CA# 1124
Case File: SP-68-07

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-68-07/ Bugg Elementary School**

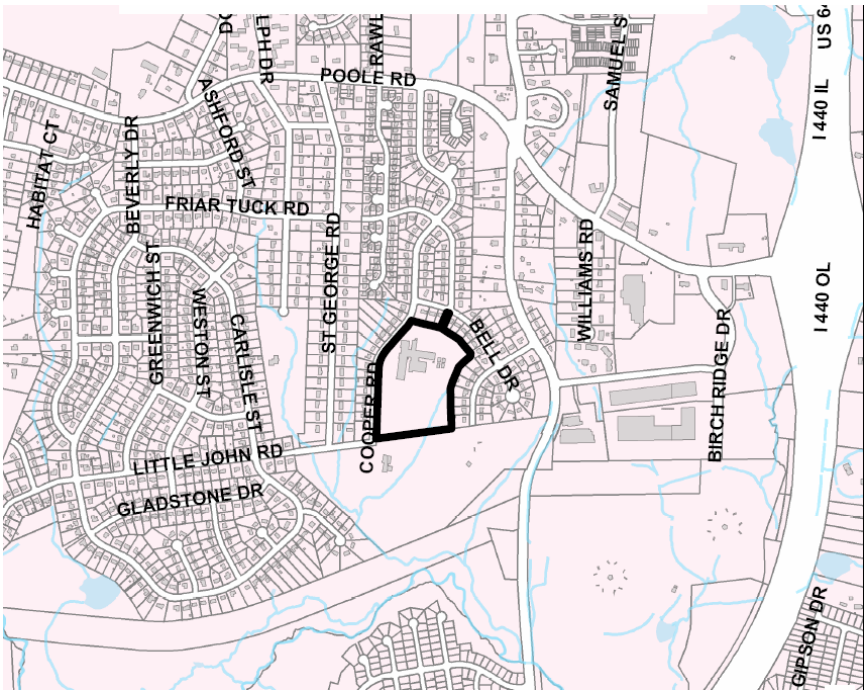
General Location: Northeast corner of Cooper Rd. and Little John Rd.

Planning District / CAC: Southeast / Southeast

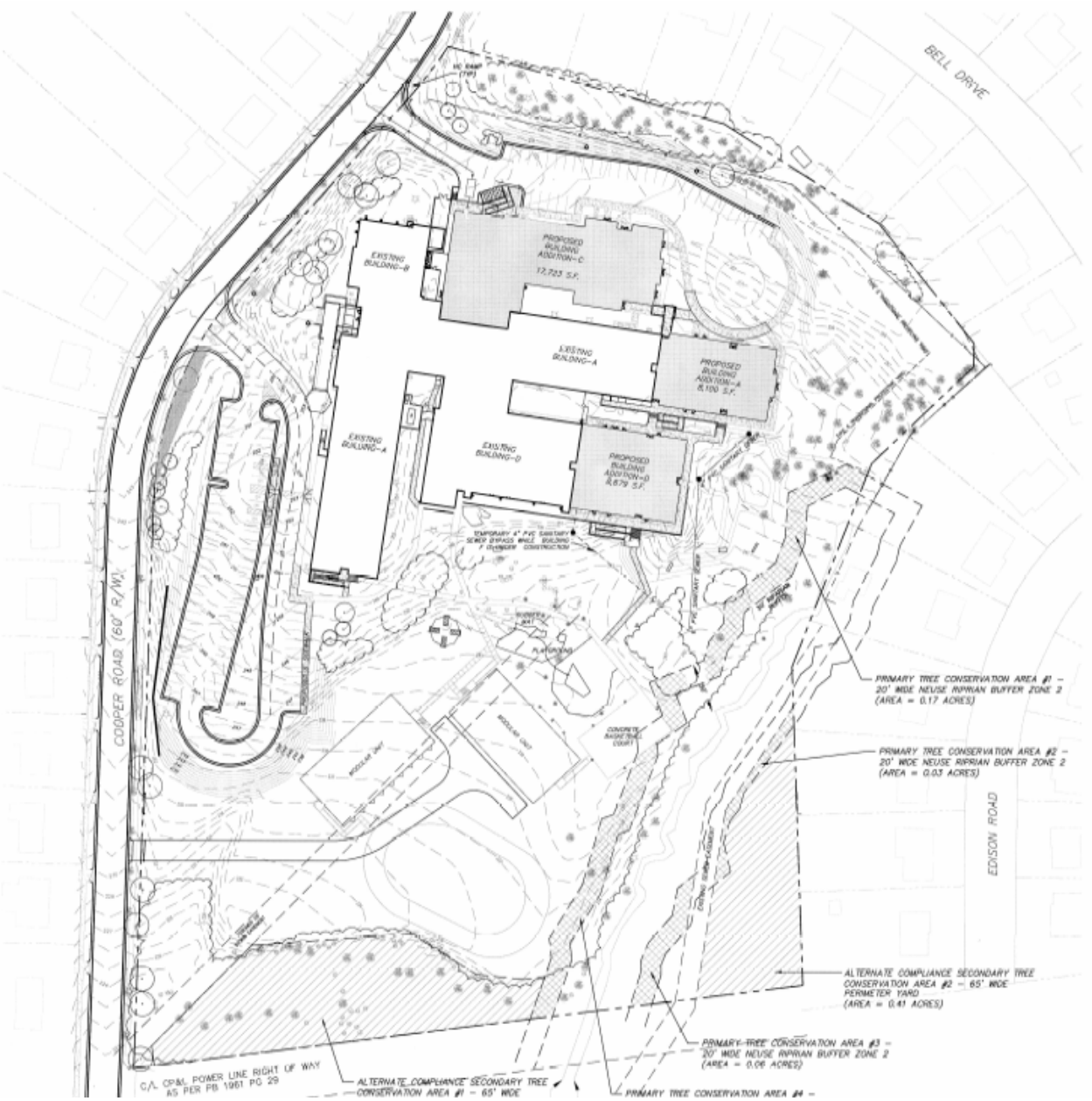
Nature of Case: This request is to approve 88,369 square feet of existing and proposed building space at a public elementary school. The proposal includes 3 building expansions to the main building amounting to 34,540 square feet and modifications to the existing southern and northern driveways to incorporate additional parking, bus queuing and student drop off and pick up. The existing school is 53,829 square feet in size and the site is 13.59 acres, zoned R-6. This site plan requires Planning Commission approval because it is a residential institution greater than 25,000 square feet in size.

Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

Contact: Sean Gleason



Vicinity Map



Proposed Plan

SUBJECT:	SP-68-07/ Bugg Elementary School
CROSS-REFERENCE:	N/A
LOCATION:	This site is located at the northeast intersection of Cooper Rd. and Little John Rd., inside the City Limits.
REQUEST:	This request is to approve 88,369 square feet of existing and proposed building square feet to a public elementary school. The expansion includes 3 building expansions to the main building totaling 34,540 square foot and modifications to the existing southern and northern driveways to incorporate additional parking, bus queuing and student drop off and pick up. The existing school is 53,829 square feet in size and the site is 13.59 acres, zoned R-6. This site plan requires Planning Commission approval because it is a residential institution greater than 25,000 square feet in size.
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, Section 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 1.31.08, owned by Wake County Public Schools, submitted by Rivers and Associates, Inc.
ADDITIONAL NOTES:	There are no additional notes for this plan.
To PC:	3.11.08
Case History:	
Staff Coordinator:	James Marapoti
Motion:	Bartholomew
Second:	Haq
In Favor:	Bartholomew, 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.) _____ date: 3/13/08

(PC Chair) _____ date: 3/13/08

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Planning Commission Actions:

Prior to issuance of building permits in the Inspections Department:

(1) That a fence or other suitably means be installed at the top of the retaining wall adjacent to Cooper Rd;

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

(2) That all swing spaces be removed no later than 6 months upon certificate of occupancy of the main building;

Administrative Actions:

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

(3) 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:

(4) 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 prior to grading or the approval of construction drawings, whichever event comes first;

(5) That a 15' x 20' foot transit easement located on Cooper 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.;

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

ZONING:

ZONING DISTRICTS: Residential-6

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 44', rear yard = 105', front / rear aggregate = 149', side yard = 114', side yard aggregate = 329'. This plan conforms to maximum height standards in this zoning district, proposed height is 30'.

PARKING: Off-street parking conforms to minimum requirements: 123 spaces required, based on one space per 5 seats in the principle assembly area (615 seats). 113 spaces are provided. A reduction of 12 off-street parking spaces for landscape planting area is being utilized.

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
North	20' Type C	40'-60'
East	20' Type C	50'-110+ (None Required)

TREE CONSERVATION: 13.59 acres x 10%= 1.36 acres required, site plan is providing 1.50 acres (or 11%) through primary and secondary tree conservation areas.

UNITY OF DEVELOPMENT: Not applicable.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Sufficient right of way and road construction exists along Cooper Rd.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: 1- 15'x20' transit easement is required on Cooper Rd.

URBAN FORM: The site is located in the Southeast Planning District with an area designated as Residential-Suburban which recommends low density residential 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. Break up vertical scale of front parking lot retaining wall (facing Cooper Road) by creating stepped tiers, incorporating screen plantings on each level.	Due to the tight constraints of the existing topography, the retaining wall was not able to be stepped down. Street trees however will be planted on either side of the tallest portion of the wall to break up the face of the wall.

2. Given the visual prominence of the proposed canopies, explore opportunities for adding design refinements (especially at end sections, adjacent to sidewalks).	Applicant has significantly upgraded the front entrance canopy using masonry columns and arched covers.
3. Explore design options for improving the visual prominence of the front entrance.	Applicant has significantly upgraded the front entrance walk canopy using masonry columns and arched covers
4. Given the topography, install reduced height light poles (e.g., 16') and full cutoff (shielded) fixtures in front parking lot.	Applicant will comply with this request

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SUBDIVISION STANDARDS:

BLOCK LAYOUT: Not applicable.

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: Service to be provided by private contractor.

CIRCULATION: There are 2 revised driveways for this project. The drive to the north will handle buss drop-off and associated parking. The drive to the south will accommodate vehicular queuing for student drop off and pick up and associated parking.

PEDESTRIAN: Existing sidewalks are along Cooper Rd. A sidewalk is proposed linking this project to the existing sidewalk.

FLOOD HAZARD: There are 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. Site is proposing to meet (quantity) detention requirements through the use of underground piped detention. The public school system is exempt from (quality) nitrogen reduction rules.

WETLANDS / RIPARIAN BUFFERS: Neuse River riparian buffers are present 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.