Certified Recommendation
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
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Case File / Name: SP-54-07 / Lacy Elementary School Addition

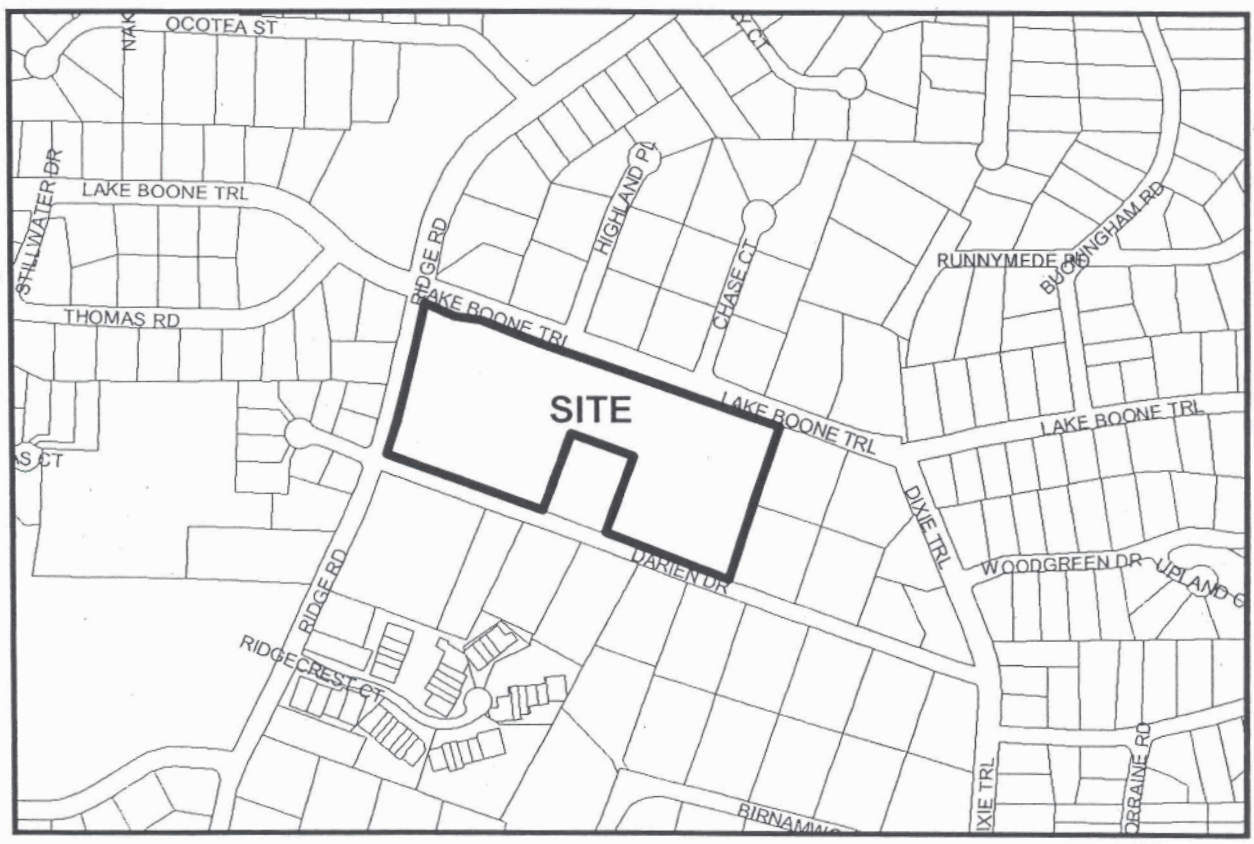
General Location: Southeast corner of Ridge Road and Lake Boone Trail

Planning District / CAC: North Hills / Glenwood

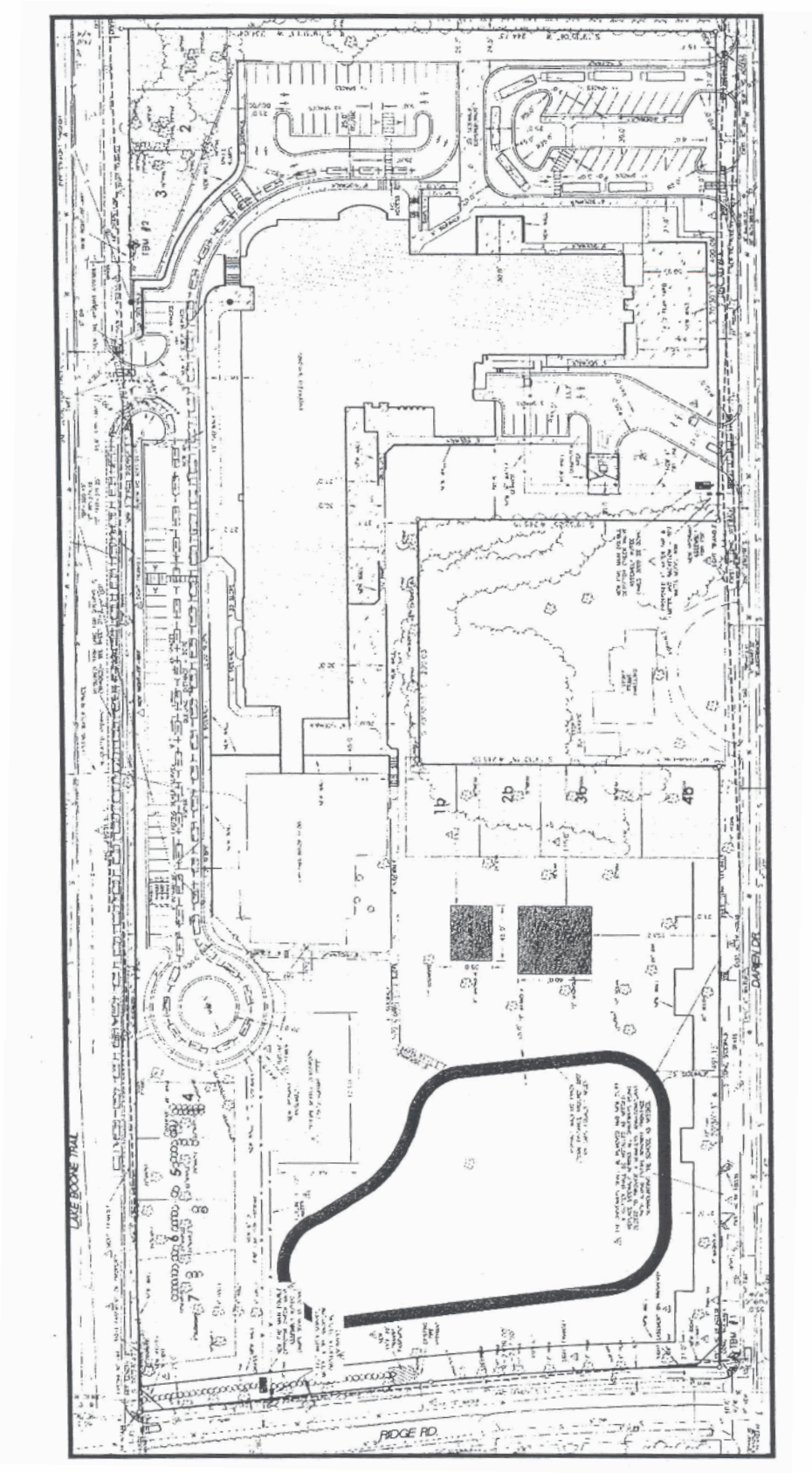
Nature of Case: Demolition and reconstruction of the majority of a public elementary school located on an 11 acre site zoned Residential-4. Existing buildings totaling 69,968 square feet are on site currently and 56,238 square feet are to be demolished. New construction will increase the cumulative size of buildings by 22% to 85,562 square feet size. The proposal includes a relocated bus loading zone on Darien Drive and a new auto loading zone along Lake Boone Trail.

Key Issues: This proposal conforms to all code requirements.

Contact: Bartlett Engineering & Surveying



SP-57-07 / Lacy Elementary School Addition – Location Map



SP-57-07 ▌Lacy Elementary School Addition – Site Plan

SUBJECT:	SP-54-07 / Lacy Elementary School Addition
CROSS-REFERENCE:	n/a
LOCATION:	This site is located on the southeast corner of Ridge Road and Lake Boone Trail, inside the City Limits.
REQUEST:	This request is to approve demolition and reconstruction of the majority of a public elementary school (residential institution) located on an 11 acre site zoned Residential-4. Existing buildings totaling 69,968 square feet are on site currently and 56,238 square feet are to be demolished. New construction will increase the cumulative size of buildings by 15,594 square feet (22%) to 85,562 square feet size. This proposal 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 this request, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10-2017, 10-2072(b), 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 8/17/07, owned by Wake County Public School System, submitted by Bartlett Engineering & Surveying.
ADDITIONAL NOTES:	There are no additional notes for this plan.
To PC:	9/11/07
Case History:	
To CC:	9/18/07 **City Council Status:** _____
Staff Coordinator:	Stacy Barbour
Motion:	Anderson
Second:	Mullins
In Favor:	Anderson, Bartholomew, Butler, Gaylord, Harris Edmisten, Mullins, Smith
Opposed:	
Excused:	Chambliss, 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.) _____ date: _____

(PC Chair) _____ date: 9/13/07

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 prior to the issuance of a grading permit, a 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 is requesting an exemption from the stormwater runoff control provisions under code section 10-2072, Residential institution in a residential zoning district, subsection (2)a., detailed engineering studies shall be submitted to the Stormwater Engineer in the Public Works Department (before land disturbance or building permit issuance, whichever comes first) that shows the increase in peak stormwater runoff between pre-development and post-development conditions for the two-year storm is ten percent 10% or less at each point of discharge. If the exemption is not approved, a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Conservation Engineer in compliance with Raleigh City Code Section 10-2072, Residential institution in a residential zoning district, subsection (2) before land disturbance or building permit issuance, whichever comes first.

Prior to issuance of building permits in the Inspections Department:

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

(4) That construction plans for public improvements be approved by the Public Works Department;

(5) That 10' in width of right-of-way along Lake Boone Trail be dedicated to the City of Raleigh and a copy of the recorded plat returned to the Planning Department;

(6) That a 15x20 foot transit easement located on Ridge 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 Attorney is recorded with the local County Register of Deeds Office. That the recorded copy of this transit easement deed be provided to the Planning Department within 14 days of 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.

ZONING:

ZONING DISTRICTS: Residential- 4.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 360' (from Ridge Road), rear yard = 140', front / rear aggregate = 500', side yard = 65' from Darien Drive and 85' from Lake Boone Trail, side yard aggregate = 150'. This plan conforms to maximum height standards in this zoning district. Proposed building height = 42'.

PARKING: The off-street parking requirement for elementary schools is based on the seating capacity of the principal assembly area at the rate of one space per five seats in the principal assembly area. The assembly area is planned to seat 510 people. 102 spaces are required and 106 are provided. (note currently there are 87 parking spaces on site)

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
East side	20' Type 'C'	20'
East, west, and north sides of adjoining parcel along Darien Drive	20' Type 'C'	20' on north & east side. 115' on west

TREE CONSERVATION: Secondary tree conservation areas totaling 10% (1.1 acres) are shown in conformance with code section 10-2082.14.

DEVELOPMENT INTENSITY: The proposed building lot coverage is 15% and the proposed F.A.R. is 0.18.

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.
Lake Boone Trail	half of 80'	half of 53'	n/a

Additional right-of-way to be dedicated is reimbursable under the facility fees program. The difference between the required half of 41' street with curb, gutter and sidewalk and the proposed construction is reimbursable.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: a 15' X 20" Transit Easement on Ridge Road approximately 250 north of the Darien Drive intersection.

URBAN FORM: This site is located in the North Hills Planning District where low density residential uses are recommended.

APPEARANCE COMMISSION: The Appearance Commission has made the following comments on this preliminary plan:

1. Mitigate the straight-on view of the loading dock and utility areas from Darien Drive by curving the driveway and adding landscaping in the curve area (between the street curb and dumpster enclosure).
2. Given the visual prominence of the retaining wall along Ridge Road and Lake Boone Trail, face the wall in brick matching that of the building.
3. Visually reinforce the internal crosswalks leading to the front entrance (e.g., through use of pavers, etc.).
4. Increase the width of the roof overhangs to be more proportional with the scale of the building.
5. Break up the mass of the foundation wall exposure around the front entrance steps with added banding.

The plan was revised by adding additional landscaping and around the loading dock and changing the driveway layout. All retaining walls will be constructed of brick to match the building. Crosswalks within the site are clearly marked Roof overhangs will be 24" and 36" in width and the building elevations have been modified to provide the requested banding.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: No new streets are proposed.

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 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. A traffic study was provided with this proposal and has been reviewed by staff. Design of on-site loading areas for buses and automobiles as well as street improvements along Lake Boone Trail are consistent with the study.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. Public sidewalk exists along all street frontage of this site.

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

STORMWATER MANAGEMENT:

Because this is a public school, the site is exempt from stormwater quality control and nitrogen reduction requirements under Part 10, Chapter 9 of the Raleigh City Code. The preliminary site plan meets the provisions of Residential institutions in residential zoning districts, Code Section 10-2072(b), subsection (2). The site will comply with stormwater quantity control provisions under 10-2072(b) Residential institutions in residential zoning districts, subsection (2)a, because the increase in peak stormwater runoff from pre-development to post-development conditions for the two and ten-year storms will be less than 10% at each point of discharge. If the exemption under subsection (2)a is not approved, a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Conservation Engineer in compliance with Raleigh City Code Section 10-2072, Residential institution in a residential zoning district, subsection (2) before land disturbance or building permit issuance, whichever comes first.

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.