



Administrative Approval Action

Case File / Name: ASR-0050-2019
WEST MILLBROOK MIDDLE SCHOOL

City of Raleigh
Development Services Department
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2492
currentplanning@raleighnc.gov
www.raleighnc.gov

LOCATION: The site is located on the south side of Strickland Road. The site is addressed at 8115 Strickland Rd, which is inside City limits.

REQUEST: Redevelopment of a 38.23-acre tract zoned R-4. The plans propose to demolish and rebuild a middle school, with 227,529 square feet of gross floor area.

**DESIGN
ADJUSTMENT(S)/
ALTERNATES, ETC:** N/A

FINDINGS: City Administration finds that this request, with the below conditions of approval being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated December 20, 2019 by CLH DESIGN.

CONDITIONS OF APPROVAL and NEXT STEPS:

This document must be applied to the second sheet of all future submittals except for final plats. This is a preliminary plan and as such no permits have been issued with this approval. To obtain permits and/or completion of the project, the following steps are required:

☒ **SITE PERMITTING REVIEW** - For land disturbance of 12,000 square feet or greater, public or private infrastructure, shared stormwater devices, etc. Site Permitting Review may be submitted upon receipt of this signed approval document.

The following items are required prior to approval of Site Permitting Review plans:

General

1. Any wetland impacts must be approved by USACDE
2. The NCDOT and City of Raleigh must approve the traffic, crossing and pedestrian signal plans per prior meetings, correspondence and discussion. The TIA recommendations are requiring the signal changes. The design and plans must be approved prior to issuance of site permitting review.

Engineering

3. A right-of-way obstruction permit must be obtained from Right-of-way Services prior to the commencement of any construction activities within the right-of-way.
4. Required NCDOT encroachment and/or driveway permits must be approved and copies provided to Development Services – Development Engineering prior to concurrent review approval.

Stormwater

5. A stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved (UDO 9.2).
6. A nitrogen offset payment must be made to a qualifying mitigation bank (UDO 9.2.2.B).



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7. A surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City (UDO 9.4.4).

Urban Forestry

8. Submit a final tree conservation plan that includes metes and bounds descriptions of all tree conservation areas and tree protection fencing as required (UDO 9.1.5).
9. Tree protection fence must be inspected by Urban Forestry staff prior to the issuance of a grading permit.

☒ **LEGAL DOCUMENTS** - Email to legaldocumentreview@raleighnc.gov. Legal documents must be approved, executed, and recorded prior to or in conjunction with the recorded plat on which the associated easements are shown. Copies of recorded documents must be returned to the City within one business day of recording to avoid withholding of further permit issuance.

☒ Utility Placement Easement Required

☒ Sidewalk Easement Required

☒ **RECORDED MAP(S)** - Submit plat to record new property lines, easements, tree conservation areas, etc.). Plats may be submitted for review when the Site Permitting Review plans, if required, have been deemed ready for mylar signature.

The following items must be approved prior to recording the plat:

General

1. Sight distance easements must be shown where the sight triangles shown from the driveways onto Strickland Road cross private property.

Engineering

2. The required right of way for proposed and/or existing streets shall be dedicated to the City of Raleigh and shown on the map approved for recordation.
3. A sidewalk deed of easement for any public sidewalk on private property shall be approved by City staff, and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the plat. A recorded copy of this document shall be provided to the Development Services Department within one day from authorization of lot recordation. If a recorded copy of this document is not provided, further recordings and building permit issuance will be withheld.
4. A 5' utility placement easement and associated deed of easement shall be approved by the City and the location of the easement shall be shown on the map approved for recordation. The deed of easement shall be recorded at Wake County Register of Deeds within one day of recordation of the recorded plat. A recorded copy of these documents must be provided to the Development Services Department within one day from authorization of lot recordation. If recorded copies of the documents are not provided, further recordings and building permit issuance will be withheld.



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Stormwater

5. If demolition causes a land disturbance of more than 12,000 sf, a mass grading permit will be required. (UDO 9.4.6)

☒ **BUILDING PERMITS** - For buildings and structures shown on the approved plans. Commercial building permit plans must include the signed, approved Site Permitting Review plans attached, if applicable. Permit sets may be reviewed prior to the recordation of required plats, but cannot be approved.

The following items must be approved prior to the issuance of building permits:

Engineering

1. A public infrastructure surety shall be provided to the City of Raleigh Development Services – Development Engineering (UDO 8.1.3).

Stormwater

2. All stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements (UDO 9.2).
3. A payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans shall be paid by the developer to the City stormwater facility replacement fund (UDO 9.2.2.G.3).
4. A surety equal to 125% of the cost of the construction of a stormwater device shall be paid to the Engineering Services Department (UDO 9.2.2.D.1.d).

Urban Forestry

5. A tree conservation plat shall be recorded with metes and bounds showing the designated tree conservation areas (UDO 9.1). This development proposes 3.93 acres of Tree Conservation Area.

The following are required prior to issuance of building occupancy permit:

General

1. All street lights and street signs required as part of the development approval are installed.
2. Required public right-of-way infrastructure improvements shall be, at a minimum, sufficiently completed to provide the necessary, safe emergency and vehicular access.

Stormwater



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3. As-built drawings and associated forms for all Stormwater devices are accepted by the Engineering Services Department (UDO 9.2.2.D.3).

Urban Forestry

4. Final inspection of all tree conservation areas by Urban Forestry Staff.

EXPIRATION DATES: The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan. If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:


3-Year Expiration Date: January 28, 2023

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

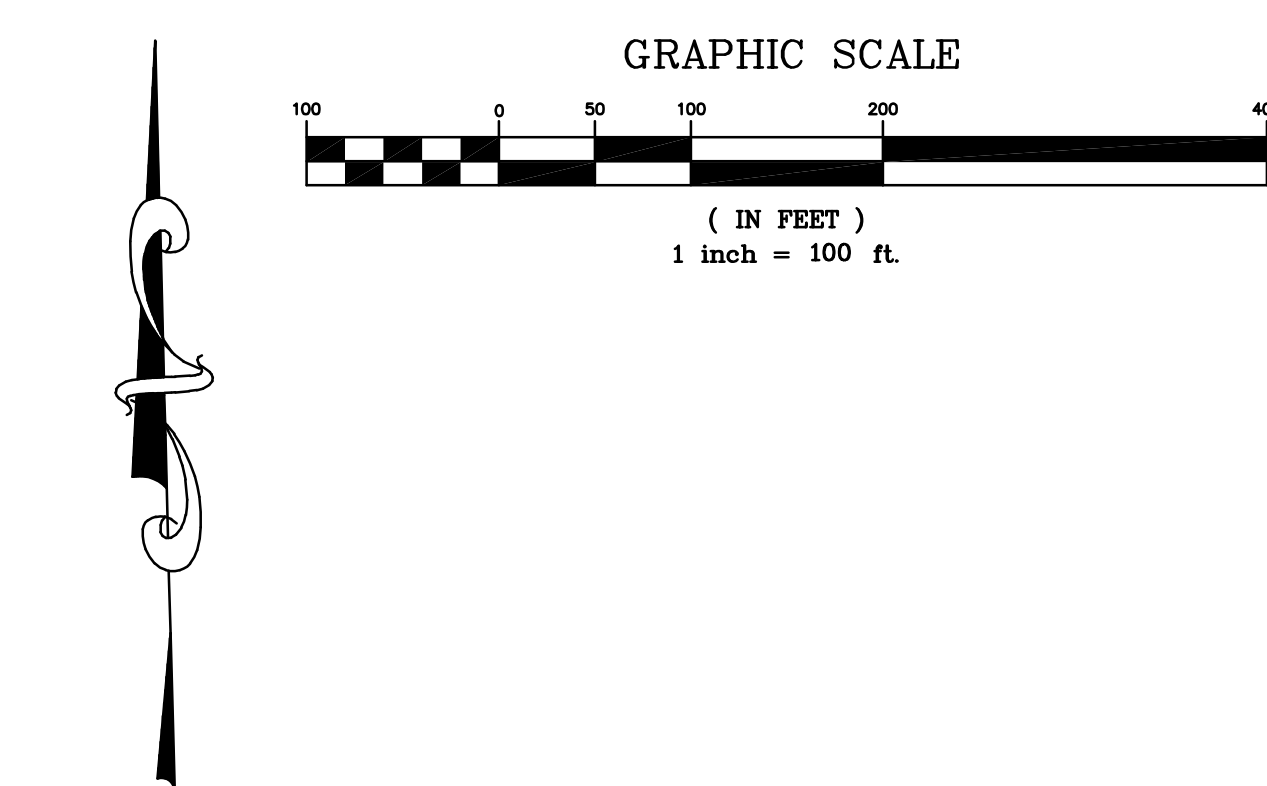
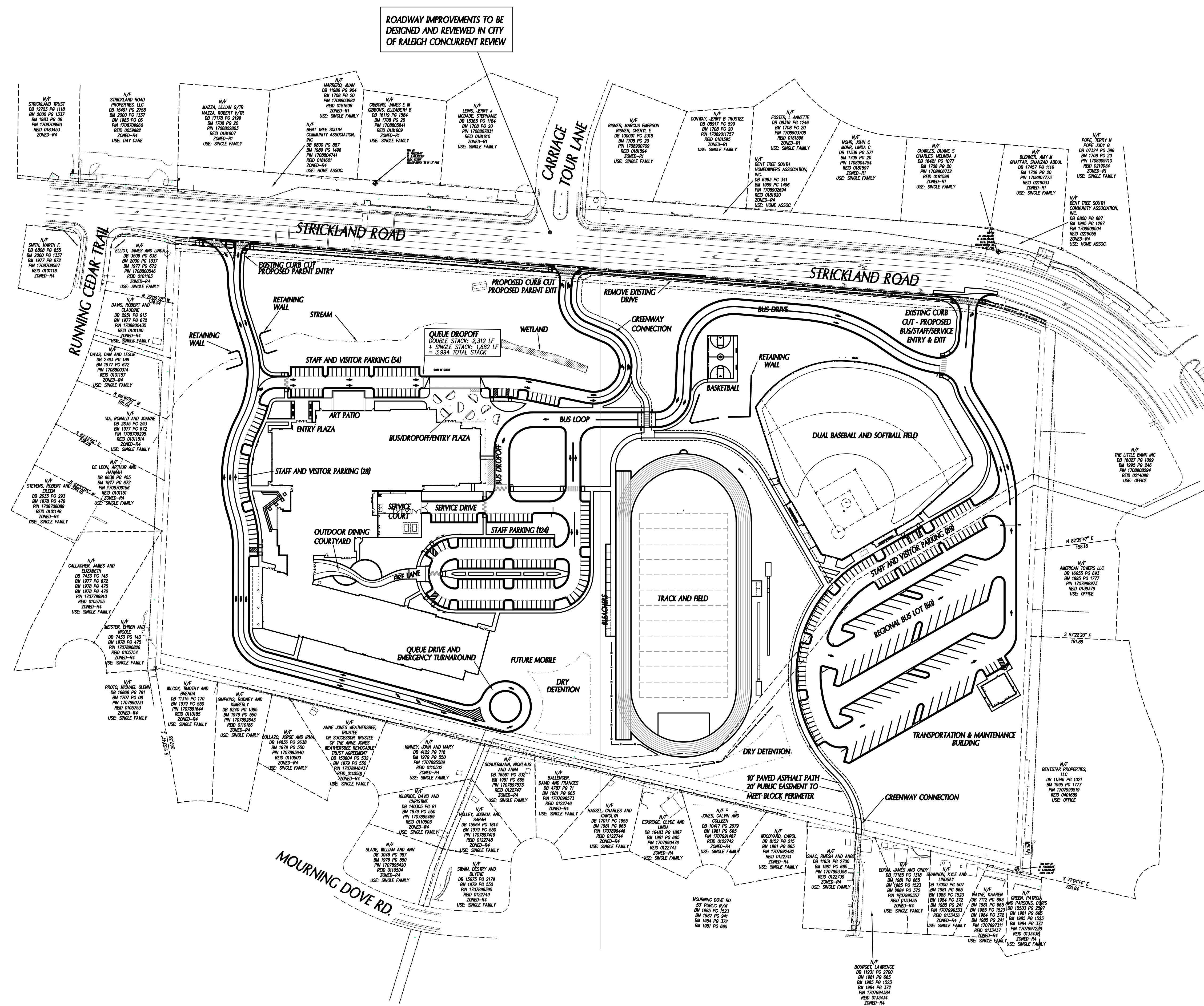
Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified time frame shall automatically void the approved site plan for which no building permits have been issued.

I hereby certify this administrative decision.

Signed:  Date: 01/29/2020
Development Services Dir/Designee
Staff Coordinator: Ryan Boivin

CITY OF RALEIGH ASR TRANSACTION NUMBER: PROJECT:	#780 WAKE MILLEBROOK MIDDLE SCHOOL
OWNER CONTACT:	WAKE COUNTY BOARD OF EDUCATION SIEVE ZETTS WAKE CO. PUBLIC SCHOOL SYSTEM 1429 ROCK QUARRY ROAD SUITE 116 RALEIGH, NC 27610 PHONE: 919-856-3609 SIEVZTTS@CPS.NET
DESIGNER: DESIGNER CONTACT:	CLH DESIGN, PA KEITH DOWNING REGENCY PARK 400 REGENCY FOREST DR., SUITE 120 CARY, NC 27518 PHONE: 919-319-6716 FAX: 919-319-7018
PROJECT ADDRESS:	8115 STRODLAND ROAD, RALEIGH, NC 27615
PM:	1708808370
DEED BOOK AND PAGE:	DE 013625 PG 01724 EXHIBIT "VVV" PAGE 121
CURRENT ZONING:	R-4
EXISTING USE:	PUBLIC MIDDLE SCHOOL
PROPOSED USE:	PUBLIC MIDDLE SCHOOL
TRACT AREA:	38.23 ACRES
PROPOSED GROSS FLOOR AREA (SCHOOL FACILITY):	225,322 SF = TOTAL 126,004 SF = 1ST FLOOR 78,978 SF = 2ND FLOOR 48,350 SF = 3RD FLOOR 2,280 SF = TOTAL
PROPOSED GROSS FLOOR AREA (TRANS. BLDG.):	
PROPOSED MAX. BUILDING HEIGHT:	54'-0" (3-STORY CLASSROOM WING) APPROVED BY BOARD OF ADJUSTMENT CASE #A-78-11
UDO MAX. BUILDING HEIGHT:	40'-0" (3-STORY)
EXISTING IMPERVIOUS AREA	12 ACRES
NEW ADDED IMPERVIOUS AREA:	2.68 ACRES IMPERVIOUS AREA OF FUTURE MOBILES AND STANDALONE INCLUDED WITH THIS APPROVAL
TOTAL BUILDOUT IMPERVIOUS AREA:	14.68 ACRES
DISTURBED AREA:	4,000 ACRES
FLOOR AREA RATIO:	0.00%
BUILDING LOT COVERAGE:	0.00%
CITY OF RALEIGH PUBLIC AND INSTITUTIONAL USES:	
6.3.1.2(b) A SCHOOL, PUBLIC OR PRIVATE (K-12) MUST BE LOCATED ON A LOT WITH TOTAL AREA OF 500 SQUARE FEET PER ENVIRED PUPIL.	
MIDDLE SCHOOL TRACT AREA PROVIDED:	103.3 AC. 450,000 SF (900 STUDENTS X 500 SF.)
MIDDLE SCHOOL TRACT AREA PROVIDED:	38.22 AC. OR 1,664,863 SF.
<u>PARKING REQUIREMENTS:</u>	
<u>EXISTING BUILDING:</u>	
MIDDLE SCHOOL	
PARKING CODE:	1 SP / 5 SEATS IN THE MAIN ASSEMBLY AREA.
MAIN AREA OF ASSEMBLY:	1,080 SEATS IN GYMNASIUM
1 SPACE/5 SEATS:	216.00 SPACES
TOTAL SPACES REQ'D:	216.00 SPACES
<u>PROPOSED BUILDING:</u>	
MIDDLE SCHOOL	
PARKING CODE:	1 SP / 5 SEATS IN THE MAIN ASSEMBLY AREA.
MAIN AREA OF ASSEMBLY:	1,450 SEATS IN GYMNASIUM
1 SPACE/5 SEATS:	290.00 SPACES
TOTAL SPACES REQ'D:	290.00 SPACES
TOTAL H/V SPACES REQ'D (PER LOT):	295 SPACES
NORTH LOT REQUIRED:	1 VAC. 1 AC
NORTH LOT PROVIDED:	1 VAC. 1 AC
NORTH LOT REQUIRED:	1 VAC. 2 AC
NORTH LOT PROVIDED:	1 VAC. 2 AC
EAST LOT REQUIRED:	1 VAC. 3 AC
EAST LOT PROVIDED:	1 VAC. 3 AC
REGIONAL LOT REQUIRED:	1 VAC. 3 AC
REGIONAL LOT PROVIDED:	1 VAC. 3 AC
<u>BICYCLE PARKING REQUIREMENTS:</u>	
MIDDLE SCHOOL	36 CLASSROOMS
BIKE STANDARDS:	SHORT TERM - 1 SP PER 2 CLASSROOMS (18 REQ'D) LONG TERM - 3 SP PER CLASSROOM (108 REQ'D)
BIKE SPACES REQ'D:	600+0 = 126 SPACES OR 30 SPACES MAX. (PER 200 SECTION 718.6.A.)
BIKE SPACES PROVIDED:	30 SPACES, 15 RACKS TOTAL (26 LONG-TERM, 13 RACKS)
<u>NOTES:</u>	
1. ALL CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH CITY OF RALEIGH AND/OR NCDOT STANDARDS AND SPECIFICATIONS.	
2. DESIGNER HAS REVIEWED AND IS COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE SOLIDS MANUAL (DESIGN MANUAL).	
3. THE PROPOSED DEVELOPMENT PLANS TO USE THE CITY OF RALEIGH SOLID WASTE SERVICES (SWS) TO HANDLE THEIR TRASH NEEDS	
AVERAGE LOT SIZE = AVERAGE OF ALL LOTS IN EXISTING BLOCK = 1.22 AC OR 53,143 SF. PER CODE SECTION 6.3.2.2.2.B. MAX. SIZE IS 6.00 AC. THE EXISTING BLOCK PERIMETER IS MEASURED AT 8,107 LF. PER SECTION 6.3.2.2.2.B. THE MAXIMUM BLOCK PERIMETER MAY BE EXTENDED BY 20% WITH DESIGNER APPROVAL. A NEW GREENWAY CONNECTION IS PROVIDED PER GREENWAY PASSAGE TRAIL CD003.	

OVERALL PLAN - FOR REFERENCE ONLY



WAKE COUNTY PUBLIC SCHOOL SYSTEM
8115 STRICKLAND RD, RALEIGH, NC 27615

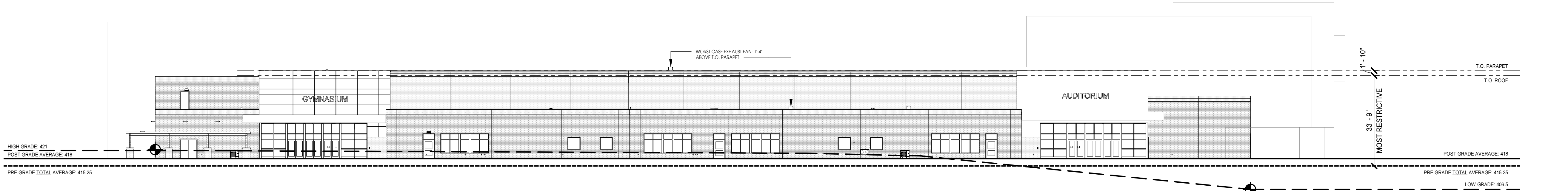
**RALEIGH GREENWAY
EXHIBIT**

ROOF HEIGHT VARAINCE GRANTED
UNDER CASE NO. A-76-19 DURING
THE JULY 08, 2019 BOARD OF
ADJUSTMENT HEARING

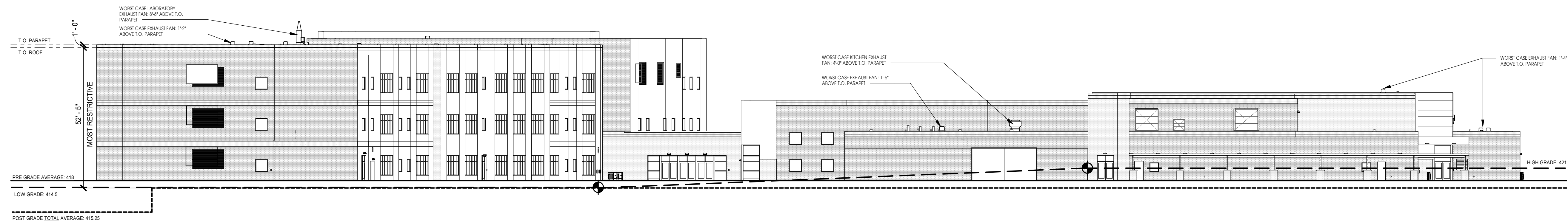
PRE & POST GRADE AVERAGES					
	NORTH ELEVATION AVERAGES	EAST ELEVATION AVERAGES	SOUTH ELEVATION AVERAGES	WEST ELEVATION AVERAGES	TOTAL AVERAGES
PRE GRADE AVERAGES	413.75	418.5	418	410.75	415.25
POST GRADE AVERAGES	418	418	418	418	418

RALEIGH UDO 2.2.5 HEIGHT RESTRICTIONS: 40' / 3-STORIES

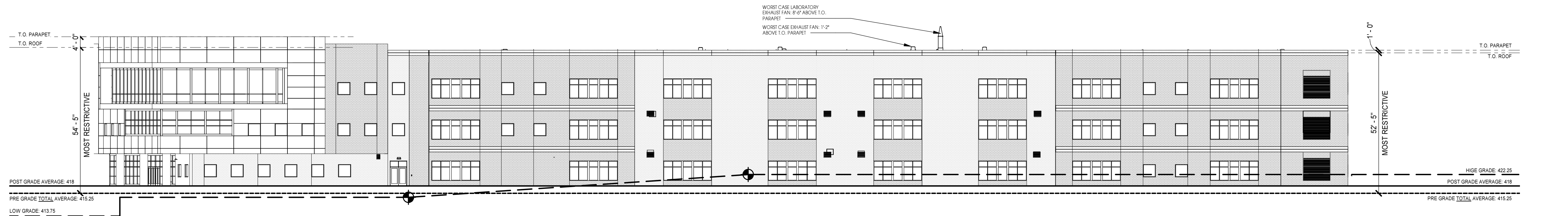
RALEIGH UDO 1.5.7 PARAPET WALL ENCROACHMENT: 4' FOR 3-STORY BUILDING



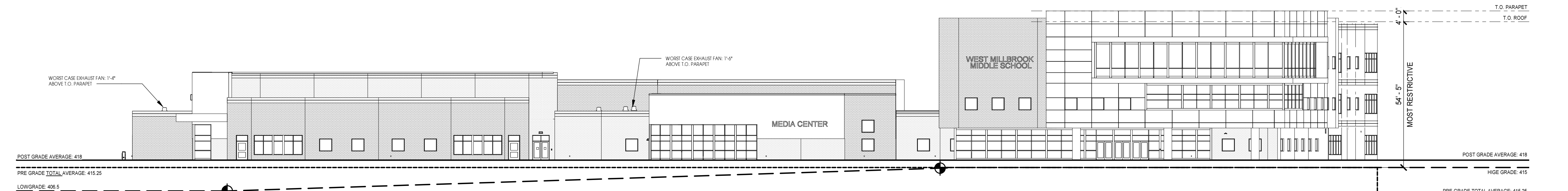
NORTH ELEVATION - MIDDLE SCHOOL - CITY OF RALEIGH
3/64" = 1'-0"



EAST ELEVATION - MIDDLE SCHOOL - CITY OF RALEIGH
3/64" = 1'-0"



SOUTH ELEVATION - MIDDLE SCHOOL -CITY OF RALEIGH
3/64" = 1'-0"



WEST ELEVATION - MIDDLE SCHOOL -CITY OF RALEIGH
3/64" = 1'-0"

MOSELEYARCHITECTS

111 N. WEST STREET, SUITE 205 RALEIGH, NC 27603
PHONE (919) 840-0091
MOSELEYARCHITECTS.COM

PROGRESS
PRINT NOT
FOR
CONSTRUCTION

WEST MILLBROOK MIDDLE SCHOOL

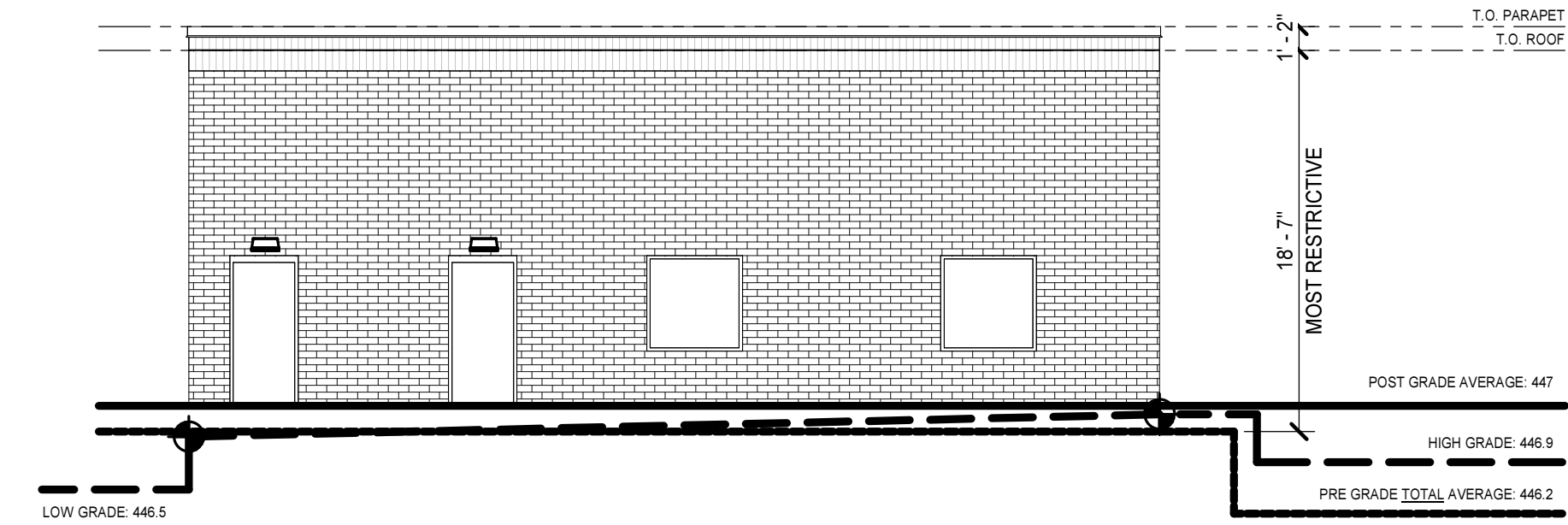
WAKE COUNTY PUBLIC SCHOOL SYSTEM
8115 STRICKLAND RD, RALEIGH, NC 27615

PROJECT NO. 582633	DATE SEPTEMBER 6, 2019
REVISIONS	
DATE	DESCRIPTION

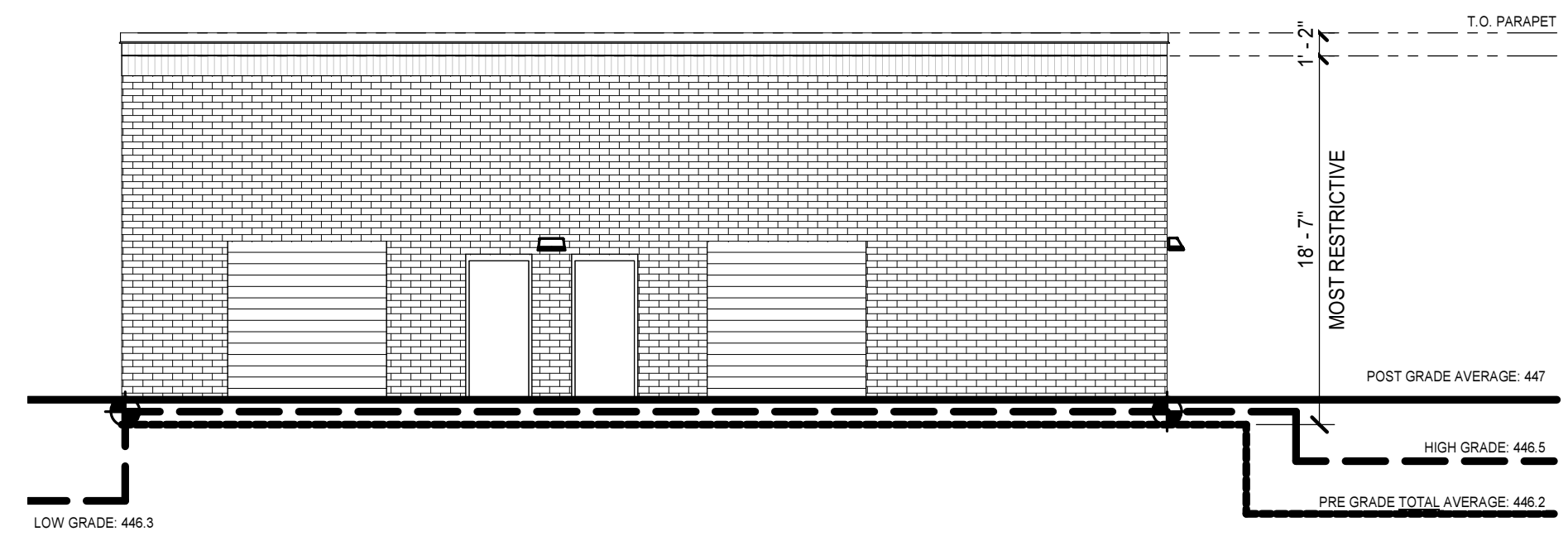
CITY OF
RALEIGH
OVERALL
ELEVATIONS

A.4.1

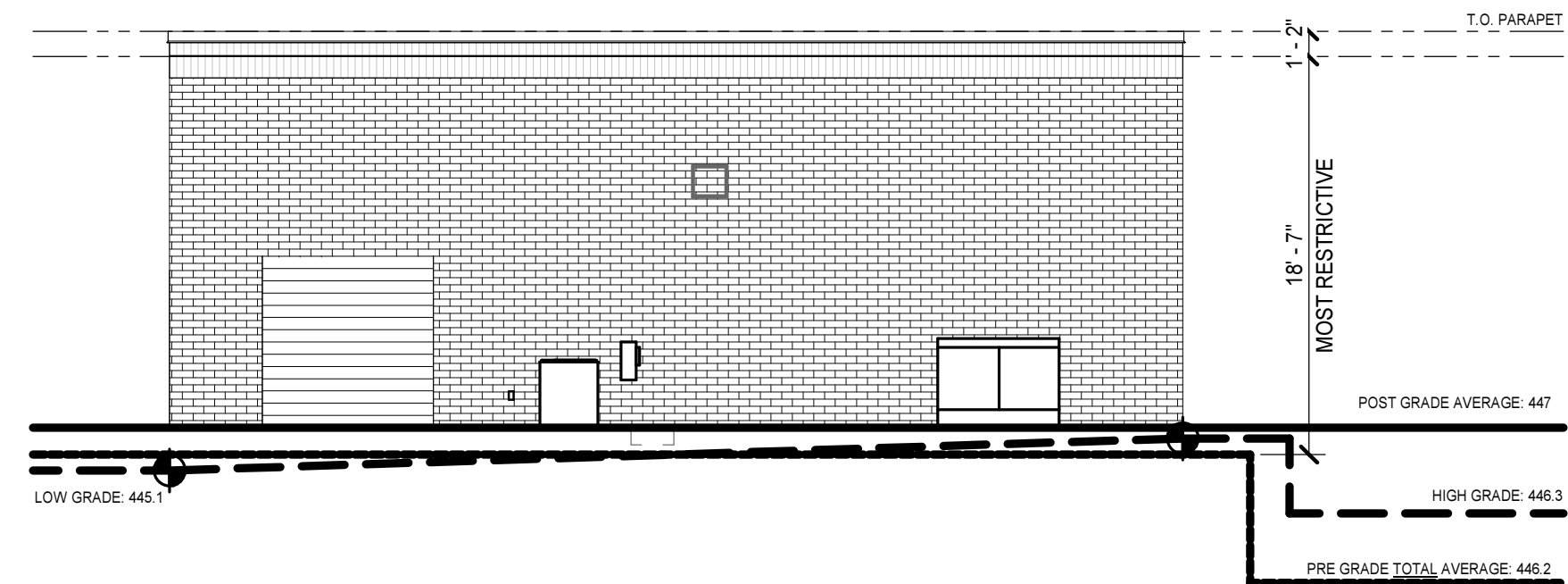
PRE & POST GRADE AVERAGES					
	NORTH ELEVATION AVERAGES	EAST ELEVATION AVERAGES	SOUTH ELEVATION AVERAGES	WEST ELEVATION AVERAGES	TOTAL AVERAGES
PRE GRADE AVERAGES	446.7	446.4	445.7	446	446.2
POST GRADE AVERAGES	447	447	447	447	447
RALEIGH UDO 2.2.5 HEIGHT RESTRICTIONS: 40' / 3-STORIES RALEIGH UDO 1.5.7 PARAPET WALL ENCROACHMENT: 4' FOR 3-STORY BUILDING					



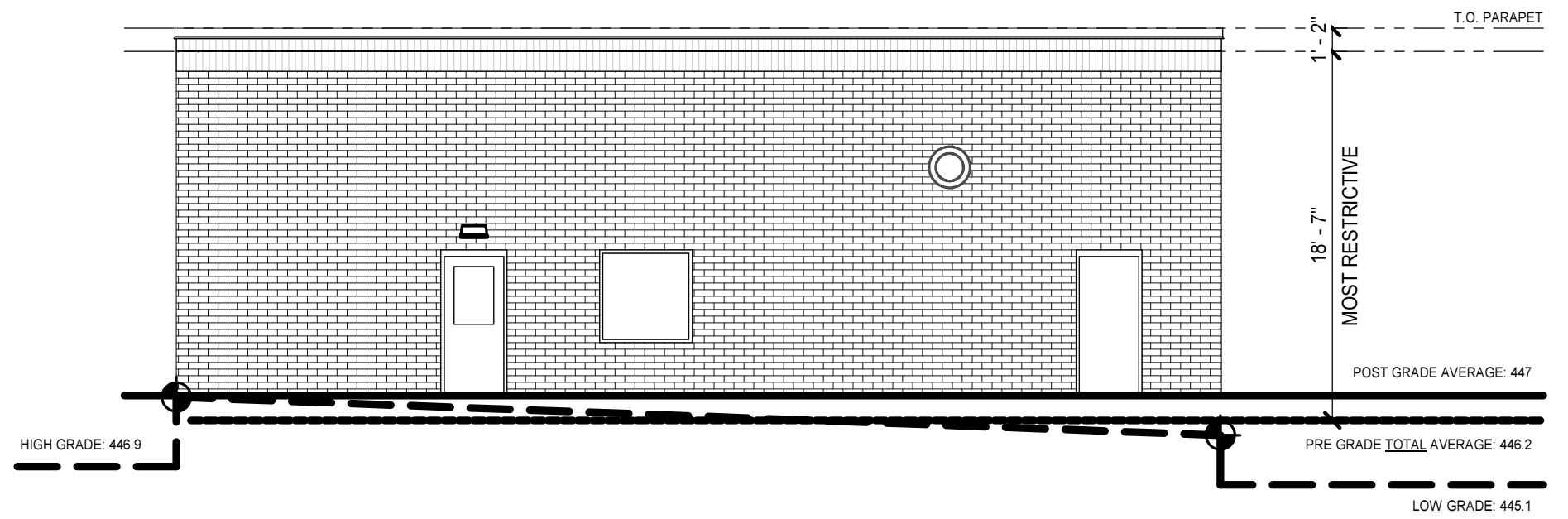
NORTH ELEVATION - TRANSPORTATION BLDG - CITY OF RALEIGH
1/8" = 1'-0"



EAST ELEVATION - TRANSPORTATION BLDG - CITY OF RALEIGH
1/8" = 1'-0"



SOUTH ELEVATION - TRANSPORTATION BLDG - CITY OF RALEIGH
1/8" = 1'-0"



WEST ELEVATION - TRANSPORTATION BLDG - CITY OF RALEIGH
1/8" = 1'-0"

3200 BRIMWOODS RD, SUITE 400, RAININGFIELD, VA 22151
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MOSELEYARCHITECTS.COM

WAKE COUNTY PUBLIC SCHOOL SYSTEM
8115 STRICKLAND RD, RALEIGH, NC 27615

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A.4.2