CA# 1101
Case File: SP-48-07

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- 48-07 Holly Hill Hospital Addition

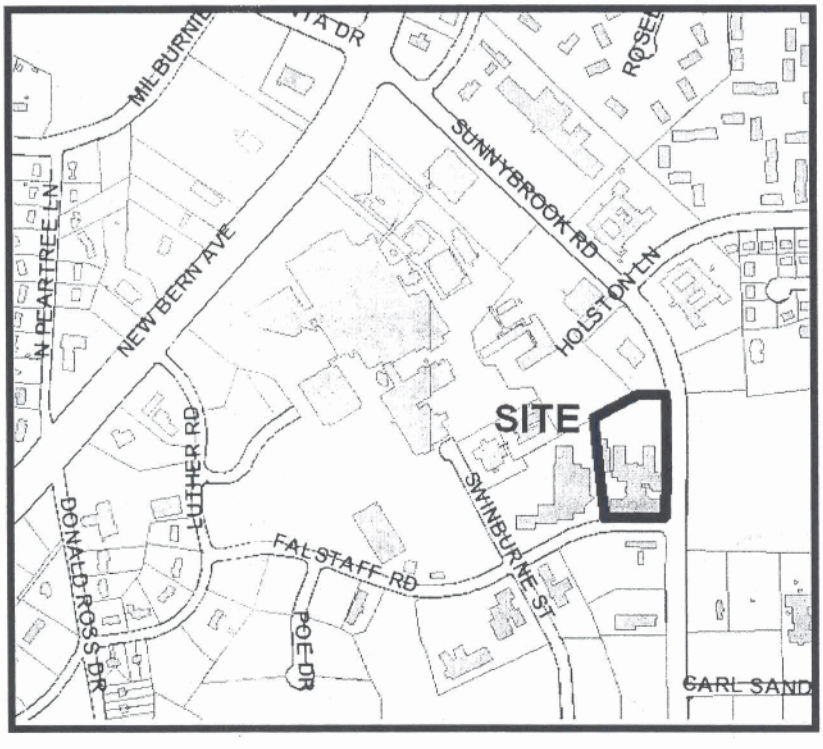
General Location: On the southwest quadrant of Sunnybrook Road and Falstaff Road O&I-1, inside the city limits.

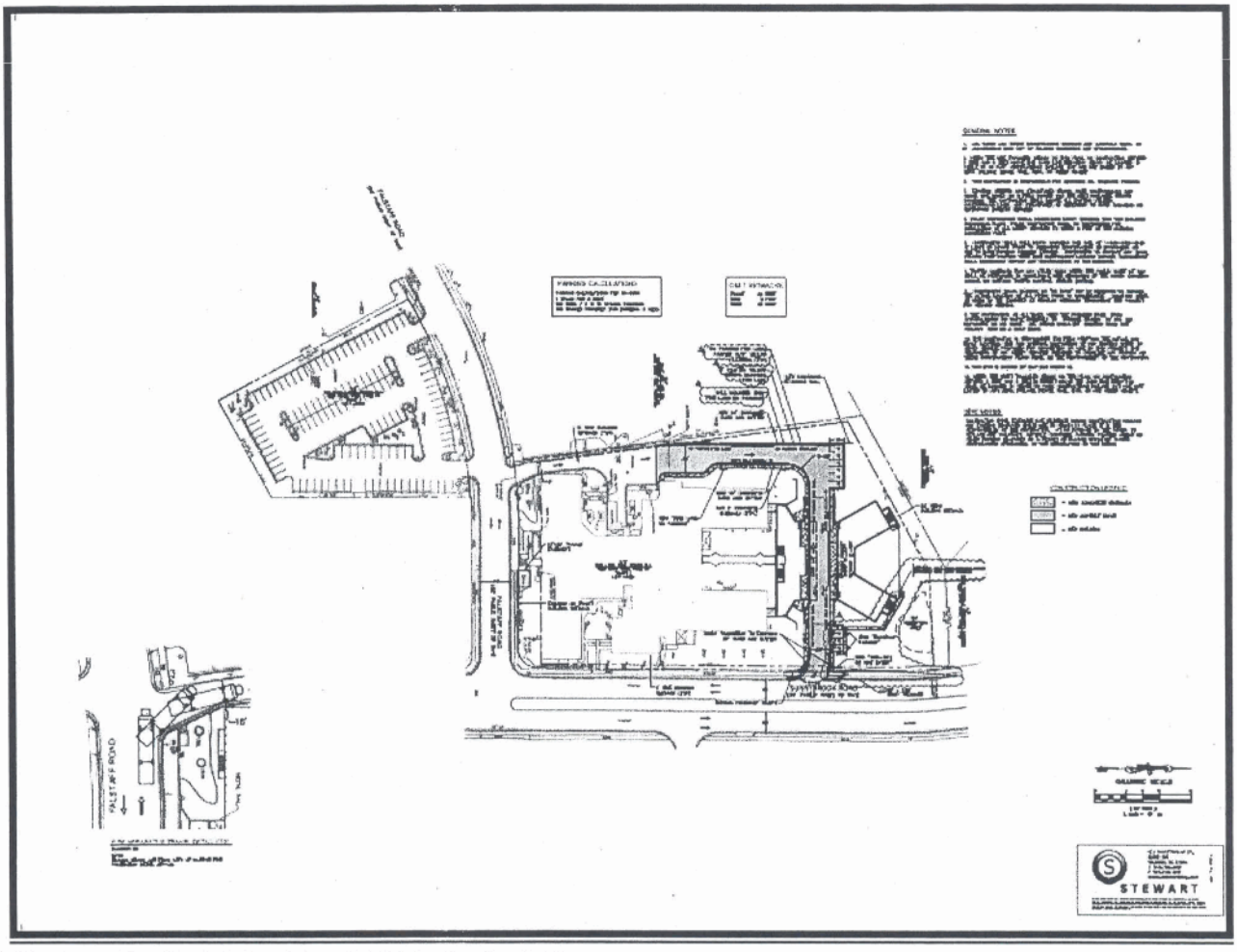
Planning District / CAC: East / East

Nature of Case: This request is to construct a 44,941 square foot addition with 44 new beds 8 new parking spaces to the existing hospital on 3.49-acres. The existing hospital consists of 62,765 square feet with 108 beds and 76 parking spaces. The total number of beds 152 and total parking provided 126 (120 existing parking spaces off-site across Falstaff Road and 8 new spaces on site). This site is located within 400 feet of a residential use or zone.

Key Issues: No issues.

Contact: Stewart Engineering





SP-48-07 Holly Hill Addition

SUBJECT:	SP-48-07 Holly Hill Hospital Addition
CROSS-REFERENCE:	SP-64-90
LOCATION:	On the southwest quadrant of Sunnybrook Road and Falstaff Road O&I-1, inside the city limits
REQUEST:	This request is to construct a 44,941 square foot addition with 44 new beds 8 new parking spaces to the existing hospital on 3.49-acres. This site is located within 400 feet of a residential use or zone.
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 10-2035 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 8/15/07, owned by Holly Hill Hospital, submitted by Stewart Engineering.
ADDITIONAL NOTES:	There are no additional notes for this plan.

To PC: September 25, 2007
Case History:

Staff Coordinator: Jacque Baker

Motion: Chambliss
Second: Bartholomew
In Favor: Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Harris Edmisten, Haq, Holt, Mullins, Smith
Opposed:
Excused:

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)

for mitchell silver

date: 9/27/07 date: 9/27/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Planning Commission Actions:

(1) That an alternate means of compliance for secondary tree conservation areas is accepted by the Planning Commission in the form of a payment. With only 10" trees on the site eligible for consideration that are 10" and greater, 6 remaining trees for consideration. Of these 6 trees, 4 are located on the north side of the site, where the proposed work for the expansion is located. Of these 4 trees, 2 trees are proposed to be removed as they there are located in the expansion area. There is little room for the hospital to expand, and therefore; the existing conditions of the site support consideration of a payment for the removal of the two trees. The remaining trees greater than 10" on the site that qualify for the critical root zone total .068 acres of the site and will be protected.

Administrative Actions:

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

(2) That a payment in lieu for the alternate means of compliance as approved by the Forestry Specialist, be paid to the Forestry Specialist in the Inspections Department;

(3) 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 10 Chapter 9, 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;

(4) 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;

(5) 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;

Prior to issuance of building permits in the Inspections Department:

(6) That a 15x20 foot transit easement located on Falstaff Road and Sunnybrook 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 Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement deed 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;

(7) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section10-2082.14;

ZONING:

ZONING DISTRICTS: O&I-1.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 30', rear yard = 20', front / rear aggregate = 50', side yard = 5' and 5' side yard aggregate = 10'. This plan conforms to maximum height standards in this zoning district.

PARKING: Off-street parking conforms to minimum requirements: 76 off-street parking spaces required, based on 1 parking space per 2 beds. 126 off-street parking 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 medium impact use under Section 10-2082.9. Transitional protective yards are not required as the use is surrounded by existing right of way and existing related uses.

TREE CONSERVATION: There are no primary tree conservation areas on the site. There are also no tree areas within 65' of the site perimeter that contain a basal area of 30; however, there are 13 existing trees 10" and greater within the 65' perimeter of the site that may be considered as secondary tree conservation areas. 7 of these trees do not provide the minimum area of the critical root zone due to existing impervious conditions on the site and may not be considered. Of the 6 remaining trees for consideration, 4 are located on the north side of the site, where the proposed work for the expansion is located. Of these 4 trees, 2 trees are proposed to be removed as they there are located in the expansion area. There is little room for the hospital to expand and therefore; the existing conditions of the site support consideration of a payment for the removal of the two trees. The amount of the buyout will be calculated prior to grading permit issuance. The remaining trees greater than 10" on the site that qualify for the critical root zone total .068 acres of the site.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of .70 and proposed lot coverage is 42%. Maximum zoning district standards of .75 FAR and 25% lot coverage only apply

to office, agency and studio of a professional or business agent or political labor or service association. As this is a hospital use, these maximum standards are not applicable.

PHASING: There is one phase in this development.

UNITY OF DEVELOPMENT: Unity of development and sign criteria is not required in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: All required right of way and road improvements exist along Falstaff Road and Sunnybrook Road.

TRANSIT: A 15'x20 transit easement required along Falstaff Road.

URBAN FORM: This site is located in the East Planning District along a primarily non-residential thoroughfare, in an area designated for employment uses. The site is also within the limits of the Wake Medical Center Small area Plan, which specifically recommends office and institutional uses for the property.

APPEARANCE COMMISSION: The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

Comment	Response
No comments	

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, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.

PUBLIC UTILITIES: City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to this site.

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

CIRCULATION: Existing street improvements conform to normal City construction standards.

PEDESTRIAN: Existing 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. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Stormwater regulations will be met thought the use of a bio-retention facility. The bio-retention are will be utilized to both reduce the runoff and nitrogen loading of the site.

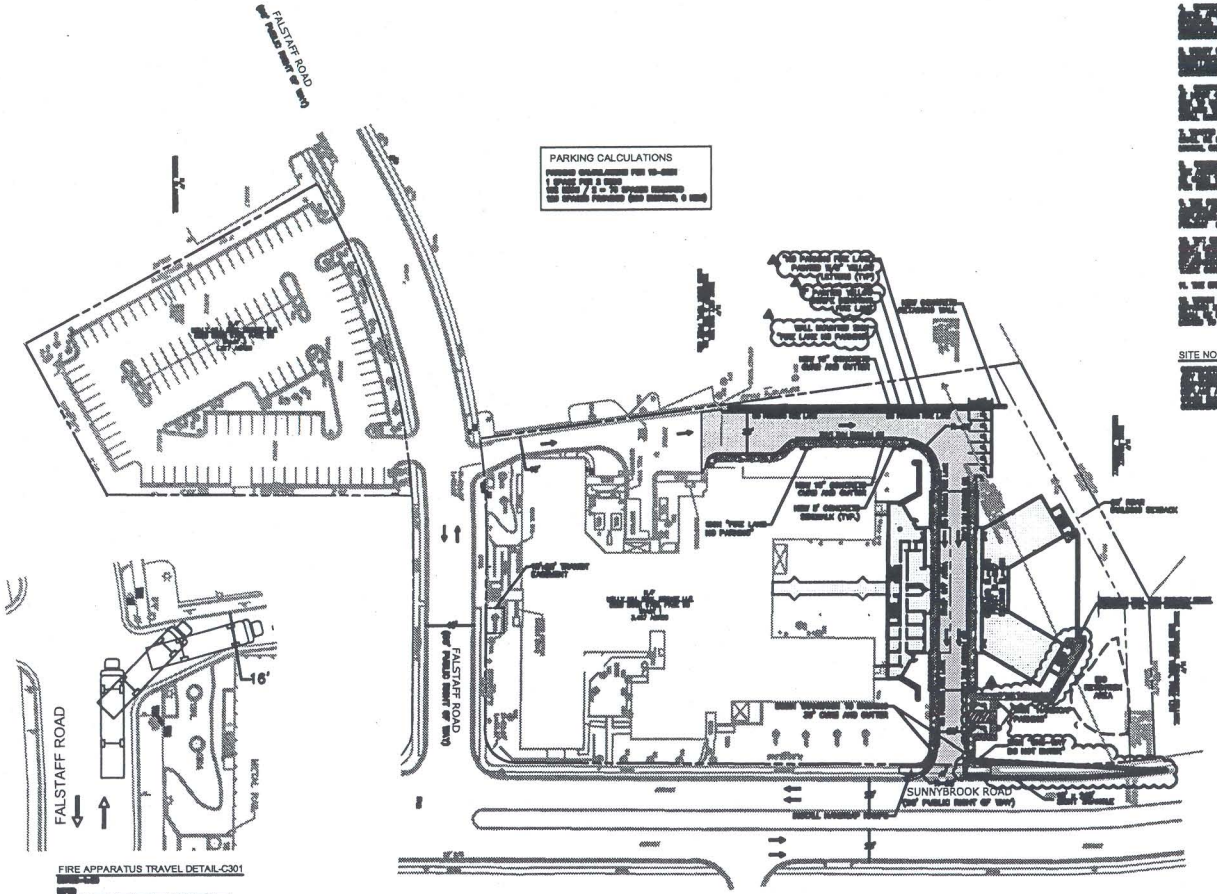
This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

WETLANDS / RIPARIAN BUFFERS:

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

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.



FIRE APPARATUS TRAVEL DETAIL-C301

GENERAL NOTES

SITE NOTES

CONSTRUCTION LEGEND

GRAPHIC SCALE

STEWART

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www.stewart-eng.com

STENGEL-HILL
ARCHITECTURE

STEWART

KYHOOK

PSI
PSYCHIATRIC SOLUTIONS INC.

SITE PLAN
PSYCHIATRIC UNIT ADDITION
HOLLY HILL HOSPITAL
RALEIGH, NORTH CAROLINA

08.15.07 DPCR SUBMISSION

C300