Certified Recommendation
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-105-07 / Kirlin Office Building**

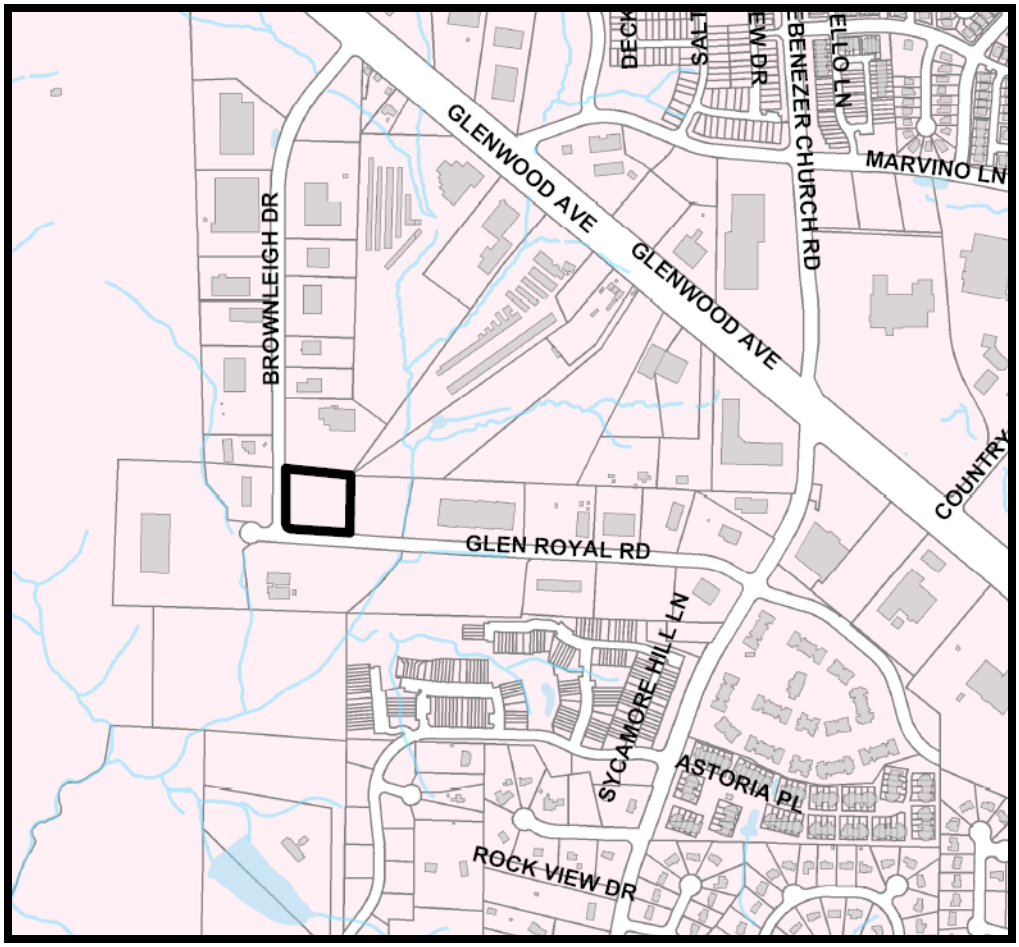
General Location: Glen Royal Road, in between its intersections with Ebenezer Church Road and Brownleigh Drive

Planning District / CAC: Umstead / Northwest

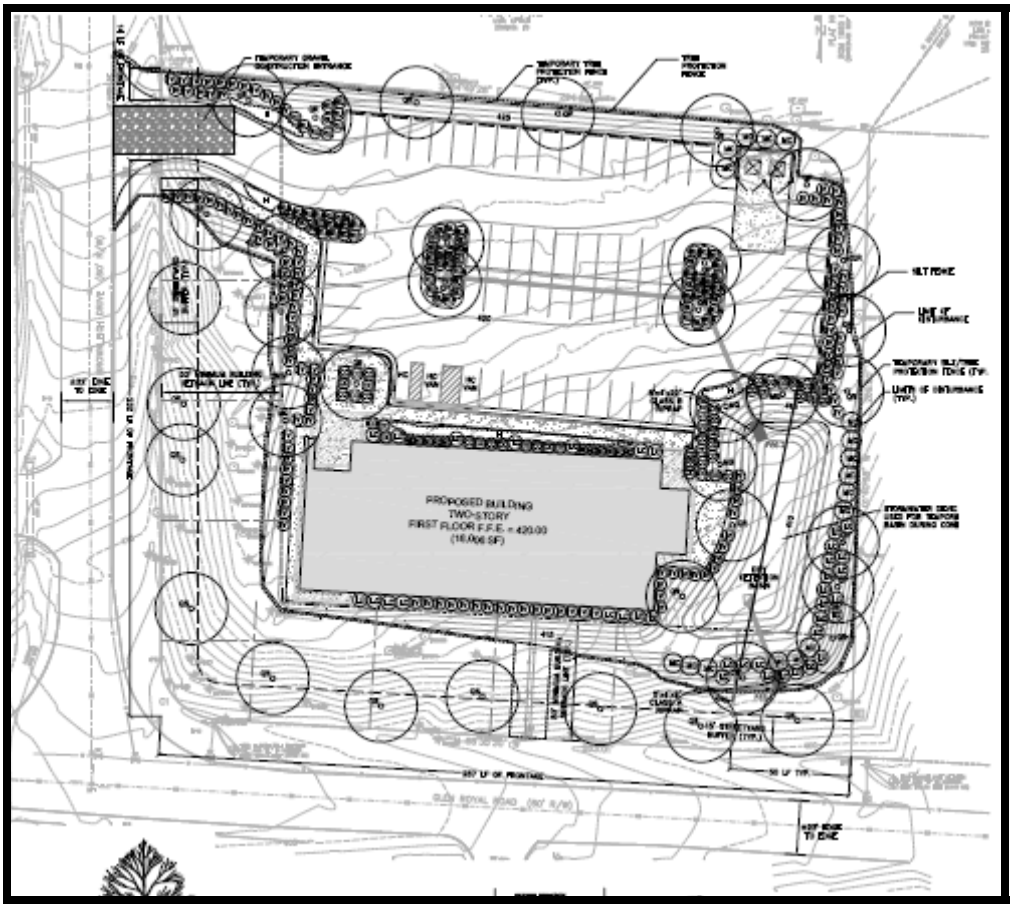
Nature of Case: An 18,150 square foot office building on a 1.76 acre site zoned Thoroughfare and Metro-Park Protection Overlay District. This site is located within the Metro-Park Protection Overly District which requires City Council approval of Site Plans.

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

Contact: Corey Bates, New City Design Group



SP-105-07 / Kirlin Office Building – Location Map



SP-105-07 / Kirlin Office Building – Preliminary Site Plan

SUBJECT:	SP-105-07 / Kirlin Office Building
CROSS-REFERENCE:	S-79-1995
LOCATION:	This site is located on the northeast corner of the intersection of Glen Royal Road and Brownleigh Drive, inside the City Limits.
REQUEST:	This request is to approve a 18,150 square foot office building on a 1.76 acre site, zoned Thoroughfare District and Metro-Park Protection Overlay District. This site is located within the Metro Park Overly District which requires City Council approval pursuant to code section 10-2132.2(b)(9).
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 being met, conforms to Chapter 2, Part 10, Sections 10- 2045, 10-2053, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/20/07, owned by John J. Kirlin, LLC, submitted by New City Design Group.

ADDITIONAL NOTES: There are no additional notes for this plan.

To PC: 3/11/08

Case History:
To CC: 3/18/08 **City Council Status:** _____

Staff Coordinator: Eric Hodge

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

_____ _____

date: _____ date: 3/13/08

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL: **City Council Actions:**

(1) That City Council approves this site plan pursuant to code section 10-2132.2(b)(8);

(2) That the landscape plan be revised to provide fuller plant materials around the dumpster enclosure in order to provide better screening when viewed from the property to the east;

(3) That the landscape plan be revised to extend the foundation plantings out further from the building;

(4) That additional erosion control measures be taken during the development phase to ensure sediment loss from the site is kept to a minimum given the high quality water zone downstream from the site;

Prior to issuance of a land disturbing permit for the site

(5) 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 issuance of building permits in the Inspections Department:

(6) That a fee in lieu of construction for ½ of a 5' sidewalk along the property's frontange on Glen Royal Road and Brownleigh Drive is paid to the Public Works Department;

(7) That an assessment fee for the City of Raleigh sewer is paid to the Assessment Specialist in the Public Works Department;

(8) That an assessment fee for the water main is paid to the Assessment Specialist in the Public Works Department;

(9) That lighting levels meet the requirements of 10-2053(e)3;

(10) That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;

ZONING:

ZONING DISTRICTS: Thoroughfare District with Metro- Park Protection Overlay District

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 55', rear yard = 143', front / rear aggregate = 198', corner side yard = 55'', side yard aggregate = 125'. This plan conforms to maximum height standards of 50' in this zoning district. Proposed height of the building is 32'11".

PARKING: Off-street parking conforms to minimum requirements: 61 spaces required, based on one parking space per 300 square feet of office building. 63 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. Given adjacent uses, no transitional protective yards are required.

TREE CONSERVATION: As the site is less than 2 acres, no tree conservation areas are required pursuant to 10-2082.14. However, as this site is in the Metro-Park Protection Overlay District and greater than 30% of the site is proposed to be developed with impervious surfaces, it is subject to the tree conservation/re-planting requirements of Section 10- 2053 (e)(4)a-c. In keeping with these regulations, no trees of 5" caliper or greater are being disturbed within the required streetyard. As such, no tree replacement is required.

DEVELOPMENT INTENSITY: Proposed impervious area of .89 acres equates to 50% of the site. Tree conservation/replacement requirements associated with impervious surface coverages over 30% have been met.

PHASING: This is a one phase development.

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

LIGHTING: Since this site is located with in the Metro Park Overly District stricter requirements are placed on lighting. Lighting levels meet those requirements of 10-2053(e)3.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: This plan is consistent with other projects within this area, this plan is not obligated for construction improvements but a fee-in-lieu is required.

Street	ROW	Fee-in-lieu
Glen Royal Rd.	60' exists	½ 41' b/b w/ curb gutter ½ 5' sidewalk
Brownleigh Rd.	60' exists	½ '41' b/b w/ curb gutter ½ 5' sidewalk

TRANSIT: No transit-oriented features are incorporated into the proposed plan. This site is presently not directly served by the existing transit system or slated to be.

URBAN FORM: This site is located in the Umstead Planning District, within the community focus area at the intersection of Ebenezer Church road and U.S. 70 Corridor. The Triangle Regional Center Plan recommends office and institutional uses for this section of the community focus area. The more detailed U.S. 70 Corridor Plan recommends low intensity office uses for this site as a transition to the high intensity uses west of Ebenezer Church road.

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

Comment	Response
Given the exposure of the southeast wall atop the bank, rather than setting foundation plantings against the wall extend them out further from the building.	The applicants prefer to have the plantings follow the brick ledge of the building and have chosen not to extend them out further from the building.

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. The developer is responsible for paying all outstanding utility assessments at building permit issuance.

SOLID WASTE: The proposed refuse collection facility is located within the rear of the parking area. Refuse collection will be by means of a private contractor. The collection facility will meet the standards set forth in the City's Solid Waste Design Manual.

CIRCULATION: No street improvements required, paying fee-in-lieu.

PEDESTRIAN: The preliminary site plan is providing a side walk from the building to the property line. No existing sidewalk exists on Glen Royal or Brownleigh but a fee-in-lieu of construction is being paid for their installation at a later date.

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 2 bio-retention areas and a dry pond to reduce the total Nitrogen load of the site and offset fees paid to the NCEEP. The site will comply with stormwater quantity control provisions under Part 10 Chapter 9; the increase in peak stormwater runoff will be detained to pre-development conditions for the two and ten-year storm with the dry pond. This site is in MPOD and complies with 10-2053 (e)(4)(a-c).

PAYMENT TO NCDENR

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

WETLANDS / RIPARIAN BUFFERS: No wetland areas or Neuse River riparian buffers or other watercourse 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.