University:

- a) Varsity Drive loop from Sullivan Drive to Pullen Road.
- b) Sullivan Drive between Varsity Drive and Gorman Street.
- c) Greenleaf Street connector between Varsity Drive and Gorman Street.

4) Other University streets such as Sullivan Drive (east of Varsity Drive), Dan Allen, Cates Avenue, Morrill Drive and undesignated new streets within Centennial Campus are collector streets, built and maintained by the University, with a design capacity of 8,000 to 12,000 vehicles per day to operate at a level of service "D".

5) Future optional improvements to be considered subject to further study of traffic needs by the University/State are:

- a) Connector to Western Boulevard from Centennial Boulevard east of Pullen Road.
- b) Lake Wheeler Road/Centennial Boulevard interchange realignment at I-40.
- c) Western Boulevard widening between Gorman Street and the Beltline.
- d) Connector to Morgan Street from Western Boulevard

6) NCSU is willing to work with city to establish a corridor for the extension of Varsity Drive to Hillsborough Street if campus traffic volume requires additional street access.

B. TRANSIT PROGRAM

1) The existing Wolfline system will be modified to serve the Centennial Campus as shown on the Campus Transportation Network Map (January 19, 1988).

2) The university and the City will cooperate in providing linkages between the University transit and the City transit system, to potential regional transit facilities, and to future park-and-ride facilities as shown on the Campus Transportation Network Map (January 19, 1988).

3) A Bike and Pedestrian network connecting the two campuses will be part of the University's plan as illustrated on the Campus Transportation Network Map (January 19, 1988).

4) The University will conduct a feasibility study to identify a corridor to be reserved for a people-mover system to connect the original campus core with the new campus village core. The system would provide interchange with existing and proposed city and regional transit systems, as illustrated on the Campus Transportation Network Map (January 19, 1988).

5) The university is committed to continue to pursue park and ride facilities in the area of the School of Veterinary Medicine and the Fairgrounds. This would be tied to expansion of Capital Area Transit or Wolfline services in that area.

2. PUBLIC UTILITIES

Method of water and sewer service for all buildings and location of existing and proposed extensions of water and sewer mains. The conditions should, at a minimum, address the following:

a) The University acknowledges that the City will apply accrued acreage fees to the construction of the Walnut Creek sewer parallel which relieves the University of funding obligation for this facility. The University will pay water and sewer acreage fees based on land development plans by the University, and prorated to various public water tap size fees as follows:

12 " - \$269, 139
16" - \$478,470

Total acreage fees are not to exceed maximum present (1988) value of \$1,495, 220.00. The University will be permitted to pay individual tap fees amortized over 5 years with an annual interest rate of 6%.

b) University will install new private sewer mains. The City will own and maintain the public sewer lines; the University will own and maintain the private sewer lines.

c) University will install water mains in public and private streets following City standards; water lines in private streets will be maintained by the University; water lines in public streets will be maintained by the City.

d) Water service to building clusters may be provided under either of two options.

(1) A master meter is installed at the junction of public and private streets; the University will install service lines between the meter and each building following City construction standards;

(2) Individual water meters are installed on each building; the University will install the water service lines between the public street and each building meter following City standards for construction.

3. PARKS AND RECREATION

A. The open Space Plan which is included with the rezoning request package represents the University's commitment to providing sufficient recreation facilities for its students, faculty, staff and other residents within the University property. These areas and functions, at a minimum, shall be set aside to serve the needs of the University and the greater community of North Carolina citizens. The "Planned Level of Service" ratios as set forth in the Recreational component of the Comprehensive Plan of the City of Raleigh, adopted June 19, 1979, are understood to be guidelines, and will be addressed in a manner satisfactory to the University and the City to meet actual needs of the University as generated by the Centennial Campus. The items shown on the Open Space Plan are described in more detail below.

In addition, a comprehensive Open Space and Recreation Master Plan which will identify specific activities, functions, general open space areas, and schematic site plans is currently underway; this plan

will be the basis for review and approval of site plans submitted pursuant to this rezoning. The planning committee responsible for development of this plan is composed of University faculty, staff and students, as well as representatives from the City Parks and Recreation Department. The committee is using results from comprehensive user surveys and research to determine the optimum recreation and open space facilities to serve the university community and the full range of potential residents on the Centennial Campus.

B. Greenways

The Open Space Plan will remain consistent with the City of Raleigh's Greenway Master Plan. A long-term contract consistent with the existing City of Raleigh/University agreement on the existing campus will describe a Walnut Creek connector traversing the University property, providing public access on the north or south sides of Walnut Creek east of the Lake Raleigh dam, and the north or south side of Lake Raleigh west of the dam extending to the western edge of the property and connecting to the City of Raleigh greenway, taking into consideration University study or research programs and environmental concerns.

C. Lake Raleigh Access

Access shall be made available to the citizens of North Carolina on the shore of the lake addition and along the shore of Lake Raleigh; the specific location will depend upon environment concerns and feasibility.

Permitted uses of Lake Raleigh and proposed lake addition include small recreational craft such as rowboats, canoes and paddleboats. Small motorized craft may be used for research and scientific study and for service or emergency use.

D. General Recreation Area

Not less than 95 acres shall be devoted to permanent open space. Uses will be limited to general recreation and research activities and uses allowed in the Conservation/buffer district.

E. Conservation/Wildlife Area

Approximately 20 acres will be devoted to wildlife conservation areas. Uses will be limited to pedestrian paths, bike trails, native-interpretive exhibits and/or overlooks, outdoor classrooms, boardwalks, scientific and research activities which will disturb not greater than 20% of the area reserved for wildlife conservation.

In addition, a larger conservation study area has been identified in order to include the mature hardwood forest and upper marshland areas. Further study will delineate specific boundaries and conservation techniques for these areas, so actual acreages cannot be determined at this time.

F. Permanent Open Space Network

Permanent open space network in addition to open space/recreation facilities will connect development clusters to one another or to other landscape elements by pathways, bridges, or underpasses. This series of spaces will include landscaped courtyards, sidewalks, paved paths, informal play spaces, and larger park-like spaces.

G. Overall Minimum Open Space Tabulation

Type

Minimum Area Acres

General Recreation Area

including Greenways	95
Lake Raleigh and Proposed Addition	71
Conservation/Wildlife Area	20
Buffers and Permanent Open Space Network	47
Total Minimum Open Space	233 acres

4. PHASING PLAN

The project phasing shown on the Phasing and utilities Plan pertains to the general, anticipated sequence of land development and is not tied to particular dates. The sequence shown does not preclude the possibility of undertaking development within other phases prior to the completion of the current phase. Support infrastructure and utilities will be undertaken as necessary to support development, and will not be limited by phasing boundaries.

Development of the subject property is expected to occur in four phases depending on demand, construction funding and infrastructure availability. Within each phase, a variety of land uses will be provided in varying densities as shown on the following table.

	LAND AREA CALCULATIONS			GROSS FLOOR AREA CALCULATIONS		PERCENTAGE OF TOTAL FLOOR AREA				
	Total Parcel Area (Ac.)	Minimum Open Space (Ac.)	Net Devel. Area (Ac.)	Total Floor Area (sf)	Floor Area Ratio	Academic	Corp.	Res.	Comm.	Special
Phase I	164.19	66.24	97.95	3,071,610	0.43	36	21	36	4	3
Phase II	234.96	107.74	127.22	2,764,073	0.27	27	27	28	15	3
Phase III*	17.67	-	17.67	638,778	0.32	47	26	21	6	0
Phase IV	350.82	59.02	291.80	5,411,758	0.35	18	48	33	1	0
Roads	78.36		78.36							
	846.00	233.00	613.00	11,886,219	0.32					

Note: Use ratios may vary by up to 5%.

*Parcels included in the Catholic Diocese property are projected to be included in Phase III.

Information based on Phasing and Utilities Plan, Revised 2/25/87

The percentages of total building floor area shown within each phase and for each use shall be allowed to vary 5 percentage points each direction to reflect changing University mission, individual building program needs, and difficult site conditions.

A Master Plan for each phase shall be provided showing the necessary elements to address construction and occupancy of current structures planned within that phase. This preliminary plan shall contain the elements listed within the City of Raleigh Code Section 10-2002, category "Master Plan", as listed in Exhibit D.

After approval of the rezoning request, compliance with the requirements of the rezoning shall be determined through administrative review of the Master Plan for each phase and individual site plans, except as indicated below. Site plan approval by administration would be based on the criteria in use by the City of Raleigh for such approvals, and in addition will consider the relationship of the development to transit system facilities and the impact on the site's ecological systems.

A. Category Descriptions

See the Glossary for more detailed definitions.

- 1) Academic Uses - University-owned and operated facilities used for the purpose of teaching, research, experimentation and accessory uses.
- 2) Corporate Uses - Research and development facilities, offices, incubator facilities. i
- 3) Commercial Uses - Retail facilities intended primarily to provide retail services and goods to University Campus occupants, accommodations, executive classroom facilities.
- 4) Residential Uses - Residential facilities, both academic and private.
- 5) Special Uses - Places of assembly for students and general public, required public safety facilities, public services such as fire stations, post office. Such special uses are primarily intended to serve University Campus occupants.

B. Concept Stormwater Management Plan

A "Concept Stormwater Management Plan" will be submitted for review and approval by the City of Raleigh with the submittal of a Master Plan for each phase of development.

The Concept Plan will, in addition to providing for sound stormwater management practices, establish general approaches to be used in detailed design stages for:

a) Managing the 10 year storm

Facilities will be utilized for peak runoff reduction and controlled discharge including wet ponds, small scattered, dry storage such as in parking areas and, where soil conditions permit, infiltration devices may be considered where feasible. For calculating discharges of large and/or critical structures, NRCD methods will be utilized.

b) Protection of the 100 year floodway

NO encroachment by buildings, structures will be permitted in the 100 year floodway except as provided herein and except for infrastructure including roads, utilities, and pathways as shown on the plans. Fill in the 100 year floodplain resulting from the construction of structures outside the 100 year floodplain or landscape improvements will be permitted only to the extent necessary and will incorporate measures for reducing the extent of encroachment to as little as practical. Minor structures may be allowed if in accordance with the University's open space plan and other pertinent regulations.

C. Concept Erosion Control Plan

A "Concept Erosion Control Plan" will be submitted for review and approval by the City of Raleigh with the submittal of a Master Plan for each phase of development.

The Concept Plan will establish general approaches to the control of erosion and downstream sedimentation.

D. Concept Landscape Plan

A "Concept Landscape Plan" dealing with street trees, open space and buffer plantings, seasonal ornamental plantings, street furniture, lighting, and landscape construction materials and standards will be provided for review and approval by the City of Raleigh with the submittal of a Master Plan for each phase of development. The basis of the Concept Plan will be the City Landscape Ordinance.

5. REGULATORY FACILITY FEES

"All facility fees enacted pursuant to 1985 Session Law Chapter 498 will be paid by person, firms, corporations, partnerships and entities other than the State of North Carolina or its agencies erecting residential, office, commercial, hotels, manufacturing and/or research facilities.

6. GLOSSARY

Academic Uses - gross heated building square footage the majority of which is devoted to classrooms, laboratories, auditoriums, and their accessory uses, including offices, used for purposes of teaching, research, and experimentation and owned by N.C. State University.

Administrative Review - a review/approval procedure conducted by the City Administration in accordance with its adopted procedures. For example; the review will serve to keep tabulation of parking spaces and building area provided within a Cluster. The submittal will not require detailed site plan documents but only a general site plan and pertinent data.

Buffer - as shown on the Rezoning Plan, dated July 8, 1988 drawn by LandDesign, Inc., is the same as "Protective Yard" in the City Zoning Regulations.

Cluster - a parcel of land typically but not always defined by the right-of-way of public roads, or the centerline of private perimeter roads or an external property boundary, of varying size and shape, which is characterized by a grouping of buildings around a common open space, possibly enclosed on all sides, and having a mixture of different uses.

Commercial Uses - all uses allowed in the City Shopping Center Zone, excluding those uses allowed in the O&I-1 zone, except banks and related service facilities; such uses shall be intended primarily to provide retail services and goods to University Campus occupants.

Concept Plan - a plan intended to demonstrate design and construction methods and/or performance standards required by these conditions, and/or pertinent regulations. Typically, a concept plan is prepared in advance of, but not in lieu of, other documents required to obtain construction permits.

Corporate/Uses - all uses allowed in the City Thoroughfare Zoning District, excluding those in the "Commercial", "Executive Classroom Facility", "Residential", "Academic", "special" classifications as defined herein. Temporary above ground bulk storage of flammable and combustible materials as defined by the Fire Prevention Code and other hazardous materials will be permitted only to the extent necessary for use in research or operations of the University. Such storage will be conducted strictly in accordance with the laws of the State of North Carolina or other jurisdictions. No disposal or permanent storage of waste materials shall be permitted on-site, above or below ground, except where disposal facilities are normally included within a building complex and where such disposal represents no hazard to the environment.

Executive Classroom Facility - an educational and conference facility for public and private clientele, complete with living and eating accommodations.

Recreation - all uses allowed in the Conservation/buffer district and also including educationally-related activities, research and scientific study related to outdoor areas.

Residential Uses - dwelling units including detached or attached single family dwellings, duplexes, townhomes, condominiums, apartments, dormitories, sororities, fraternities, rooming houses, boarding houses, tourist homes, and guest homes.

Special Uses- gross heated building square footage devoted to places of assembly for students and the general public such as student activity centers, libraries, galleries, or extracurricular facilities. Such uses are primarily intended to serve University Campus occupants.

Utilities - Electrical Power and Communications, Duct Bank Systems, Street and Area Lighting, Coaxial Cable Distribution, University Private Power Distribution, Building Energy Systems, Telephone, Water, and Sewer.

7. LISTING OF EXHIBITS

Exhibit A - Illustrative Master Plan

Exhibit B - Typical Street Sections

Exhibit C - Illustrative Transportation Network

Exhibit D - City of Raleigh Code Section 10-2002

Exhibit D - Section 10-2002

Master Plan. A preliminary plan depicting the specifics of a proposed mixed use development. A master plan" shall include all necessary elements to address phasing of construction and occupancy, and it shall include all of the following:

a) A preliminary circulation plan showing existing and proposed driveway and access point limitations, private street and driveway locations, existing streets within and adjoining the site, and location of extended, new, and widened public street rights-of-way which embrace the site.

b) Traffic impact analysis, including the volumes generated.

c) Land use allocations and locations by maximum square footage acreage, minimum open space, and any building limitations including floor area gross, floor area ratios, density, scale, height, and number.

a) Existing and proposed greenway, park and open space amounts and locations.

e) Areas classified as floodway, floodway-fringe, and reservoir watershed protection area.

f) Method of water and sewer service for all buildings and location of existing and proposed extensions of water and sewer mains.

g) Information required in section 10-2092(b)(2)a.1 through 9 and section 10-2092(b)(2)b. of the Raleigh City Code.

(Section 10-2092(b)(2)a.1. through 9.

a. Summary information.

1) Wake County tax map (block) and parcel number;

2) The subdivision name, phase, and recorded lot number;

3) Zoning districts, copy of conditional use ordinance, if applicable, overlay district designations;

4) Inside, outside city corporate limits;

5) Inside or outside fire district;

6) The total number of lots and maximum and minimum size of each lot;

7) The total amount of acreage within the project boundaries;

8) Lineal feet in dedicated streets and total acres in dedicated streets;

9) Lineal feet in dedicated greenways and total acres in dedicated parks and greenways;

Section 10-2092(b)(2)b.

General information.

1) Vicinity sketch or key map at a scale of one (1) inch equals four hundred (400) feet, or one thousand (1,000) feet, two thousand (2,000) feet, or three thousand (3,000) feet, unless other scale is approved. This vicinity sketch shall show the position of the development with relation to the surrounding properties, collector streets, major-access corridors, thoroughfares, and it shall be oriented in the same manner as the site plan;

2) Name of site plan, name of owner, name of preparer, the subdivision name, phase, and recorded lot number;

3) Date and scale; scale must be one (1) inch equals twenty (20) feet, or thirty (30) feet, or forty (40) feet, or fifty (50) feet unless otherwise approved;

4) True north indication with north being at the top of the plan;

5) Boundary line of the proposed site plan and preliminary or final lot dimensions;

6) Zoning district boundary lines on the site;

7) Names of adjoining property owners, general lot layout of adjoining property, zoning, actual land use within two hundred (200) feet of property lot line including residential density and highest classification of use allowed on vacant adjoining property as set forth in 10-2012;

8) Permanent markers at boundary corners, if applicable.

DEVELOPMENT

DENSITY: The number of units allowed in this zoning district is 589 (40 DU per Acre) with Planning Commission approval. The proposed plan contains 144 units.

**SETBACKS /
HEIGHT:**

Setbacks from public streets and property lines conform to Section 10-2103(b). 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 separations are not shown in accordance with Sec. 10-2103(b). An alternate design is requested to allow for a reduction in the minimum building-to-building separation between buildings over 28' in height with windows on the affected wall from the required 30' down to the requested 20' of building separation. The existing development on the site, which was approved under SP-76-00, was previously approved by the Planning Commission with the same reduction.

PHASING: There is only one phase shown in this development which is really a second modified phase of the previous development (SP-76-00). An additional phase is planned but is not being approved at this time. If further phasing of this development is desired by the developer, a final phasing plan for infrastructure must be approved with the submittal of Infrastructure Construction Drawings.

OPEN SPACE: Open space conforms to minimum requirements. 10 % or 1.47 acres required, 14% or 2 acres provided, based on the open space standards of 10-2103(d). Additionally, 233 acres of open space is provided throughout Centennial Campus.

PARKING: Off-street parking conforms to minimum requirements: 283 spaces required, based on 1 space per studio unit, 1.5 spaces per one-bedroom unit, 2 spaces per two-bedroom unit, and 2.5 spaces per three-bedroom unit. 330 spaces are provided. Parking spaces meet minimum standards for size and aisle width.

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 density residential use under Section 10-2082.9. There is no development within 50 feet of this project and other campus uses are of higher intensity. As such, no transitional protective yards are called for.

TREE CONSERVATION: North Carolina State University's Centennial Campus has pre-established tree conservation areas. None of those tree conservation areas are negatively compromised by this proposed development.

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 however there is an NCSU multi-purpose trail proposed adjacent to the site. The proposed Group Housing development contains connections to the proposed trail.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way or construction of streets is required by the Thoroughfare and Collector Street Plan.

TRANSIT: No transit-oriented features are incorporated into the proposed plan.

COMPREHENSIVE PLAN: This site is located in the southwest Planning District, in an area designated in the 2030 Comprehensive Plan for Institutional uses such as Universities.

Plan as shown meets all applicable Comprehensive Plan Policies.

1. Policy LU 2.5 – Healthy Communities
2. Policy LU 4.5 – Connectivity
3. Policy T 5.5 – Sidewalk Requirements
4. Policy T 5.9 – Pedestrian Networks

5. Policy T 5.10 – Building Orientation
6. Policy EP 2.5 – Protection of Water Features
7. Policy EP 3.12 – Mitigating Stormwater Impacts

**APPEARANCE
COMMISSION:**

The Appearance Commission finds this to be a very livable development plan, and applauds the addition of the deep rear porches over the alley-fed parking.

**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: The location and design of refuse collection facilities is shown in accordance with the Solid Waste Collection Design Manual.

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

PEDESTRIAN: Proposed sidewalk locations conform to City regulations.

FLOOD HAZARD: There are flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

Stormwater regulations are enforced by North Carolina State University. Conditions of allowed exemption summarized in 1 (a) and 1 (b).

- a. Developer is quoting an exemption from the City code as related to stormwater regulations. The quoted exemption is as follows: *"This project is subject to the requirements of NCDENR/DWQ permits No. NCS000376 to discharge stormwater under the national pollutant discharge elimination system. The project is exempt from the City of Raleigh regulations and stormwater review by the City of Raleigh is not required."*
- b. The Stormwater Development Plan Review group agrees with the quoted exemption. NCSU will enforce stormwater regulations under its own NPDES permit.

**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.