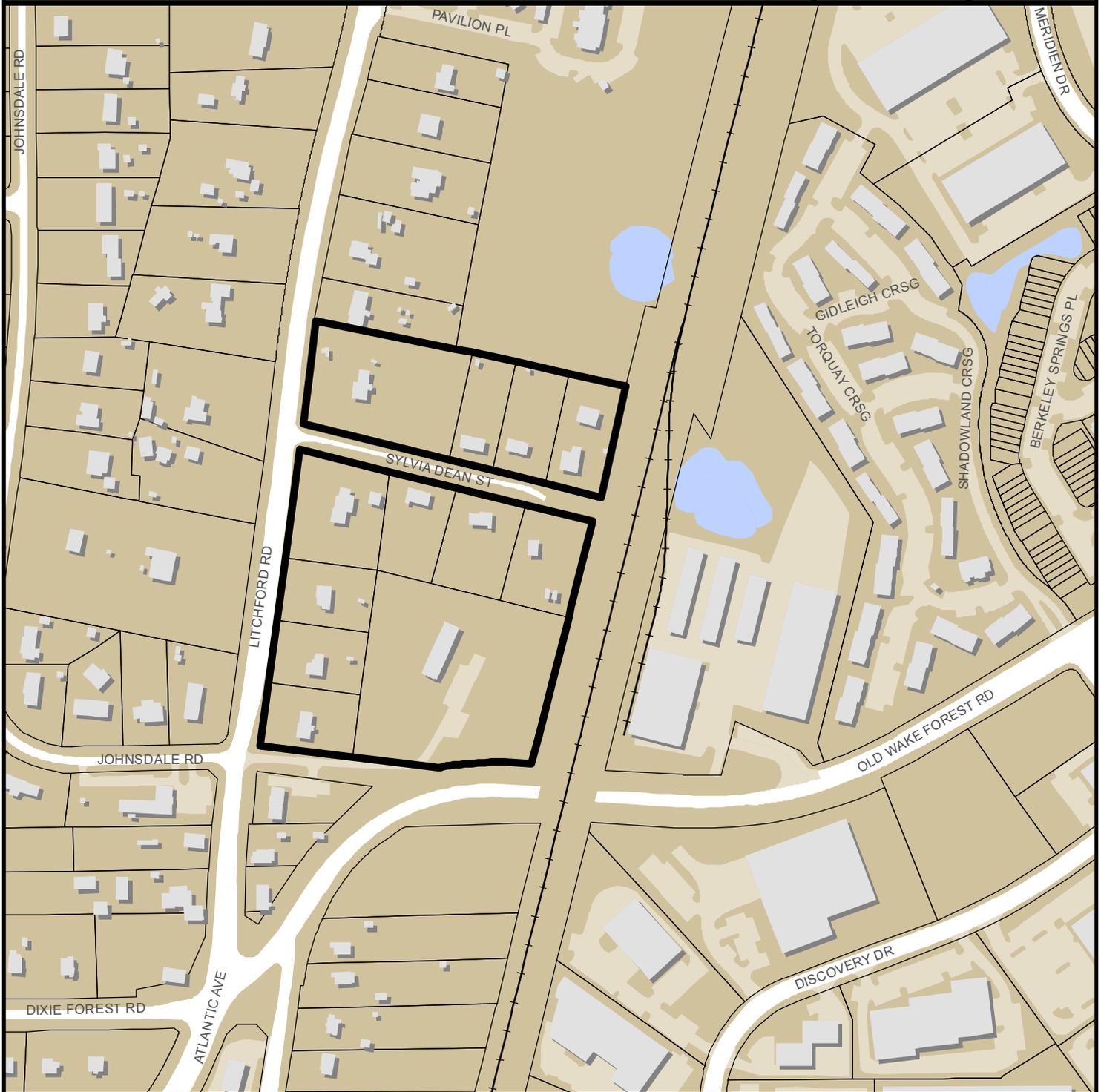


LITCHFORD ROAD APARTMENTS SR-4-2016



0 300 600 Feet

Zoning: **RX-3-CU**
CAC: **North**
Drainage Basin: **Perry Creek**
Acreage: **14.05**
Square Feet: **137,571**

Planner: **Justin Rametta**
Phone: **(919) 996-2665**
Applicant: **Dewitt Carolinas**
Phone: **(919) 863-1000**





Administrative Action Administrative Site Review

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

Case File / Name: SR-4-16 / Litchford Road Apartments

General Location: This site is located on the east side of Litchford Road, north side of Old Wake Forest Road and Johnsdale Road and north and south sides of Sylvia Dean Street (to be closed as part of this development).

CAC: North

Request: Development of 12 existing parcels totaling 14.03 acres zoned RX-3-CU into a multifamily development of 10 3-story apartment building types with an associated clubhouse and amenities. Street right-of-way within this site for Sylvia Dean Street is proposed to be closed and recombined with all the parcels comprising this development into one new parcel.
Proposed total units: 240
Proposed square footage: 114,711 square feet

Cross-Reference: Z-7-15, A-37-16



SR-4-16 Location Map



SR-4-16 Preliminary Site Plan

Code Conformance:		Code Section(s)
Zoning District:	<p>RX-3-CU Zoning case Z-7-15:</p> <p>1. The following principal uses listed in the Allowable Principal Use Table (UDO section 6.1.4) are prohibited: medical – all types, office – all types, personal service – all types, eating establishment, retail sales – all types.</p> <p><i>Proposed use is multifamily residential</i></p> <p>2. The maximum residential density on the property shall be twenty-two (22) units per acre.</p> <p><i>Proposed density is 17.11 units per acre</i></p> <p>3. Prior to recordation of a subdivision plat or issuance of a building permit for new development, a transit easement shall be deeded to the City and recorded in the Wake County Registry. Prior to recordation of the transit easement, the dimensions (not to exceed 15 feet in depth or 20 feet in width) and location of the easement along Litchford Road shall be approved by the Public Works Department and the easement document approved by the City Attorney's Office. If, prior to issuance of the first building permit for new development, the Public Works Department requests installation of a shelter, an ADA accessible shelter shall be constructed prior to the first certificate of occupancy, with construction plans approved by the Public Works Department.</p> <p><i>Transit easement is shown on plans</i></p>	2.1 , 3.1
Overlay District:	NA	5.1
Parking:	485 spaces required, 490 proposed. 12 bicycle spaces are required and proposed.	7.1.2
Street Type(s):	<p><u>Litchford Road</u>: Avenue 4-Lane, divided street. <u>Old Wake Forest Road</u>: Avenue 4-Lane, divided street. <u>Johnsdale Road</u>: Avenue 2-Lane, divided street</p>	8.4
Streetscape:	Sidewalks and tree lawns. Litchford Road, Johnsdale Road, and Old Wake Forest Road tree lawns being met with Tree Conservation area replacing a Type C2 yard.	8.5
Setbacks/Frontage:	Primary and side street 10'/30' Build-to not required per BOA case A-37-16; min. side = 0'/6' min. rear = 0'/6'.	3.4 , 3.2 , 2.2

Neighborhood Transitions:	North (adjacent to R-4): Being met with tree conservation area.	3.5
Transitional Protective Yards:	NA	7.2.4
Stormwater:	This project proposed to use a Wet Pond, Vegetated Filter Strip, and purchase offsite mitigation credits to reduce nitrogen loading to 3.6 lbs./acre/year. The Wet Pond will be used to attenuate 2 & 10 year peak stormwater runoff to predevelopment conditions.	9.2
Tree Conservation:	This site is providing 1.407 acres or 10% of tree conservation area in accordance with Article 9.1.	9.1
Variances, Design Adjustments, Administrative Alternates:	Design Adjustment – Block Perimeter Variance A-37-16 -- Primary and side street build-to requirements.	
Other:	Site plan and preliminary elevations show compliance with outdoor amenity area and transparency regulations.	3.2.4.A3, 3.2.4.G



Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

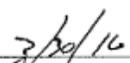
Project	Project Name	Litchford Road Apartments	Date Completed Application Received	3/15/16
	Case Number	SR-4-2016	Transaction Number	459403

Staff Response/Recommendation	Public works staff has reviewed the attached request and based on the justifications provided supports the request to not meet block perimeter.		
	Staff Member	Daniel G. King, PE	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve
 Approval with Conditions
 Deny


 Richard L. Kelly, Interim Public Works Director


 Date

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov



Planning & Development

**Public Works
Transportation Field Services**
One Exchange Plaza
Suite 300
Raleigh, NC 27602
www.raleighnc.gov

Public Works Design Adjustment Application

The purpose of this request is to seek a design adjustment from the Public Works Director for a specific project only and if granted may be given with special conditions and provisions. This application and all further action shall be consistent with Section 10.2.18 of the Unified Development Ordinance (UDO). The consideration and decision of this request shall be based solely on the conformance of the findings, as outlined in Sections 8.3.6 and 8.4.1.E of the UDO.

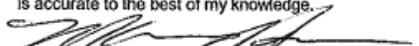
Project	Project Name Litchford Road Apartments		
	Case Number SR-4-16	Transaction Number 459403	
Owner	Name Litchford Properties LLC		
	Address 11920 Willingdon Road		City Huntersville
	State North Carolina	Zip Code 28078-5680	Phone 610-207-8533
Applicant	Name Cameron M. Rice, PE		Firm Advanced Civil Design, Inc.
	Address 51 Kilmayne Drive, Suite 105		City Cary
	State North Carolina	Zip Code 27511	Phone 919-481-6290

***Applicant must be a Licensed Professional (Engineer, Architect, Surveyor, or Contractor)**

Design Adjustment Request	Code Section Referenced UDO Sections 8.3.2.A.2.b and 8.3.5.D.1
	Justification
	<p><u>Section 8.3.2.A.2.b:</u> The actual block perimeter cannot be measured as the parcel is surrounded by Johnsdale Road(a dead-end street) and Old Wake Forest Road (inaccessible) to the south, CSX railroad to the east, as well as parcels that are not controlled by the developer to the north. The adjacent parcels to the north are existing developments and their layouts were established prior to the adoption of the Unified Development Ordinance.</p> <p><u>Section 8.3.5.D.1:</u> The portion of Parcel# 1717.20-91-8973 adjacent to the site is currently being used as tree conservation area and stormwater control and does not contain internal vehicular access with which to connect to.</p> <p>Exhibit A has been provided to outline further justification as required per Section 8.3.6 of the UDO.</p> <p>Exhibit B is a copy of the site plan.</p>

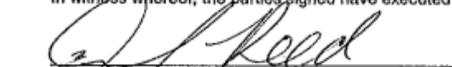
*Please include any additional supportive documents (Plan sheets, aerials, etc.) along with this application. It is the applicant's responsibility to provide all pertinent information required for consideration.

By signing this document I hereby acknowledge the information on this application is accurate to the best of my knowledge.


Owner/Owner's Representative Signature

2-25-16
Date

In witness whereof, the parties signed have executed this document on this date.


Notary Signature
ex: 09-07-2020

2-25-2016
Date



A-37-16, WHEREAS, Litchford Properties, LLC and John Humphrey, property owners, request a variance for complete relief to the build-to regulations set forth in Sections 3.2.4.D.1., 3.2.4.D.2., 3.2.4.D.3., & 3.2.4.D.4. of the Part 10A Unified Development Ordinance for the construction of an apartment building on an 8.76 acre property zoned RX-3-CU and located at 6314, 6316, 6318, 6320, and 6420 Litchford Road and 6132 Johnsdale Road.

Decision: Approved as requested.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL:

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

- 1. That in accordance with Part 10A Section 9.4.4, a surety equal to of 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 Forestry Specialist. 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 Forestry Specialist;

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable;

- 3. That a nitrogen offset payment must be made to a qualifying mitigation bank;
- 4. That a recombination map be recorded, recombining the existing lots and right-of-way for Sylvia Dean Street into a single tract;
- 5. 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 prior to grading or the approval of construction drawings whichever event comes first;
- 6. That all necessary driveway and encroachment permits are obtained from NCDOT;
- 7. That conditions 1-2, above, be met;
- 8. That City Council approve the right-of-way closure for Sylvia Dean Street and the resolution number approving the closure be shown on all maps for recording;

Prior to issuance of building permits:

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 be approved by the City;
11. 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;
12. That ½ of the required right of way and any associated slope and utility easements for Litchford Road, Johnsdale Road, and Old Wake Forest Road is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
13. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
14. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements on Litchford Road, Johnsdale Road and Wake Forest Road is paid to the Public Works Department;
15. That demolition permits be issued for the existing structures on site;
16. That a transit easement located on Litchford Road be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed approved by the City is recorded with the local County Register of Deeds. That the recorded copy of this transit easement be provided to the City prior to building permit approval;
17. That an offer of cross access with the lot owned by Nancy S Parker identified as PIN 1717903975, DB 10469 PG 616 be recorded in the Wake County Registry, and that a copy of the recorded offer of cross access easement be returned to the Planning Department prior to building permit issuance;
18. That all conditions of Z-7-15 are complied with;
19. That street names and addresses for this development be approved by the Raleigh GIS Division and by Wake County;
20. That a fee-in-lieu be paid for 6' sidewalks, street trees and curb and gutter along Johnsdale Road and 6' sidewalks and curb and gutter along Old Wake Forest Road.

Prior to issuance of building occupancy permit:

21. That in accordance with Part 10A Section 9.2.2, an impervious surface as-built survey shall be reviewed and accepted by the City prior to final stormwater inspection approval.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowers (S. Barton) Date: 6-15-16

Staff Coordinator: Justin Rametta

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 5/10/16, submitted by Advanced Civil Design.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 6-15-2019

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.