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-80-07 / Athens Drive High School Modular Unit**

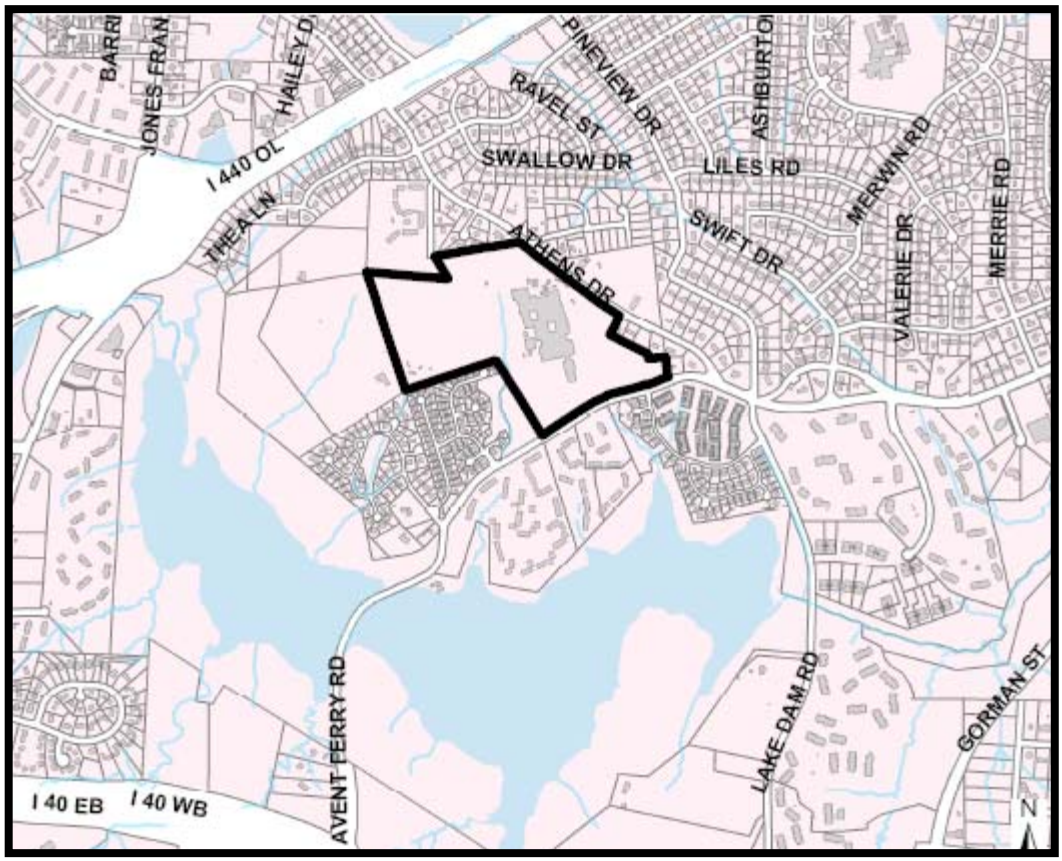
General Location: This site is on the north side of Avent Ferry Road, west of its intersection with Athens Drive.

Planning District / CAC: Southwest / West

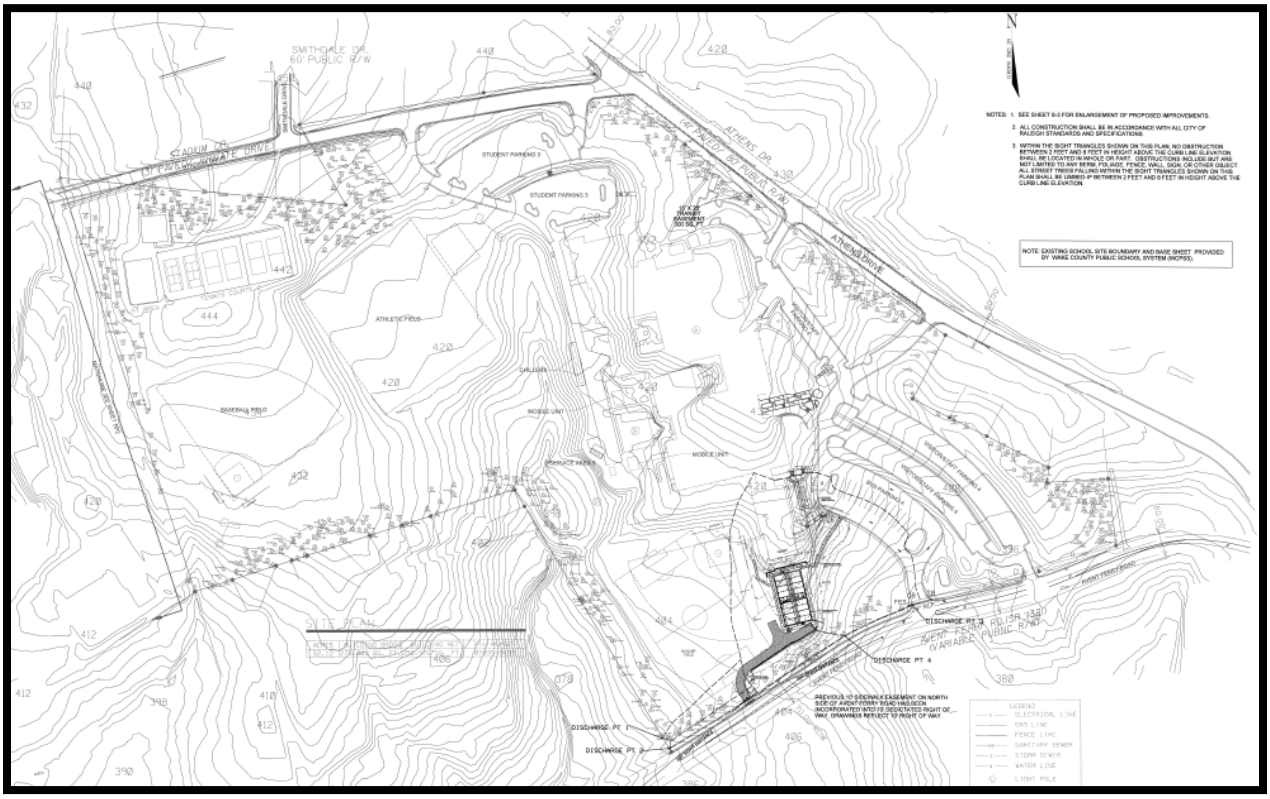
Nature of Case: The expansion will include the addition of one modular classroom building totaling 8,134. After this 3.1% expansion, the cumulative size of the facilities on this 50.39 acre site will be 259,110 square feet. The site is located in the Residential-10 zoning district.

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

Contact: David Rotman, Rotman Architecture



SP-80-07 / Athens Drive High School Modular Unit – Location Map



SP-80-07 / Athens Drive High School Modular Unit – Site Plan

SUBJECT:	SP-80-07 / Athens Drive High School Modular Unit
CROSS-REFERENCE:	N/A
LOCATION:	This site is located on the north side of Avent Ferry Road, west of its intersection with Athens Drive, inside the City Limits.
REQUEST:	This request is to approve the construction of an 8,134 square foot modular classroom unit on the campus of an existing public high school. After this 3.1% expansion the cumulative size of the facilities on this 50.39 acre site will be 259,110 square feet. This site is zoned Residential-10 District. This site plan exceeds the criteria for administrative approval of site plans for residential institutions in residential zoning districts, Code Sections 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 10-2021, 10-2072(b) and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 9/23/08, owned by Wake County Public School System/Wake County Board of Education, submitted by David Rotman.
ADDITIONAL NOTES:	There are no additional notes for this plan.
To PC:	October 14, 2008
Case History:	
Staff Coordinator:	Meade Bradshaw
Motion:	Haq
Second:	Smith
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.) _____ date: 10/16/08

(PC Chair) _____ date: 10/16/08

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, 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 shall be placed on file in the Planning Department;

Prior to issuance of building permits in the Inspections Department:

(2) 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;

(3) That ½ 80' in width of right-of-way along Avent Ferry Road as shown on the preliminary plan 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;

(4) That as the developer is requesting an exemption from the stormwater runoff control provisions under 10-9023(b)(1), detailed engineering studies shall be submitted to the Stormwater Engineer in the Public Works Department that show 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 an exemption is disallowed, then prior to issuance of a grading permit or building permit, whichever first occurs, a final stormwater management plan, including a stormwater operations and maintenance manual and budget and a preliminary map showing BMP locations and open space, prepared in accordance with requirements of Part 10 Chapter 9 and Code Section 10-2072(b) for residential institutions shall submitted to and approved by the Stormwater Engineer in the Public Works Department. In addition the applicant must provide a pre and post development drainage area breakdown per point of discharge showing that no more than 3 cfs enters the public street without first entering a stormwater drainage system;

(5) That a 15x20 foot transit easement located on Athens Drive 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 Planning Department within 14 days of authorization 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;

(6) That prior to construction of any additional structures on site, including additional modular units, a traffic impact analysis shall be provided to the City of Raleigh Public Works Department;

(7) That the driveway being constructed be limited to emergency vehicle access only.

ZONING:

ZONING DISTRICTS: Residential-10 District

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 80', rear yard = 840', front / rear aggregate = 920', side yard = 150' and 430', side yard aggregate = 580'. The proposed height of 14' conforms to maximum height standards in this zoning district.

PARKING: Off-street parking conforms to minimum requirements: 432 spaces required, based on 1 parking space per 600 square feet of academic space. 594 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 meeting code requirements currently exist on site.

TREE CONSERVATION: Total site 50.39 acres; 10% required = 5.03 acres of Tree Conservation Areas Secondary TCA provided = 5.03 acres. Tree conservation areas are located along the perimeter of the southern, western, and northwestern property lines.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) is .12 and lot coverage is 12%. Proposed impervious surface coverage equals 26.05%.

PHASING: There is one phase in this development.

UNITY OF DEVELOPMENT: Unity of development is not required with the site plan.

COMPREHENSIVE PLAN:

GREENWAY: The plan does not impact any greenway or park facilities; however other portions of the site are part of the Lake Johnson Greenway Trail.

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.
Avent Ferry Road	½ 80'	N/A	N/A

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: 15' X 20' along Athens Drive.

URBAN FORM: This site is located in the Southwest Planning District.

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

Comment	Response
1. Maintain the cross-slope continuity of the asphalt greenway path paralleling Avent Ferry Road when installing the fire lane.	Agreed. Continuing the continuity of the asphalt greenway path

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SUBDIVISION STANDARDS:

BLOCK LAYOUT: Not applicable to 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: Refuse collection will be provided by means of a private contractor and will meet the standards of the solid waste manual.

CIRCULATION: The circulation plan for this site meets code standards. This plan shows an emergency access drive on Avent Ferry Road.

PEDESTRIAN: A multipurpose asphalt path exists along Avent Ferry Road and a portion of the frontage along Athens Drive. Private sidewalks connect the school to public sidewalk along Avent Ferry Road.

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

STORMWATER MANAGEMENT:

The site is exempt from stormwater nitrogen reduction requirements per 10-9003(b)(8) due to the development being a public school funded by the state of North Carolina. For the development to be exempt from stormwater runoff control per Code section 10-9023(b)(1), revised stormwater calculations need to be submitted to assure that the increase in peak stormwater runoff between pre-development and post-development conditions for the two-year and ten-year storms is less than ten percent at each point of discharge. If an exemption is disallowed, then prior to issuance of a grading permit or building permit, whichever first occurs, a final stormwater management plan, including a stormwater operations and maintenance manual and budget and a preliminary map showing BMP locations and open space, prepared in accordance with requirements of Part 10 Chapter 9 and Code Section 10-2072(b) for residential institutions shall submitted to and approved by the Stormwater Engineer in the Public Works Department.

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.