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-90-07 / Meredith Student Housing**

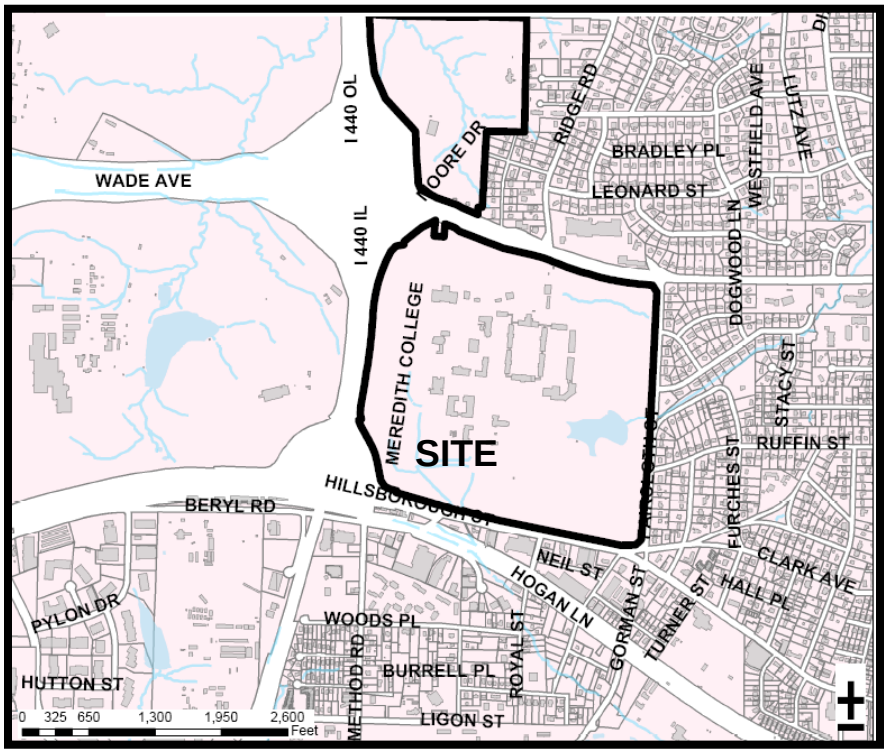
General Location: The site is bounded by Hillsborough Street, Faircloth Street, Wade Avenue and I-440 Beltline, inside the City limits. The proposed building will be constructed on the southwest corner of the campus near the intersection of Hillsborough Street and I-440.

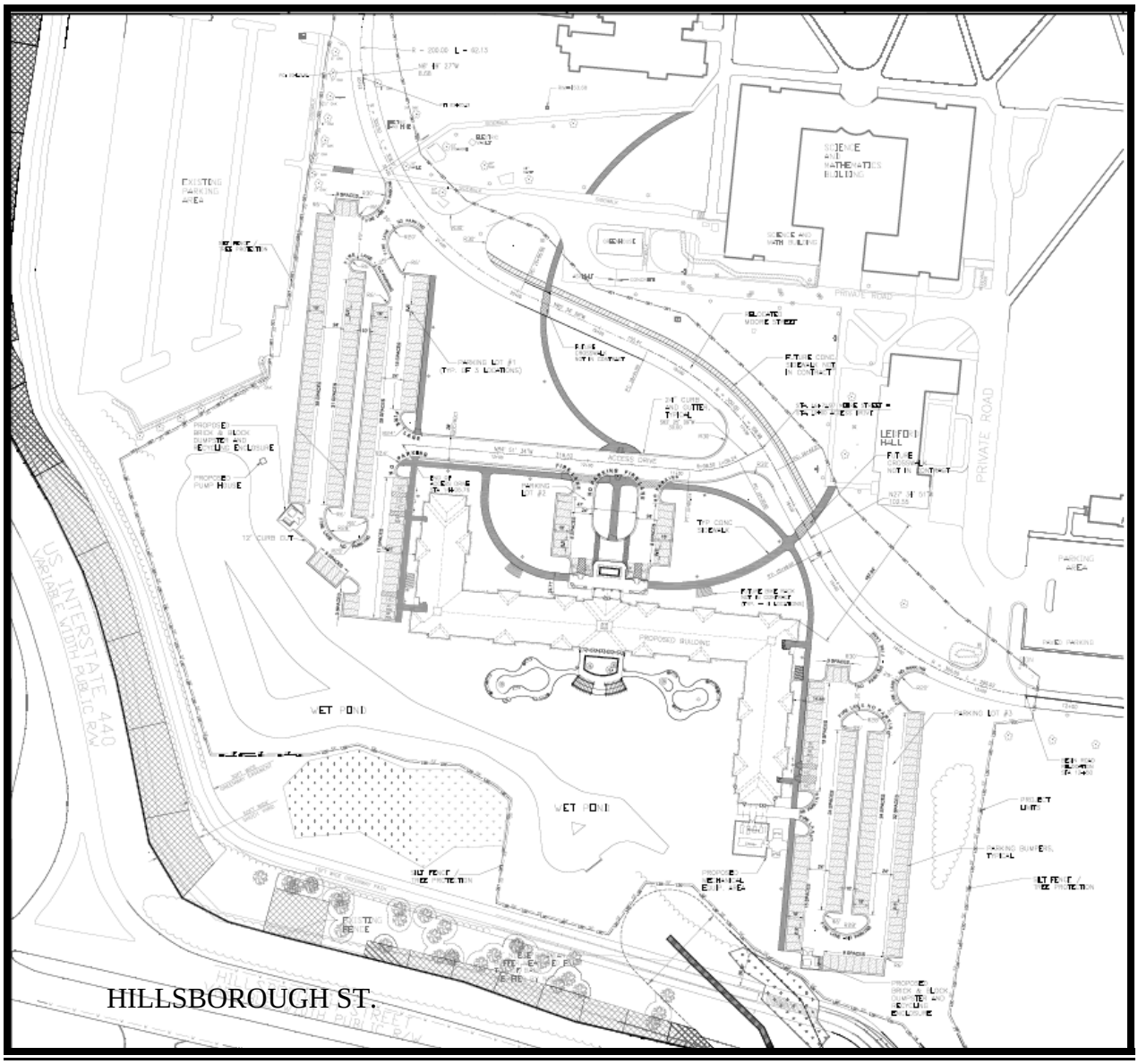
Planning District / CAC: Umstead / Wade

Nature of Case: Construction of a 106,636 square foot, 3-story student housing multi-family facility consisting of 78 units, thirty 2-bed units and forty-eight 4- bed units, on a 163.23 acre site zoned O&I-1 with SHOD-1 overlay. This site is located within 400 feet of a residential use or zone and exceeds 25, 000 square feet therefore requires Planning Commission approval.

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

Contact: Mulkey Engineering





SP-90-07 / Meredith Student Housing

SUBJECT:	SP-90-07 / Meredith Student Housing
CROSS-REFERENCE:	PA-106-90 & PA- 49-90
LOCATION:	The site is bounded by Hillsborough Street, Faircloth Street, Wade Avenue and I-440 Beltline, inside the City limits. The building will be constructed on the southwest corner of the campus near the intersection of Hillsborough Street and I-440.
REQUEST:	Construction of a 106,636 square foot, 3-story student housing multi-family facility consisting of 78-units comprised of thirty 2- bed units and forty-eight 4-bed units, on a 163.23 acre site zoned O&I-1 with SHOD-1 overlay. This site is located within 400 feet of a residential use or zone and exceeds 25,000 square feet therefore requires Planning Commission approval.
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 10-2035, 10-2058, 10-2132.2, Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/31/07, owned by Meredith College, submitted by Mulkey Engineering.
ADDITIONAL NOTES:	PA-106-90 Meredith College Long Range Plan was approved by City Council on June 19, 1992. This approval granted Meredith an alternate means of compliance pursuant to § 10-2082.4 in accordance with the landscape ordinance for the street yards applicable to the entire campus. The area where the alternate landscaping was located was along Hillsborough Street and I-440 beltline. Within this area no grading or building would be permitted between Hillsborough Street and the I-440 Beltline. If approved, SP-90-07 would impact the area set aside as an alternate in PA-106-90 Meredith College Long Range Plan. The proposed site plan includes planting plans that would bring the entire campus into compliance with the City's landscape regulations, including SHOD-yard plantings. As such, the campus will now be in compliance with § 10-2082 and the college will no longer require the alternate landscaping associated with PA-106-90. The plan was submitted to the CAC on January 22, 2008.

To PC: February 12, 2008
Case History:

Staff Coordinator: Jacque Baker

Motion: Haq
Second: Smith
In Favor: Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Haq, Harris Edmisten, Holt, 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.) (PC Chair)

date: 2/14/08 date: 2/14/08

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Planning Commission Actions:

(1) That a revised preliminary plan be submitted showing an improved pedestrian plan for the 2-parking lots that provide a safe pedestrian access from all points of the parking lots to the building

(2) That a revised preliminary plan be submitted showing the removal of VSA and parking spaces adjacent to the southern half of the west facing façade be removed from the site plan;

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;

(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, including the designation of buffer areas and open space areas for stormwater purposes prior to grading or the approval of construction drawings, whichever event comes first;

Prior to Planning Department authorization to record lots:

(5) 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;

(6) That existing wetlands are on this site and shall be shown on all maps for recording;

(7) 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 perpetuity 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).";

(8) That a final detailed landscape plan showing street yards including the SHOD-1 yard in accordance with 10-2082.5 be submitted/stamped and approved by the Site Review Specialist in the Inspection Department and a stamped approved copy is placed on file in the Planning Department;

Prior to issuance of building permits in the Inspections Department:

(9) That a final detailed landscape plan showing street yards including the SHOD-1 yard in accordance with 10-2082.5 be submitted/stamped and approved by the Site Review Specialist in the Inspection Department and a stamped approved copy is placed on file in the Planning Department.

ZONING:

ZONING DISTRICTS: O&I-1 with SHOD-1 overlay.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. The building is located 277.5 feet from Hillsborough Street. I-440 beltline side yard = 328.7 feet. Faircloth Street side yard = 1, 829 feet. Wade Avenue setback = 2,072 feet. This plan conforms to maximum height standards in this zoning district; the building is proposed to be 48.8'.

PARKING: Off-street parking conforms to minimum requirements: 232 spaces required, based on 2-spaces per two–bedroom units and 3.5 spaces per four-bedroom units. 279 spaces are provided. The total required parking spaces on campus is 1,870. The total existing parking on campus is 2,065 with the newly added 279 spaces for a total 2,344 parking spaces.

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. SHOD -1 yard plantings will be shown on a detailed landscaping approved by the Site Review Specialist in the Inspection Department prior to plat recordation and building permit issuance This is a low impact use under Section 10-2082.9. Transitional protective yards are not required. The entire site is surrounded by public right of way.

TREE CONSERVATION: The plan includes 7.295 acres of tree conservation area that was set aside. This equates to 4.47% of the site. However, given the developed conditions on site this is the maximum amount of areas that qualify for tree conservation.

DEVELOPMENT INTENSITY: Schools are not subject to FAR and Building Lot Coverage limitations.

PHASING: There is one phase in this development.

UNITY OF DEVELOPMENT: Unity of development and sign criteria is not required in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is greenway on this site. It was dedicated in conformance with PA-106-90 and recorded in BM 2006 PG 46.

THOROUGHFARE / COLLECTOR PLAN: Sufficient right-of-way and construction exist along Hillsborough Street, Wade Avenue, Faircloth Street and I-440.

TRANSIT: Transit easements are not required as the easement already exists on Hillsborough Street, Wade Avenue the site is served by CAT route #4.

URBAN FORM: This site is located in the University Planning District within the Central Area Regional Planning Center. The plan is recognized as a college campus were high density student housing is appropriate.

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

Comment	Response
1. Consider flipping the placement of the loop road and the building (i.e., position the loop road along the property line), thereby improving pedestrian connectivity to the rest of the campus and enabling the creation of more integral and accessible open space.	The current location of the loop road was based on a much earlier campus plan that anticipated a trio of buildings in the field circled by the loop road. Only one of those buildings (Ledford) has been built and, with the location of the Math and Science Building built in 2002 and the relocation of the Alumnae House, we do not anticipate completing that cluster of academic buildings in that location. Therefore it makes sense to bring the road closer to the academic core of the campus. Also we solicited significant input from our students about the design of the student apartment building as well as the configuration of roads, sidewalks, parking lots, etc. It was important to them that there be a feel of separation between the new apartments and the remainder of the campus As a result no design change is proposed.
2. Explore options for breaking up the mass and scale of the building (e.g., greater articulation of facades [recesses, bump-outs] and roof areas [dormers, gables, larger cupolas], open ground-floor pass-throughs, using different color/ material treatment on the wings, etc.).	There are a number of design features that break up the façade and roofline of the building and yet still create a design that is consistent with the traditional nature of most other campus buildings, including hips and valleys in the roof lines over offsets in the exterior walls and the three cupola elements. During our design selection process we looked at two alternative

designs – the one selected and one that was somewhat more contemporary in design utilizing various kinds of building materials. Overwhelming response from students, faculty, staff, and alumnae favored the design selected, in part because it seemed to "fit in" with other cherished campus buildings. We have on campus one clear example of a building in which two different brick colors and dormers were used to break up a facade and roofline and it is universally used as an example of a building that doesn't really "fit in". As a result no design change is proposed.

3. Reduce the number of parking spaces and break up the lots into smaller sections. In light of the naturalized plantings around the pond, install a more informal aeration method (e.g., bubbler)

Again we looked to our students and the results of the housing feasibility study conducted in spring 2006 for guidance. One result from the study was the desire for ample parking for residents and their guests and parking that was convenient to and restricted to residents and guests rather than less convenient and more open campus parking. Again the goal is to create the "feel" of an apartment that might be located off campus with the convenience of it being located on campus. As a result no design change is proposed. We will continue to explore various fountain options as design work progresses keeping in mind maintaining a consistency between the fountain design and the nature of the overall landscaping plan that surrounds the pond.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. No dead end street in this development exceeds 800 feet in length.

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. A duplex type grinder pump is located on site. The engineer will be required to provide calculations to insure that the existing grinder pump can handle additional flow.

SOLID WASTE: Refuse disposal will be by private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.

CIRCULATION: Existing street improvements conform to normal City construction standards.

PEDESTRIAN: Existing sidewalk locations conform to City regulations.

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

STORMWATER MANAGEMENT: The preliminary site plan meets the provisions of Part 10, Chapter 9 of the Raleigh City Code. Stormwater quality control will be met through the use of a wet pond. The site will comply with stormwater quantity control provisions under 10-9023(a) because the increase in peak stormwater runoff will be detained to pre-development conditions for the two and ten-year storm using a wet pond located on the site. Improvements and expansion to the existing pond will occur in order to accommodate the increased stormwater. There are riparian buffers located on the property. No disturbance is proposed within the buffers.

WETLANDS / RIPARIAN BUFFERS: Wetland areas and 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.