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-116-07 Aldert Root Elementary School**

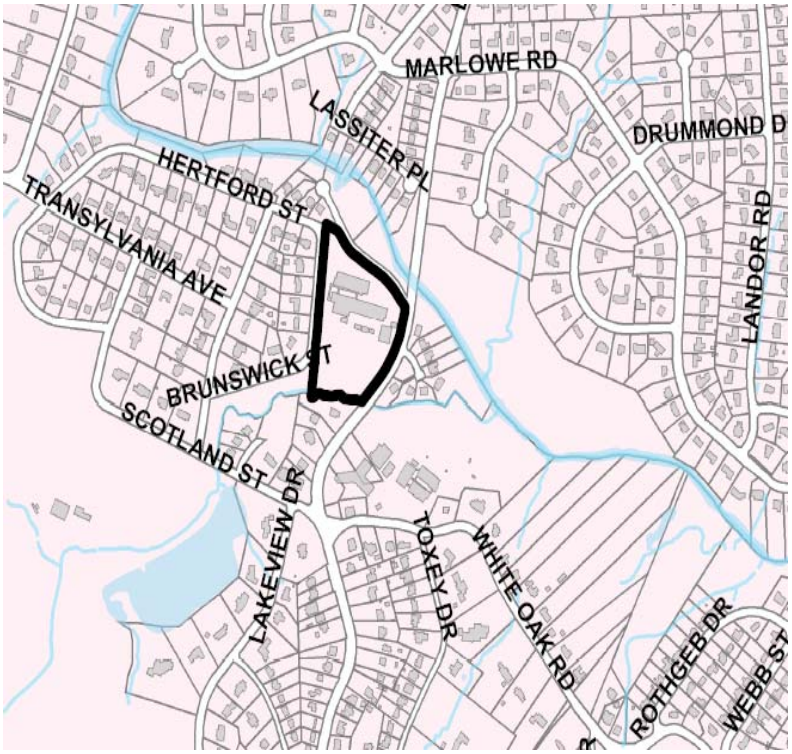
General Location: Intersection of Lassiter Mill Rd. and Lassiter Falls Circle

Planning District / CAC: North Hills / Five Points

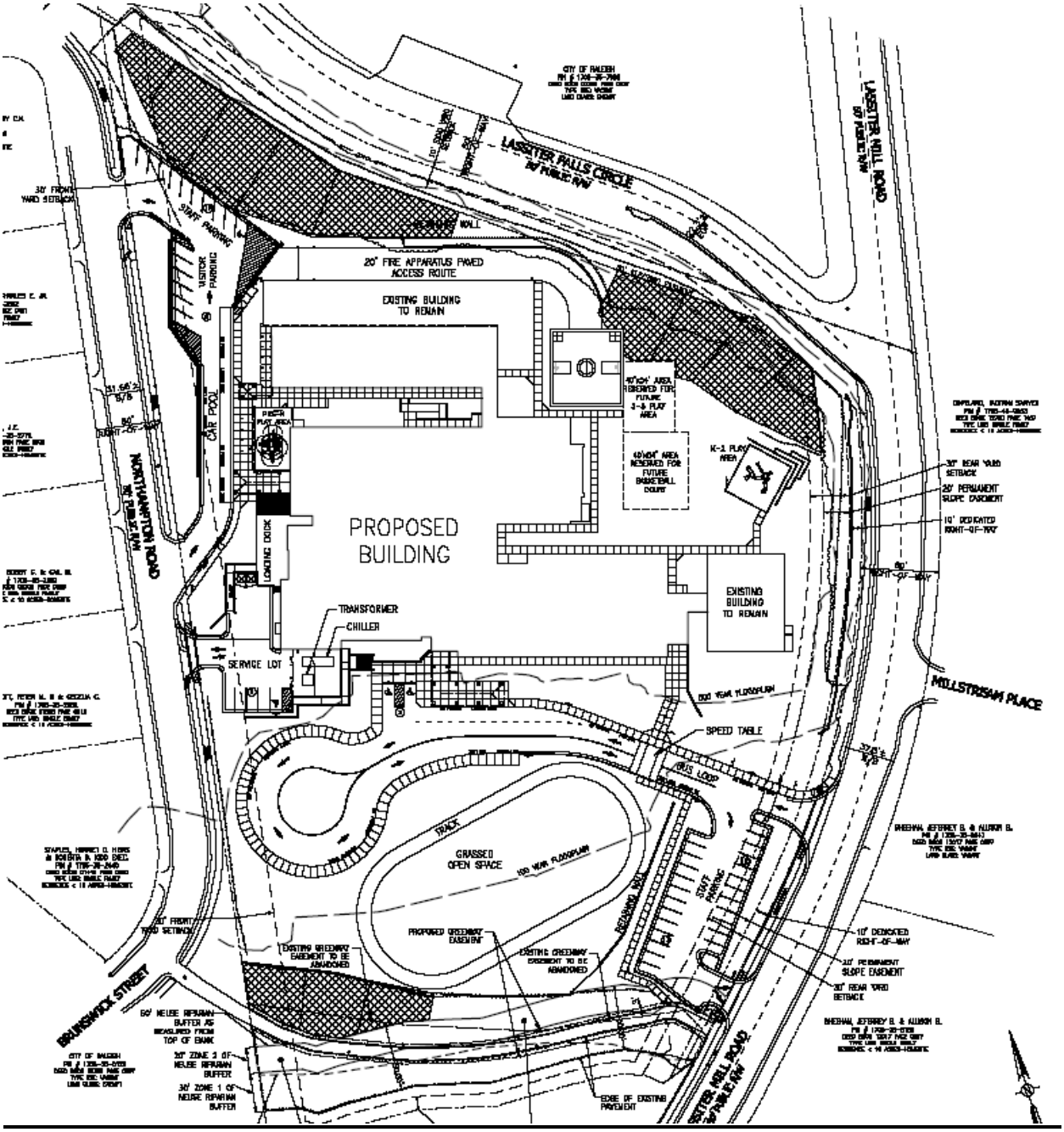
Nature of Case: This request is to approve 78,904 square feet of existing and proposed building square feet to a public elementary school on an 8.04 acre site, zoned R-4. The current school is 57,830 square feet to include 52,830 square feet in the main building and 5- 850 square feet modular units. The proposal includes: Demolishing 38,508 square feet to the main building, constructing 64,582 square foot and adding bus loop and parking to the southern portion of site and rework of the existing visitor and staff parking to the northwest. Two existing portions of the building will remain totaling 14,322 square feet. A Board of Adjustment case number (A-10-08) was approved 11 Feb 08 for a parking reduction. This site plan requires Planning Commission approval because it is a residential institution greater than 25,000 square feet within 400 feet of a residential use or zone.

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

Contact: Glen Zeblo



Project Location



Proposed Plan

SUBJECT:	**SP-116-07 Aldert Root Elementary School**
CROSS-REFERENCE:	A-10-08
LOCATION:	This site is located at the intersection of Lassiter Mill Rd. and Lassiter Falls Circle, inside the City Limits.
REQUEST:	This request is to approve 78,904 square feet of existing and proposed building square feet to a public elementary school on an 8.04 acre site, zoned R-4. The current school is 57,830 square feet to include 52,830 square feet in the main building and 5- 850 square feet modular units. The proposal includes: Demolishing 38,508 square feet to the main building, constructing 64,582 square foot and adding bus loop and parking to the southern portion of site and rework of the existing visitor and staff parking to the northwest. Two existing portions of the building will remain totaling 14,322 square feet. A Board of Adjustment case number (A-10-08) was approved 11 Feb 08 for a parking reduction. This site plan requires Planning Commission approval because it is a residential institution greater than 25,000 square feet 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 this request, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10- 2017, 10-2072 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 4/16/08, owned by Wake County Public Schools, submitted by Alpha & Omega Group PC.
ADDITIONAL NOTES:	The applicant was seeking a variance from the Planning Commission from dedicating ½ of an 80' right of way (or 10' of right of way) along Lassiter Mill Rd. The Planning Commission granted a 20 year option agreement in lieu of dedication.
To PC:	5/27/08
Case History:	
Staff Coordinator:	James Marapoti
Motion:	Holt
Second:	Davis
In Favor:	Anderson, Bartholomew, Butler, Chambliss, Davis, Gaylord, Haq, Harris Edmisten, Holt, Mullins
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: 5/29/08 date: 5/29/08

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL:

Planning Commission Actions:

(1) That the Planning Commission approved, as a variance, that the applicant grant to the City of Raleigh an option agreement for 20 years in lieu of dedicating 10' of right of way along Lassiter Mill Rd. All cost for removing the existing retaining wall and re-establishing the grade shall be the responsibility of the governmental entity widening Lassiter Mill Road;

Administrative Actions:

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

(2) 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;

Prior to issuance of building permits in the Inspections Department:

(3) 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;

(4) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section10-2082.14;

(5) 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).";

(6) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;

(7) That all blue line features (as shown on the USGS map and the SCS Wake County Soil Survey map) on the property will be required to be shown on all recorded maps. All buffers associated with the blue line features shall be shown on the plat unless evaluation/documentation from DWQ is provided stating that the feature no longer exists on the site and, therefore, the buffer does not exist;

(8) That the applicant submit an application to the Public Works Department apply for traffic signal retiming at the intersection of Lassiter Mill Road/White Oak Road;

(9) That in lieu of the immediate dedication of additional right of way 10 feet in width along Lassiter Mill Road frontage of the site, the applicant shall submit to the City Attorney for review and approval a 20 year option agreement granting the City the right to buy at facility fee rates up to 10 feet in width of additional right of way width along the entire Lassiter Mill Road frontage of the site. The approved option agreement shall be recorded in the Wake County Registry.

Prior to issuance of an occupancy permit in the Inspections Department:

(10) That the applicant submit documentation of approval from NCDWQ to the storm water engineer in the Public Works Department allowing the construction of a 10'- wide trail connector to Lassiter Mill Rd.

ZONING:

ZONING DISTRICTS: R-4.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 65', rear yard = 40', front / rear aggregate = 105', side yard = 60', 345' side yard aggregate = 405'. This plan conforms to maximum height standards in this zoning district, proposed highest point 27'.

PARKING: 107 spaces required, 49 spaces provided based on 1 parking space per 5 in assembly. Through Board of Adjustment case number A-10-08 a request was approved for a reduction in parking spaces from 124 to 49. The initial estimate of 124 was granted prior to specific square feet information in assembly. The reduction taken as it relates to this project is 107-49= 58 parking space reduction taken.

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. A 20' Type C buffer is required, however due to the width exceeding 110' no transitional protective yards are required per 10-2082.9.

TREE CONSERVATION: This site is requires 0.80 acres for tree conservation, this site is dedicating 0.865 acres.

DEVELOPMENT INTENSITY: Not required for R-4 zoning district.

PHASING: This will be constructed in one phase.

UNITY OF DEVELOPMENT: Not applicable for this project.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:
Adequate right of way and road construction exists along Lassiter Falls Circle and North Hampton Rd.
This plan was initially required to dedicate ½ of an 80' right of way and 20' slope easement along Lassiter Mill Rd. The applicant proposed a variance to the right of way being dedicated. The Planning Commission granted a 20 year option agreement, subject to the approval by the City Attorney, in lieu of the immediate dedication of the right of way.

TRANSIT: Not required for this site.

URBAN FORM: The site is located in the North Hills Planning District within an area designated for residential land uses. A school is an appropriate use.

APPEARANCE COMMISSION: The Appearance Commission had no comments.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: Not applicable to this project.

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: Individual lot service will be handled by a private contractor.

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

PEDESTRIAN: There is a proposed 5' sidewalk linking this site to Lassiter Mill Rd. Existing 5' sidewalk is along North Hampton Rd.

FLOOD HAZARD: There are flood hazard areas on this site.

STORMWATER MANAGEMENT: This site partially lies within a FEMA designated Special Flood Hazard Area Zone "AE" , and the proposed development complies with Part 10 Chapter 4; no fill is shown in the floodway and the bulk lot coverage does not exceed 50% of that portion of the Floodway Fringe. This site complies with Part 10 Chapter 5 by utilizing the exemptions to Soil Erosion and Sedimentation Control regulations provided by City Code sections 10-5004(b) that is project shall be subject to the regulatory jurisdiction of the North Carolina Sediment Control Commission. This site complies with Part 10 Chapter 9 by utilizing the exemptions to stormwater quantity and quality regulations provided by City Code sections 10-9003(b)(8), 10-9022(a), and 10-9023(b)(1) that this project is funded in whole, or in part, by the State of North Carolina or the United States and that the increase in peak runoff between the pre-development and post-development conditions for the 2-year and 10-year storms is less than 10%. The proposed development does not appear to encroach within the 50' Neuse River Riparian Buffer, however; this property borders a Neuse River nutrient sensitive watercourse and the applicant has acknowledged they are in the process of contacting the NC DWQ to verify preservation of riparian buffers along watercourses on this property.

WETLANDS / RIPARIAN BUFFERS: Wetland areas or Neuse River riparian buffers are present on 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.