Certified Action
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
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www.raleighnc.gov

Case File / Name: **SP-95-2007 / WakeMed Parking Deck**

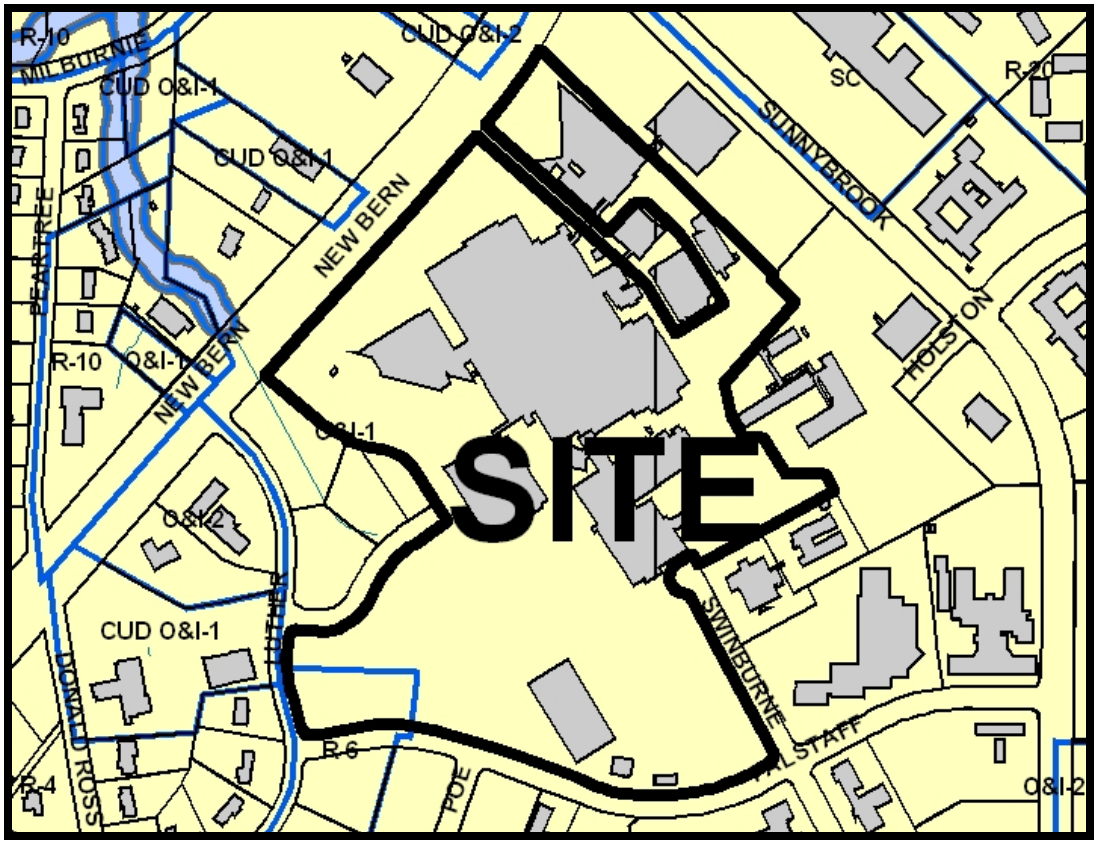
General Location: On the south side of New Bern Avenue west of it intersection with Sunnybrook Road, inside the City limits.

Planning District / CAC: East / East

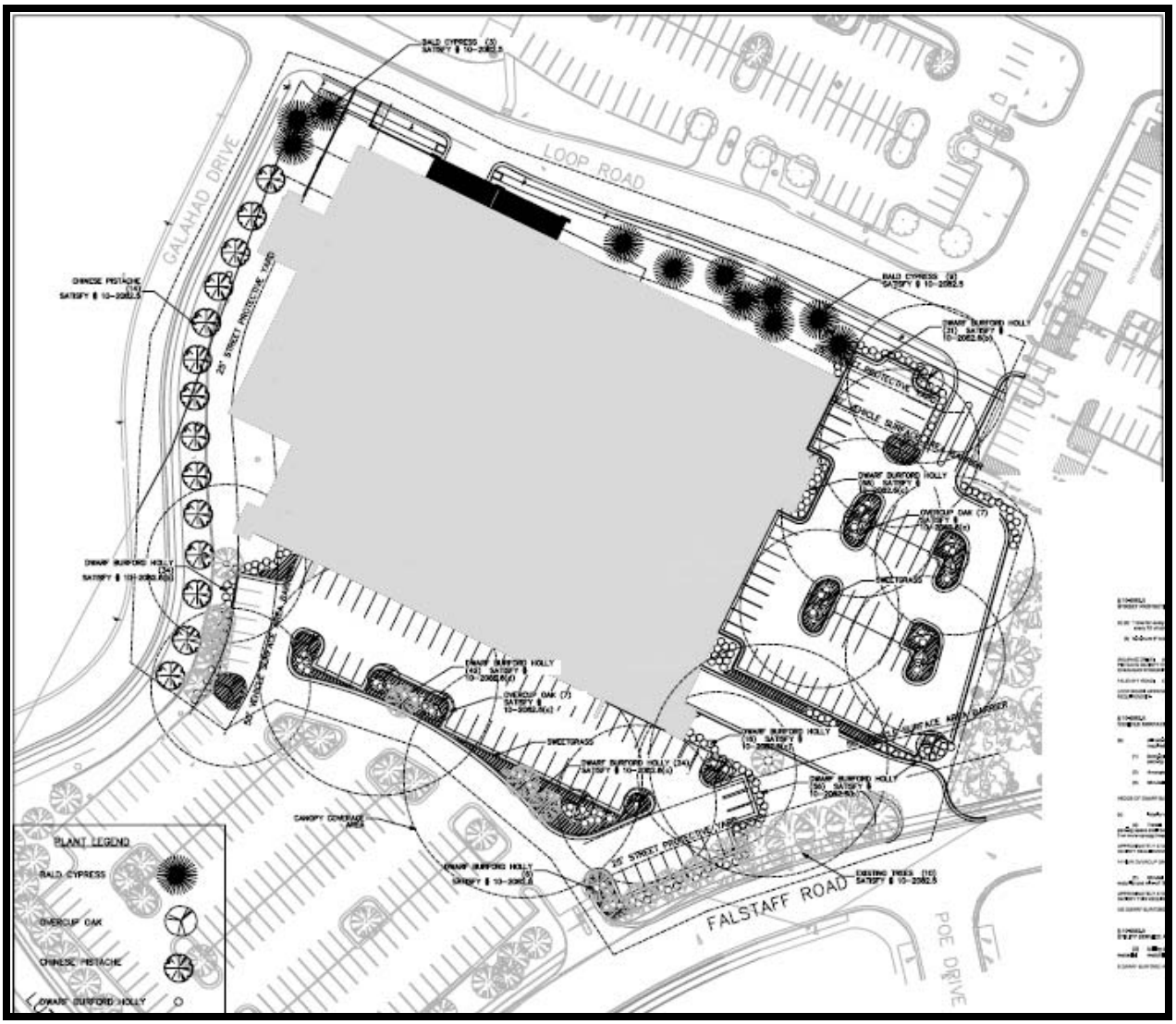
Nature of Case: A 73' height, six level parking deck containing 1216 parking spaces. This deck is to be located at the rear of the 38.98 acre WakeMed campus between Falstaff Road and Galahad Drive and replaces an existing 440 space parking lot. The property is zoned Office and Institutional -1 and Residential-6.

Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies with the exception of building heights over 40' and associated increases in building setbacks. The Board of Adjustment granted a 14.5' height variance on 1-14-08 which negated the requirement for increased setbacks.

Contact: Bill Williams, Cole Jenest & Stone



SP-5-07 / WakeMed P1 Parking Deck – Location Map



SP-5-07 / WakeMed P1 Parking Deck – Preliminary Site Plan

SUBJECT: SP-95-2007 / Wake Med P-1 Parking Deck

CROSS-REFERENCE: SP-75-06, SP-124-03, Board of Adjustment case file A-6-08

LOCATION: This site is located on the south side of New Bern Avenue, west of its intersection with Sunnybrook Road, inside the City Limits.

REQUEST: This request is to approve a 73' high, six level 1216 space parking deck on the Wake Medical campus which is comprised of a 38.98 acre site zoned Office and Institutional-1 and Residential-6. The parking deck expansion is occurring within the Office and Institutional-1 portion of the site. This site is located 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, with the conditions of approval below being met, this request conforms to Chapter 2, Part 10, Section 10-2035, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/12/07, owned by WakeMed, submitted by Cole Jenest & Stone.
ADDITIONAL NOTES:	There are no additional notes for this plan.

To PC:	2/12/08
Case History:	
Staff Coordinator:	Eric Hodge
Motion:	Bartholomew
Second:	Davis
In Favor:	Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Haq, Harris Edmisten, Smith
Opposed:	
Excused:	Holt

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: **Administrative Actions:**

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

(1) That as the developer is complying with the stormwater runoff control requirements of Section 10-9023(a) and the water quality requirements of Section 10-9022 (a), detailed engineering studies shall be submitted to the Conservation 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 and ten-year storms is ten percent or less at each point of discharge and that this project does not contribute to an increased nitrogen export load exceeding 3.6 lbs/ac/year;

(2) That a final tree conservation plan be approved by the Forestry Specialist in the Inspections Department. The final tree conservation plan shall include an inventory and documentation of existing trees for all proposed tree conservation areas to verify compliance with the tree conservation ordinance, Code Section 10-2082.14, as well as a metes and bounds description of the tree conservation areas conforming to Code requirements. Protective fencing shall be installed in the field and inspected by the Forestry Specialist in the Inspections Department;

Prior to issuance of building permits in the Inspections Department:

(3) That a 15x20 foot transit easement located on the loop road and accompanying transit access easement be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement and access 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 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;

ZONING:

ZONING DISTRICTS: Office and Institutional-1 and Residential-6.

SETBACKS / HEIGHT: This plan does not conform to all minimum setback and height standards. The height of this structure is 73'. The maximum height in this zoning district is 40' unless setbacks are increased to require portions of the deck exceeding 40' to add one foot of additional width to each required district yard setback for each foot of height greater than 40'. The additional height proposed with portions of the deck and the setbacks proposed fell short of the increased setback requirements by 14.5'. The applicants sought relief from this requirement through the Board of Adjustment (see next section below). This deck otherwise conforms to the setback requirements associated with the Office and Institutional-1 District.

BOARD OF ADJUSTMENT: A-6-08 Whereas**,** WakeMed Health and Hospitals, property owner, appeals for a 33 foot 2 inch variance in the maximum allowable height requirements per Code Section 10-2035 which specifies a 40 foot maximum building height at 5 foot setback with 1 foot additional width for each foot of height greater than 40 feet, to build a parking deck approximately 73 feet in height in the Office & Institution-1 zoning district at 3000 New Bern Avenue.

The Board approved a 14.5 foot variance in the maximum building height. No variance is needed for the elevator shaft or stairs.

PARKING: Off-street parking conforms to minimum requirements: 476 spaces required, based on 1 parking space per 2 beds and 1 parking space per 300 SF of office building. 3908 parking spaces exist on the campus and with the proposed P-1 parking deck, 4290 total spaces would be provided. The deck is being constructed over an existing parking area so some existing spaces will become unavailable due to construction activity. During construction, a total of 2866 parking spaces will be maintained on site. With this expansion, no new beds or office square footage are being proposed.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 is shown. This site conforms to the provisions of 10-2082 et seq. Existing surface area landscaping in conformity with Section 10-2082.6 is shown. This is medium impact use under Section 10-2082.9. No transitional protective yards are required for adjacent land uses.

TREE CONSERVATION: The plan includes .96 acres of tree conservation area that was set aside as part of SP-75-06. This equates to 2.46% of the site. However, given the developed conditions on site this is the maximum amount of areas that qualify for tree conservation.

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

PHASING: This is one phase project.

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

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Sufficient right of way exists on all adjacent streets.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: a 15'x20' transit easement on the internal loop road. Transit currently serves this site via CAT route # Route 34 Wake Med-Poole.

URBAN FORM: This site is located in the East Planning District and included in the Wake Medical Center Small Area Plan. The area is designated for office and 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
For greater visual integrity, incorporate materials and elements proposed for the building's northeast sections into the design of the balance of the adjoining facades.	The northeast elevation forms the connection between the base deck design and the desire for the higher level of quality at the main entry/gateway to the campus. Materials and elements used on the northeast elevation are incorporated at specific albeit limited locations on other facades of the deck, the stair and elevator towers, to reinforce way-finding on the campus. The use of special materials and design features on all facades of the parking deck would have a negative impact on the project budget as well as reduce the major emphasis created at the northeast corner which signifies the entry/gateway location.
Given the size of the upper deck surfaces, explore options for rainwater catchment and on-site reuse.	WakeMed is working with Dale Crisp, Pubic Utilities Director, Tim Woody, Reuse Division Superintendent and Kenneth Waldroup, Construction Projects Administrator on the piping of grey water to the campus for irrigation and cooling water use.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: No new streets are required with this proposal.

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: This plan does not affect the hospitals current waste removal service. Removal will be in accordance with the solid waste manual.

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

PEDESTRIAN: Existing sidewalk locations conform to City regulations along all public streets. A private sidewalk is proposed from the deck expansion area to the public sidewalk running along Falstaff Road.

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. The site with Stormwater quality control requirements of Section 10-9022(a) of the Raleigh City Code as there will be a reduction in impervious surface and a reduction in nitrogen load for the site. The site complies with stormwater quantity control requirements of Section 10-9023(a) because there is no increase in peak stormwater runoff from pre- to post-development conditions for the two and ten-year storm event.

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.