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-60-07 / Poe Elementary School Addition

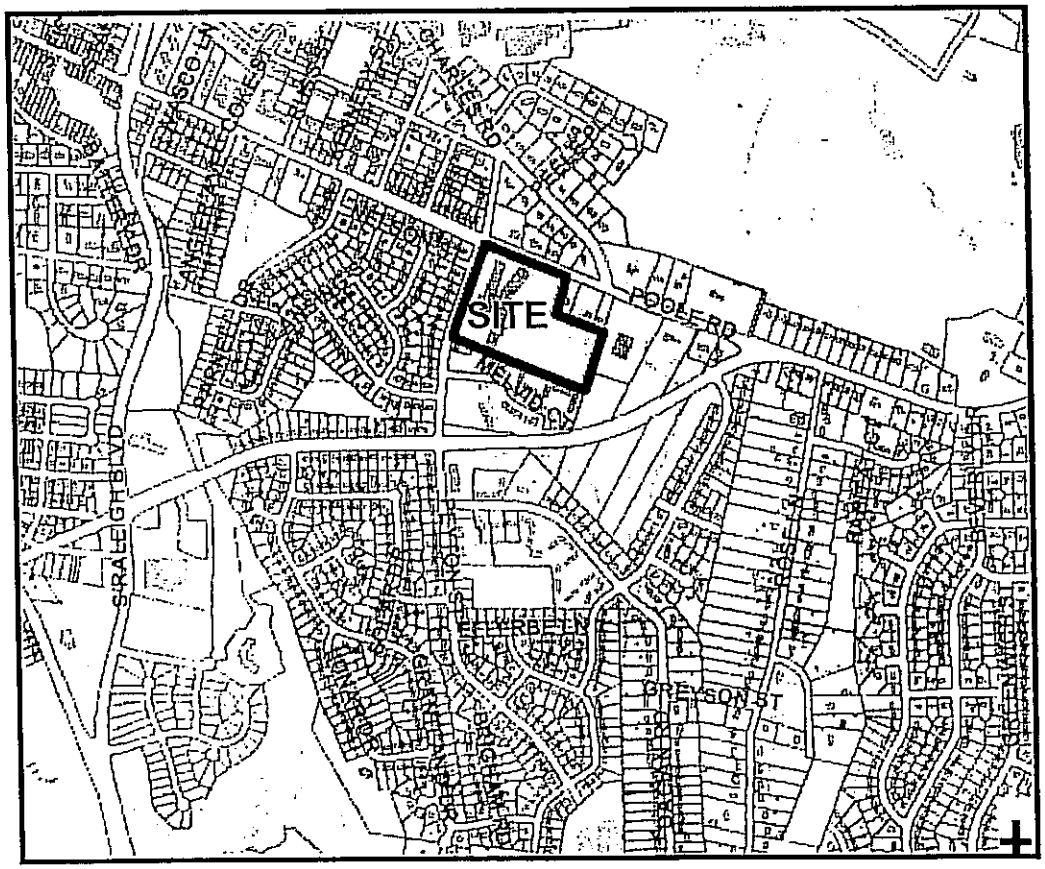
General Location: Intersection of Poole Rd. and Peyton St.

Planning District / CAC: East/ Southeast

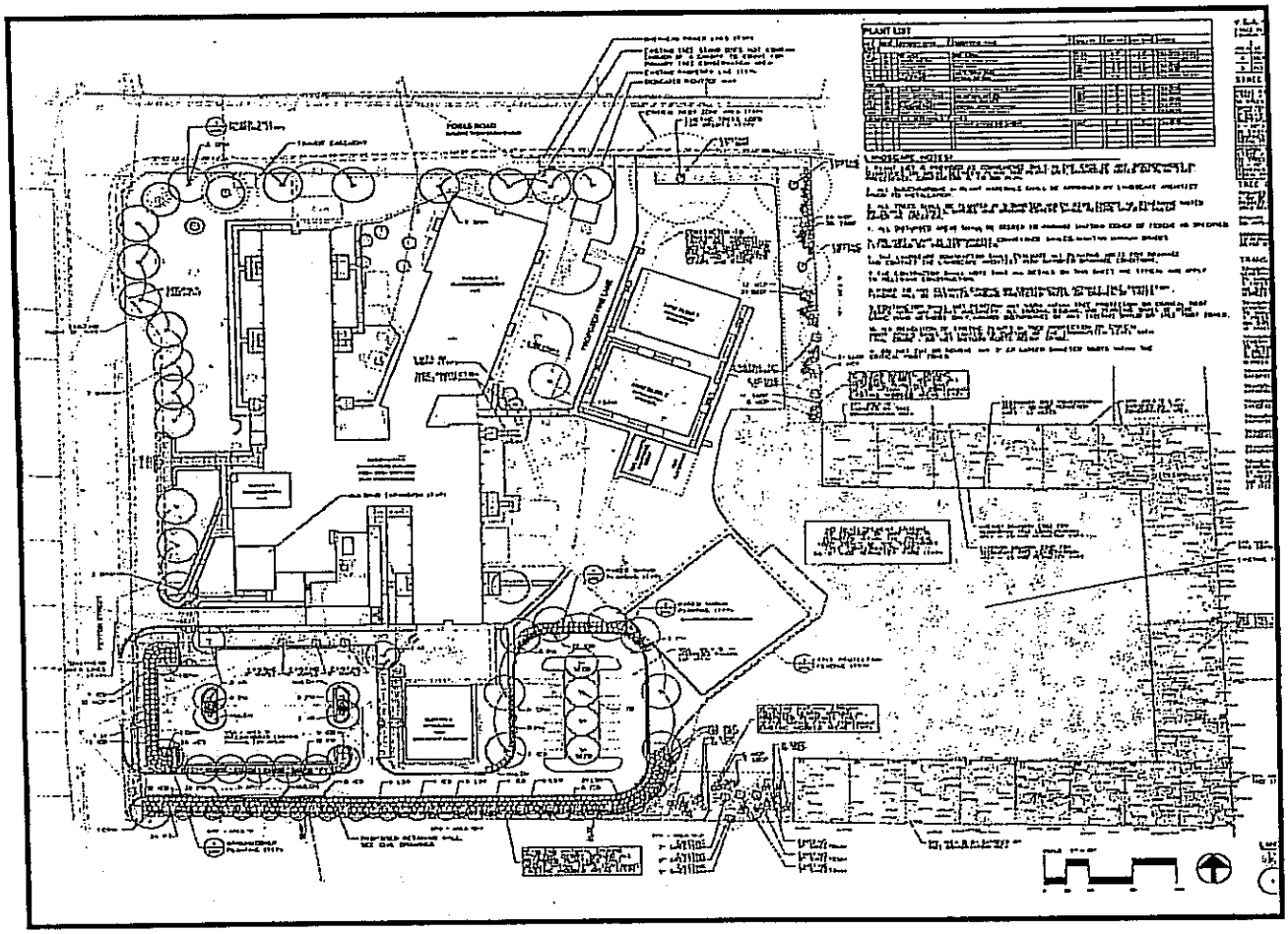
Nature of Case: This request is to approve a total of 15,851 square feet of additional building space to a public elementary school. The expansion includes a 3,605 square foot addition to the main building, 2- temporary modular trailers totaling 12,246 square feet and reworking the southern parking lot. The site is 13.01 acres, zoned R-10.

Key Issues: -This proposal conforms to Code standards and Comprehensive Plan guidelines. -

Contact: Mete Gurel



SP-60-07 Location Map



Proposed Site Plan

SUBJECT:	**SP-60-07 / Poe Elementary School Addition**
CROSS-REFERENCE:	N/A
LOCATION:	This site is located on the south east intersection of Poole Rd. and Peyton St., inside the City Limits.
REQUEST:	This request is to approve a total of 15,851 square feet of additional building space to a public elementary school. The expansion includes a 3,605 square foot addition to the main building, 2- temporary modular trailers totaling 12,246 square feet as well as reworking the southern parking lot for additional parking and queuing. The existing school is 64,690 square feet in size and the site is 13.01 acres, zoned R-10. This site plan requires Planning Commission approval because it is a residential institution greater than 25,000 square feet 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 conforms to Chapter 2, Part 10, Sections 10-2021 and 10-2132.2, Chapter 3, Part 10, Sections10-3001-3059. This approval is based on a preliminary plan dated 8.31.07, owned by Wake County Public School System, submitted by Gurel Architecture.
ADDITIONAL NOTES:	There are no additional notes for this plan.
To PC:	November 27, 2007
Case History:	
Staff Coordinator:	James Marapoti
Motion:	Anderson
Second:	Bartholomew
In Favor:	Anderson, Bartholomew, Butler, Gaylord, Haq, Harris Edmisten, Holt, Mullins, Smith
Opposed:	
Excused:	Chambliss

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: 11/29/07	date: 11/29/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Planning Commission Actions:

(1) That the modular trailers installed with this project be removed within 30 days of occupancy of the main building;

Administrative Actions:

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

(2) 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 to be placed on file in the Planning Department;

Prior to issuance of building permits in the Inspections Department:

(3) That a 15' x 20' foot transit easement located on Poole Rd. 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 be provided to the Site Review Specialist in the Inspections Department;

(4) That 1/2'-80' in width of right of way along Poole Rd. be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Site Review Specialist in the Inspections Department at permit review;

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

(6) That the City Attorney approve a public sidewalk easement for any portion of the public sidewalk along Peyton Street located within private property;

(7) That the modular trailers installed with this project be removed within 30 days of occupancy of the main building by the Inspections Department;

ZONING:

ZONING DISTRICTS: R-10

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 20', rear yard = 20', front / rear aggregate = 40', corner yard= 20',side yard = 5', side yard aggregate = 15'. This plan conforms to maximum height standards in this zoning district which is 40'; proposed building height is 18'.

PARKING: Off-street parking conforms to minimum requirements: 1 space per 5 occupants in largest assembly area (321 occupants). 321/5=65 parking spaces required, 82 spaces 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
East 1	20' Type C	30'
East 2	20' Type C	110' + (none required)
North	20' Type C	110' + (none required)
South1	20' Type C	20'-
South2	20' Type C	110' + (none required)

TREE CONSERVATION: 13.01 acres x 10%= 1.30 acres required, site plan is providing 1.50 acres through secondary tree conservation areas located within 65' of the perimeter of the site on the south eastern quadrant of the site.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of 14.2% and lot coverage of 11.8%.

UNITY OF DEVELOPMENT: Not applicable.

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.
Poole Rd.	½ of 80'	N/A	N/A

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: One 15' x 20' transit easement is proposed on Poole Rd.

URBAN FORM: This site is located in the Southeast Planning District along a primarily residential thoroughfare. The site also falls within the boundaries of the Martin Luther King Jr. Corridor Plan - Phase 2 that recommends institutional uses.

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

Comment	Response
1. Include water-tolerant trees in parking lot swale (e.g., bald cypress).	Applicant complied
2. Provide added shade for the southeast exposure of 1997 wing through planting of shade trees.	Applicant complied
3. Given the visual prominence of the proposed canopies, explore opportunities for adding design refinements (especially at ends, adjacent to sidewalks).	Applicant complied

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SUBDIVISION STANDARDS:

BLOCK LAYOUT: No new streets are proposed with this plan.

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: Individual lot service by private contractor to be provided.

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

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 40' section of public sidewalk construction is required on Peyton Street

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

STORMWATER MANAGEMENT: Site is not required to provide detention because the increase is less than 10% for the 2 and 10 year storms. However, due to existing erosion problems, it has been proposed that runoff be detained to the pre-development rates and energy dissipaters be installed to help alleviate the existing erosion problems. There are currently no energy dissipaters in place. Public schools are currently exempt from meeting nitrogen loading regulations.

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.