**CA#** 1130
**Case File: SP-88-2007**

# 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-88-07 / Dillard Drive School Modular Units**

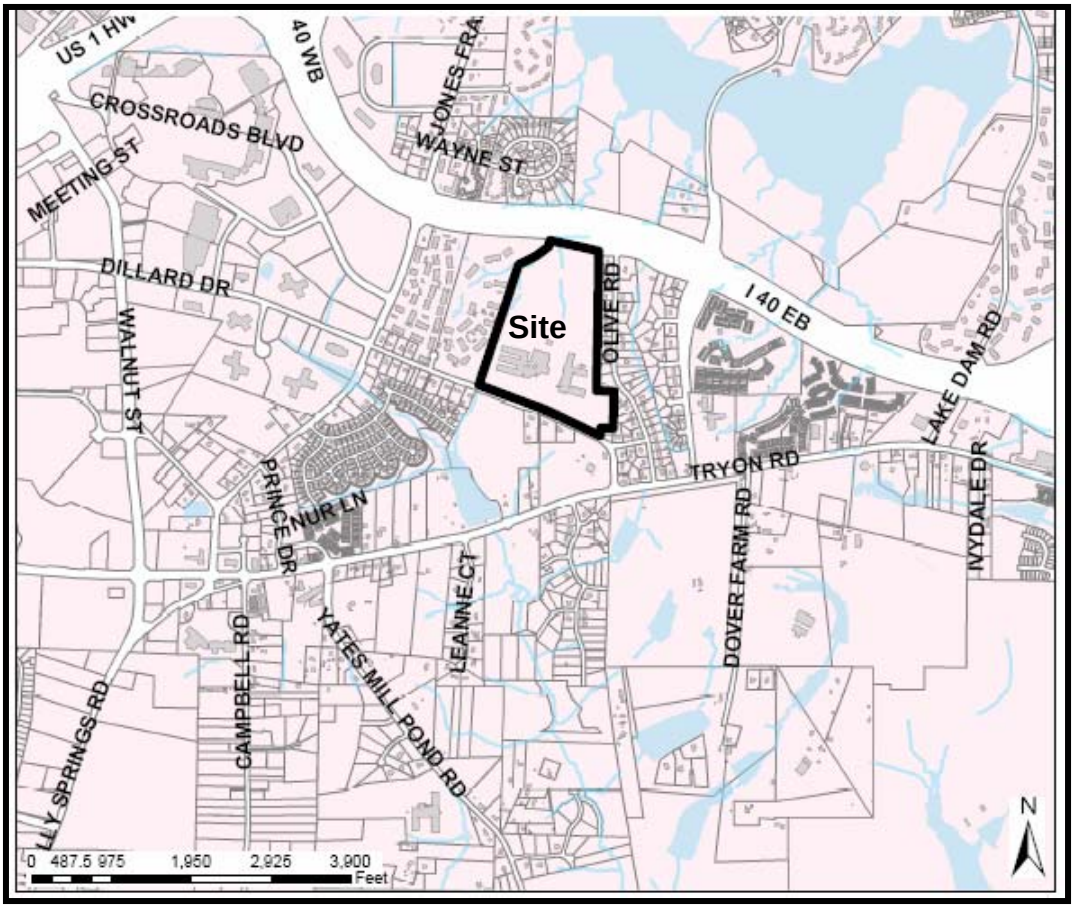
**General Location:** This site is on the northern side of Dillard Drive between its intersection with Tryon Road and Jones Franklin Road.

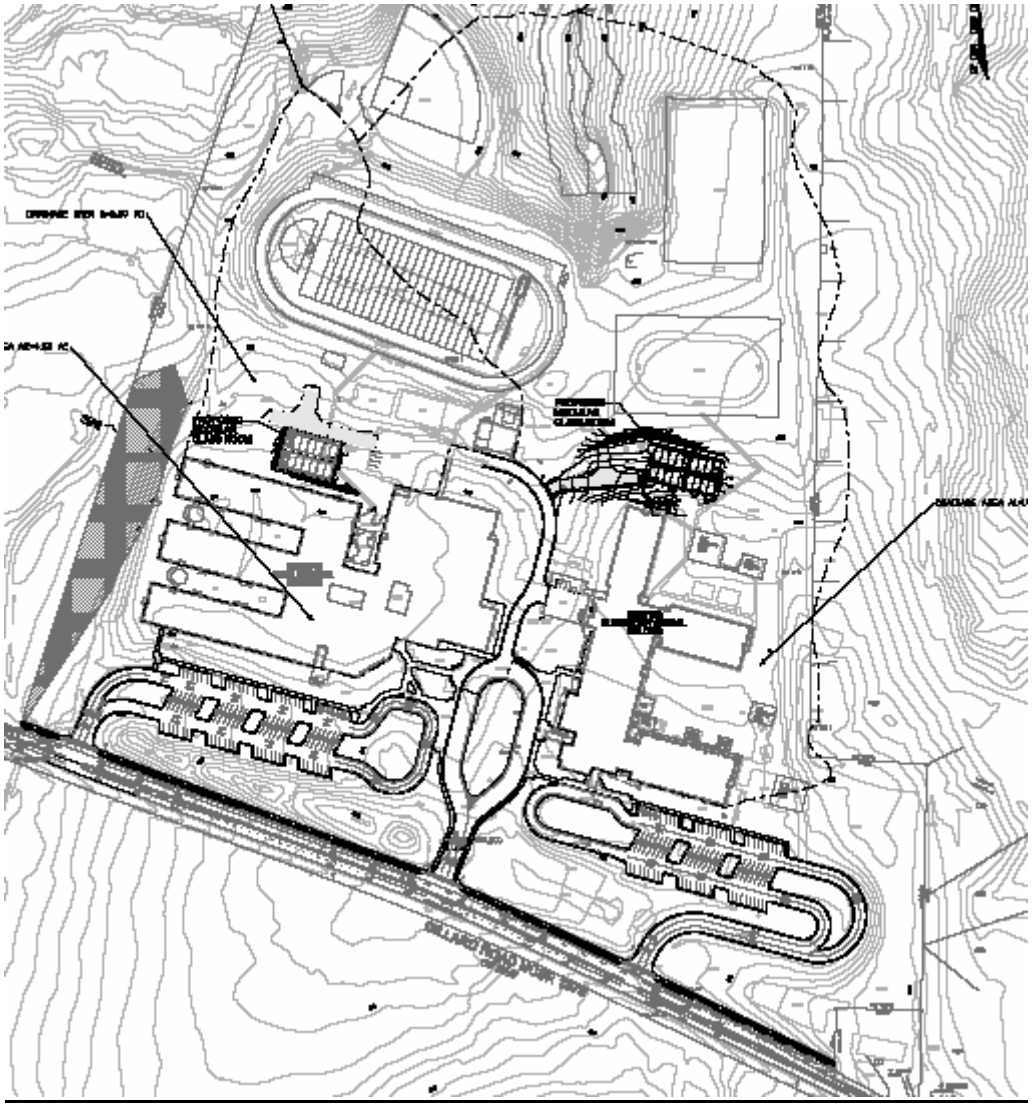
**Planning District / CAC:** Southwest / West

**Nature of Case:** The expansion will include the addition of two modular classroom buildings totaling 13,872. After this 5.9% expansion, the cumulative size of the facilities on this 56.59 acre site will be 246,176 square feet. The site is located in the Rural Residential zoning district and Special Highway Overlay District-1. Portions are zoned Conservation Management and Reservoir Watershed Protection Area Overlay District.

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

**Contact:** Maha Chambliss for CH Engineering





| | |
|---|---|
| **SUBJECT:** | SP-88-07 / Dillard Drive School Modular Units |
| **CROSS-REFERENCE:** | n/a |
| **LOCATION:** | This site is located on the north side of Dillard Drive, north of its intersection with Tryon Road, inside the City Limits. |
| **REQUEST:** | This request is to approve the construction of two modular classroom units totaling 13,872 square feet size on the campus of an existing public elementary and middle school. After this 5.9% expansion the cumulative size of the facilities on this 56.59 acre site will be 246,176 square feet. This site is zoned Rural Residential and Special Highway Overlay District-1. Portions are zoned Conservation Management and Reservoir Watershed Protection Area Overlay 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 this request, with the conditions of a approval below being met, conforms to Chapter 2, Part 10, Sections 10-2015, 10-2058, 10-5006(f), 10-2030, 10-2072(b), 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/20/08, owned by Wake County Public School System/Wake County Board of Education, submitted by Maha Chambliss. |
| **ADDITIONAL NOTES:** | The Planning Commission added a condition of approval that a minimum 20' Type C transitional protective yard be provided along the property line of Jerome Goldberg, pin number 0782286765. The plantings shall be at the rate of the 20' width Type C yard, notwithstanding any additional yard width. |
| **To PC:** | April 22, 2008 |
| **Case History:** | |
| **Staff Coordinator:** | Meade Bradshaw |
| **Motion:** | Davis |
| **Second:** | Gaylord |
| **In Favor:** | Anderson, Bartholomew, Davis, Gaylord, Haq, Harris Edmisten, 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.) Mitchell Silver (C.Hoye)

date: 4/25/08

(PC Chair) Bal Mullins

date: 4/25/08

# Staff Report

**RECOMMENDED ACTION:** **Approval with Conditions**

**CONDITIONS OF APPROVAL:** **Administrative Actions:**

***Prior to issuance of a building permit or 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 bound showing the designated Tree Conservation Areas prior, to building permits or in conjunction with the recording of lots whichever comes first Tree conservation shall be in compliance with Code section 10-2082.14;

(3) That riparian buffers, in accordance with the preliminary plan and the State of North Carolina regulations, shall be shown on plats for recording along with a note stating: "The areas shown on the recorded plat identified as Neuse River Riparian Buffer shall be maintained in their natural or mitigated condition. No person or entity shall fill, grad, excavate, or perform any other land-disturbing activities; nor cut, remove, or harm any vegetation; nor construct any structures nor add any additional impervious surface, nor allow animal grazing or water or any other agricultural use on such protected areas without written authorization from NC Division of Water Quality in accordance with the Riparian Buffer Protection Rules (15A NCAC 2B.0233 or .0259).";

(4) That a final detailed landscape plan verifying that a 20' Type C transitional protective yard along the property line of Jerome Goldberg, pin number 0782286765 be provided in accordance with 10-2082.9 and be approved by the Site Review Specialist in the Inspections Department. The plantings shall be at the rate of the 20' width Type C yard, notwithstanding any additional yard width.

**ZONING:**

**ZONING DISTRICTS:** This entire site is zoned Rural Residential and Special Highway Overlay District-1. Portions are zoned Conservation Management and Reservoir Watershed Protection Area Overlay District. Proposed construction is outside the area zoned

Conservation Management and Reservoir Watershed Protection Area Overlay District.

**SETBACKS / HEIGHT:** This plan conforms to all minimum setback standards. The middle school modular unit setbacks are: front yard = 600', rear yard = 1020', front / rear aggregate = 1620', side yard = 240', and 840' side yard aggregate = 1080'. The elementary school modular unit setbacks are: front yard = 870', rear yard = 1170', front / rear aggregate = 2040', side yard = 60 and 930', side yard aggregate = 990'. This plan conforms to maximum height standards in this zoning district. The proposed building height is 14'.

**PARKING:** Off-street parking conforms to minimum requirements: 151 total spaces required, based on 1 parking space per 5 seats in principal assembly area. The principal Assembly area for the elementary school has 423 seats; therefore 85 spaces are required. The principal assembly area for the middle school is 330 seats; therefore 66 spaces are required. 207 spaces are provided.

**LANDSCAPING:** The plan does confirms to code standard 10-2058, 10-5006(f), 10-2082.5, 10-2082.6, 10-2082.9 and 10-2082.12. 40% of the site will remain or be planted to comply with 10-5006(f).

| Location | Yard type required | Width proposed |
|---|---|---|
| East side | 20' Type 'C' | 20'-50' minimum |
| West side | 20' Type 'C' | 50'-100' minimum |

**TREE CONSERVATION:** Total site 56.59 acres; 15% required = 8.49 acres of Tree Conservation Areas Primary TCA provided = 5.50 acres; Secondary TCA provided = 2.99 acres. Tree conservation areas are located along the perimeter of the West, North, and East property lines.

**DEVELOPMENT INTENSITY:** The proposed floor area ratio (FAR) is .099 and building lot coverage is 9.9%. Proposed impervious surface coverage equals 22.78%.

**PHASING:** Construction is to be done in one phase.

**UNITY OF DEVELOPMENT:** Not applicable to this plan

---

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site.

**THOROUGHFARE / COLLECTOR PLAN:** Sufficient right-of-way and public improvements exist along Dillard Drive.

**TRANSIT:** This site is presently not served by the existing transit system.

**URBAN FORM:** This site is located in the Southwest Planning District. Suburban Residential development is designated for this site.

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

| Comment | Response |
|---|---|
| Realign the intersection of the fire lane at the eastern set of the modular classrooms to be perpendicular to the tangent of the curve. | The driveway is perpendicular to the tangent of the curve |

---

**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.

**PEDESTRIAN:** Public sidewalk exists along frontage of Dillard Drive as well as private sidewalks connecting the school to public sidewalk along Dillard Drive.

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

**STORMWATER MANAGEMENT:** This site is not subject to stormwater runoff requirements for Residential Institutions in a Residential Zoning District, code section 10-2072(b), because the increase in peak runoff for the two and 10 year storm is less than 10% with the proposed building additions. Retention / detention facilities are not shown on the preliminary plat. Water quantity requirements have been met by showing the increase in peak stormwater runoff between pre-development and post-development conditions for the two and ten-year storms is ten percent 10% or less at each point of discharge. This site is exempt from nitrogen reduction requirements per 10-9003 because it is a public school funded by the State of North Carolina. There is no development existing or proposed within portions zoned Reservoir Watershed Protection Area Overlay District.

**WETLANDS / RIPARIAN BUFFERS:** Riparian buffers exist on the site and no development is proposed within it. .

**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.