CA# 1098
Case File:SP-47-07

Certified Action
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
www.raleighnc.gov

Case File / Name: SP-47-07 / Sycamore Creek Elementary School

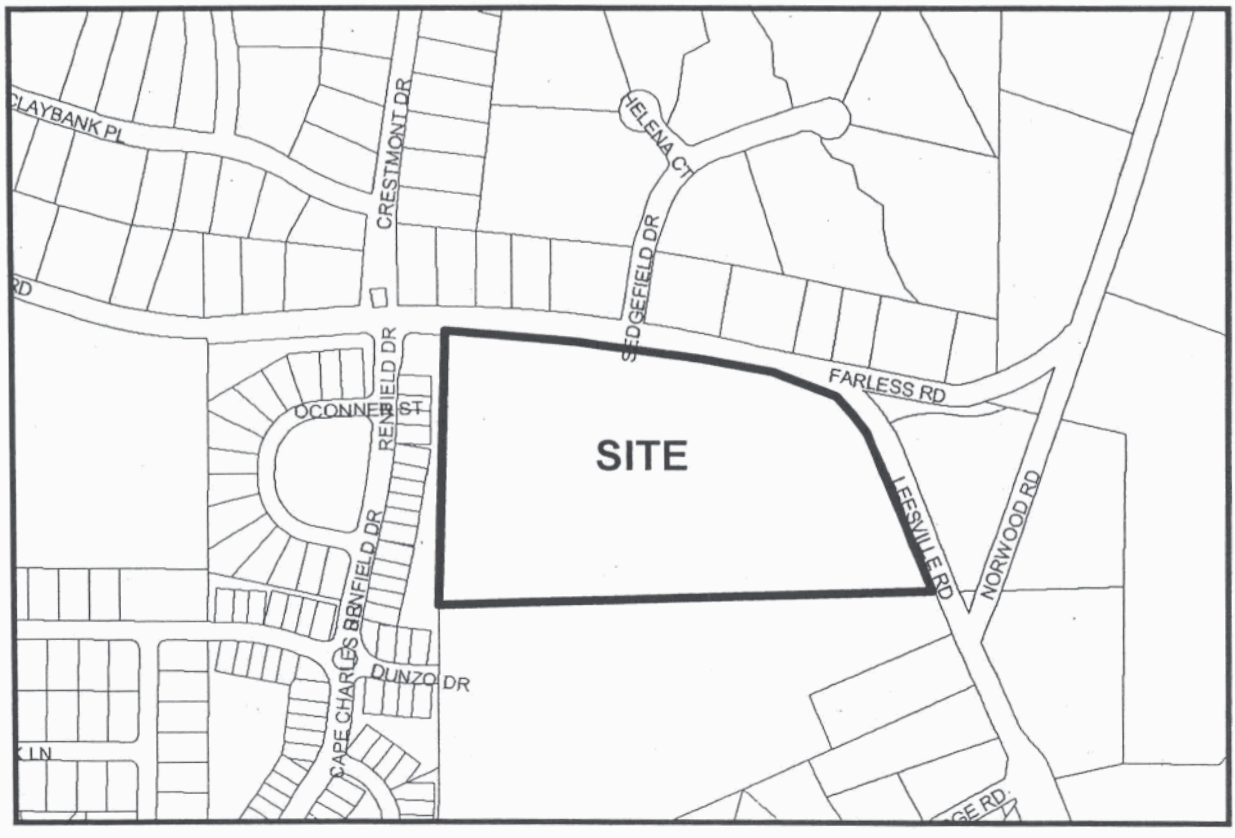
General Location: South side of Leesville Road, west of Norwood Road intersection

Planning District / CAC: Northwest / Northwest

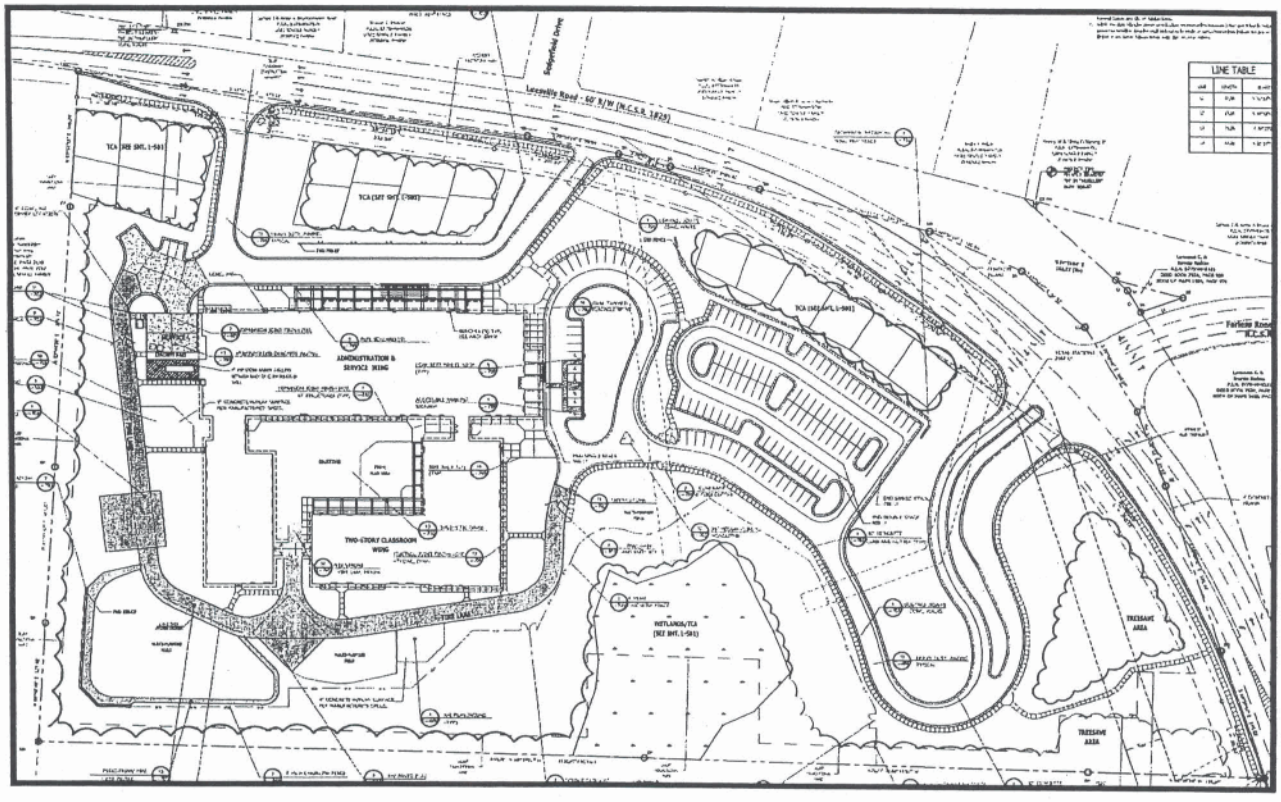
Nature of Case: Public elementary school of 103,556 square feet on a 17.26 acre parcel zoned Residential-4.

Key Issues: The applicant requests the following items be required prior to issuance of a certificate of occupancy rather than prior to issuance of a building permit on the site as usual procedure: (1) right-of-way and slope easement dedication along Leesville Road, (2) dedication of an off-site sanitary sewer easement to serve the site, (3) approval of required construction plans for these public improvements.

Contact: McNeely Associates



SP-47-07 / Sycamore Creek Elementary School – Location Map



SP-47-07 / Sycamore Creek Elementary School – Site Plan

SUBJECT:	SP-47-07 / Sycamore Creek Elementary School
CROSS-REFERENCE:	n/a
LOCATION:	This site is located on the south side of Leesville Road, west of its intersection with Norwood Road, outside the City Limits.
REQUEST:	This request is to approve a two-story 103,556 square foot public elementary school on a 17.26 acre parcel zoned Residential-4. This site plan exceeds the criteria for administrative approval of site plans for residential institutions in residential zoning districts, Code Section 10-2072(b), and must comply with 10-2132.2(c)(1)(e).
OFFICIAL ACTION:	**Approval with conditions**
CONDITIONS OF APPROVAL:	**As noted on the Staff Report, attached**
FINDINGS:	The Planning Commission finds that with the conditions of approval below being met, this request conforms to Chapter 2, Part 10, Sections 10-2017, 10-2072(b), and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 7/17/07, owned by the Wake County Public School System, submitted by McNeely Associates.
ADDITIONAL NOTES:	There are no additional notes for this plan.
To PC:	7/31/07
Case History:	
Staff Coordinator:	Stacy Barbour
Motion:	Chambliss
Second:	Haq
In Favor:	Anderson, Bartholomew, Butler, Chambliss, Gaylord, Haq, Harris Edmisten, Holt, Mullins, Smith
Opposed:	
Excused:	Davis

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)

Brad Mullins - MAC

date: 8/2/07 date: 8/2/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Administrative Actions:

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

(1) That a final tree conservation plan be approved by the Forestry Specialist in the Inspections Department prior to issuance of a grading permit or building permit, whichever comes first. 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;

Prior to issuance of building permits in the Inspections Department:

(2) That as the applicant (Wake County Public School System) shall obtain a land disturbing permit from the State of North Carolina, the Stormwater Engineer in the Public Works Department shall approve a final stormwater control plan, including a stormwater operations and maintenance manual and budget, showing compliance with requirements of City Code Section 10-2072(b) and Part 10 chapter 9 prior to building permit issuance;

(3) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas in compliance with Code section 10-2082.14;

(4) 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;

(5) That as requested by the Planning Commission and agreed upon by the applicant, the final plans show installation of a continuous 4' height chain link fence extending to the right-of-way along Leesville Road and between the development on site and the adjacent property line to the south;

Prior to issuance of an occupancy permit in the Inspections Department:

(6) That prior to October 31, 2007 or the issuance of certificates of occupancy, whichever event comes first, the variable width right-of-way along Leesville Road and the 20' slope easement as shown on the preliminary plan be dedicated to the City of Raleigh and a recorded copy of the plat be provided to the Planning Department;

(7) That prior to October 31, 2007 or the issuance of certificates of occupancy, whichever event comes first, construction plans be approved for the proposed road improvements along Leesville Road;

(8) That construction plans for the proposed off-site sanitary sewer line be approved by the Public Utilities Department;

(9) That the proposed off-site sanitary sewer easement deed is approved by the City Attorney and that this easement be recorded; a recorded copy of the deed be provided to the Planning Department and Inspections Department prior to the issuance of certificates of occupancy.

ZONING:

ZONING DISTRICTS: Residential -4.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 190', rear yard = 170', front / rear aggregate = 360', side yard = 140', side yard aggregate = 140'. This plan conforms to maximum height standards in this zoning district. The proposed building height is 40'.

PARKING: Off-street parking conforms to minimum requirements: 123 spaces required, based on one parking space per five seats in the principal assembly area. 129 spaces are provided.

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. This is a low impact use under Section 10-2082.9. Transitional protective yards are shown in compliance with City standards in the following locations:

Location	Yard type required	Width proposed
West side	20' Type C	20'-110'
South side	20' Type C	20'-110'

TREE CONSERVATION: This site is subject to the tree conservation ordinance, code section 10-2082.14. A preliminary tree conservation plan showing secondary tree conservation areas of approximately 1.85 acres (10.7%) total on this parcel has been reviewed by the Forestry Specialist in the Inspections Department.

DEVELOPMENT INTENSITY: Upon completion the proposed building lot coverage will be 10.58% and the proposed F.A.R. is 0.15.

PHASING: There is one phase in this development.

UNITY OF DEVELOPMENT: not applicable to this plan.

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:

Street	ROW	Construct	Slope Esmt.
Leesville Road	variable width	variable width	20'

This proposal includes realignment and widening of Leesville Road in conformance with City and NCDOT thoroughfare plans. Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between the required half of 90' street with curb, gutter and sidewalk and the proposed construction is reimbursable. The applicant has requested that dedication of right-of-way and the required slope easement, as well as approval of construction plans, be required prior to October 31, 2007 or issuance of certificates of occupancy for the proposed building, whichever event first occurs.

TRANSIT: No transit facilities are proposed with this plan.

URBAN FORM: This site is located in the Umstead Planning District and is a part of the Westgate Small Area Plan. It is designated for low density residential development, and because the property is currently zoned R-4 which is a low density zoning district consistent with the Comprehensive Plan.

APPEARANCE COMMISSION: The Appearance Commission had no comments on this proposal.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: No new streets are being created with this plan.

PUBLIC UTILITIES: City water service is available; however, sanitary sewer service is not currently available. The developer is responsible for installation of all lines necessary to provide service to this site. The proposal is to obtain an off-site sanitary sewer easement from the adjacent property owner to the south as described in Deed Book 10832 page 522. The applicant has requested that dedication of the sanitary sewer easement, as well as approval of construction plans, be required prior to issuance of certificates of occupancy for the proposed building.

SOLID WASTE: Refuse collection will be provided by means of a private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.

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

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along frontage on Leesville Road.

FLOOD HAZARD: There are no flood hazard areas on this site.

STORMWATER MANAGEMENT: This site is subject to stormwater control regulations of 10-2072(b). This site is not subject to additional stormwater management zoning conditions. This site is exempt from nitrogen reduction requirements per section 10-9003 because it is a public school funded by the State of North Carolina. The site will comply with stormwater quantity control provisions under 10-9023(a) because the increase in peak stormwater runoff will be detained to pre-development conditions for the two and ten-year storm using two dry detention ponds to be located on the site.

WETLANDS / RIPARIAN BUFFERS: There are wetlands located in the southern portion of the property, however these wetlands were deemed non-buffered. No disturbance is proposed in that area. There is no floodplain on the property.

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.

WAKE COUNTY
PUBLIC SCHOOL SYSTEM

FACILITIES DESIGN & CONSTRUCTION
Mike Burriss, Assistant Superintendent

1551 ROCK QUARRY RD.
RALEIGH, NORTH CAROLINA 27610
PHONE: 919.856.8240
FAX: 919.664.5604

July 25, 2007

Hamid Dolikhani, Development Services Manager
Eric Lamb, Manager, Transportation Services Division
Stacy Barbour, Senior Planner
City of Raleigh
PO Box 590
Raleigh, NC 27602

Dear Mr. Dolikhani, Mr. Lamb and Mr. Barbour,

As you are aware, the Wake County Public Schools System is proceeding as quickly as possible with design and construction of Sycamore Creek Elementary, case number SP-47-07. This school will be located on Leesville Rd., near the intersection with Farless Rd., within jurisdiction of the City of Raleigh. We need the City of Raleigh's assistance in our very aggressive design and construction schedule in order to meet the Summer 2008 opening for this school.

In confirmation of our discussions in previous meetings with City of Raleigh (CoR) staff, the specific items with which we need CoR assistance are as follows:

1. In exception to the CoR's standard permitting process, we ask that the realignment of Leesville Rd. (school site and extending southward), be reviewed and permitted separately from the permitting of the school building itself.
2. We also request that the right-of-way dedication conveyance (from land owned by Wake Co. Board of Education) be recorded separately from the permitting of the school building itself.
3. By the end of September 2007, we plan to have the right-of-way dedication for Leesville Rd. (from land owned by Wake Co. Board of Education) recorded, and the road design (including realignment) complete to enable construction to be completed prior to Summer 2008 opening of this school. Therefore, we propose as a condition of site plan approval that the Planning Commission or City Council allow building permits to be issued with the stipulation that necessary construction drawings for roadway improvements and dedication of the road right-of-way be completed by October 31, 2007, prior to issuance of certificates of occupancy.

In confirmation of our discussions in previous meetings with City of Raleigh (CoR) staff, the specific items which we have already agreed upon are as follows:

1. We understand from earlier discussions with CoR staff that the finalization of the joint development agreement between WCPSS and CoR for the sewer outfall line will not prohibit issuance of a building permit for the school building. We understand that the division of the responsibility under the joint development agreement will place functional responsibility upon WCPSS for the design of the sewer outfall, and places functional responsibility for acquisition of necessary easements and construction of the sewer outfall upon CoR. We also understand that it is ultimately the responsibility of WCPSS to secure the needed off-site sanitary sewer easement and construct the sewer line prior to issuance of certificates of occupancy.

2. We understand from earlier discussions with CoR staff that the finalization of the joint development agreement between WCPSS and CoR for the roadway realignment and improvements will not prohibit issuance of a building permit for the school building. We understand that the division of the responsibility under the joint development agreement will place functional responsibility upon WCPSS for the design of the roadway realignment and improvements (subject to CoR approval) and for the construction of the roadway alignment and improvements, and places functional responsibility for acquisition of necessary easements upon CoR. We also understand that it is ultimately the responsibility of CoR to secure the needed off-site road rights-of-way and related easements and to design and construct the road improvements, prior to school opening.

Please feel free to contact me, or the WCPSS Project Manager for Sycamore Creek Elementary, Herb Taylor, should you have questions. You may contact me at 856-8240, or Mr. Taylor at 856-2980.

Sincerely,

M. B. Burriss

Mike Burriss
Assistant Superintendent, Facilities

c: Herb Taylor, WCPSS Project Manager
Sheri Green, WCPSS Project Director
Ken Fuller, WCPSS Sr. Director
Jyoti Sharma, WCPSS Sr. Director
Betty Parker, WCPSS, Director of Real Estate Services