



# 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-6-11 / Rex Hospital Master Plan

**General Location:** Located on the Northeast quadrant of Blue Ridge Road and Lake Boone Trail.

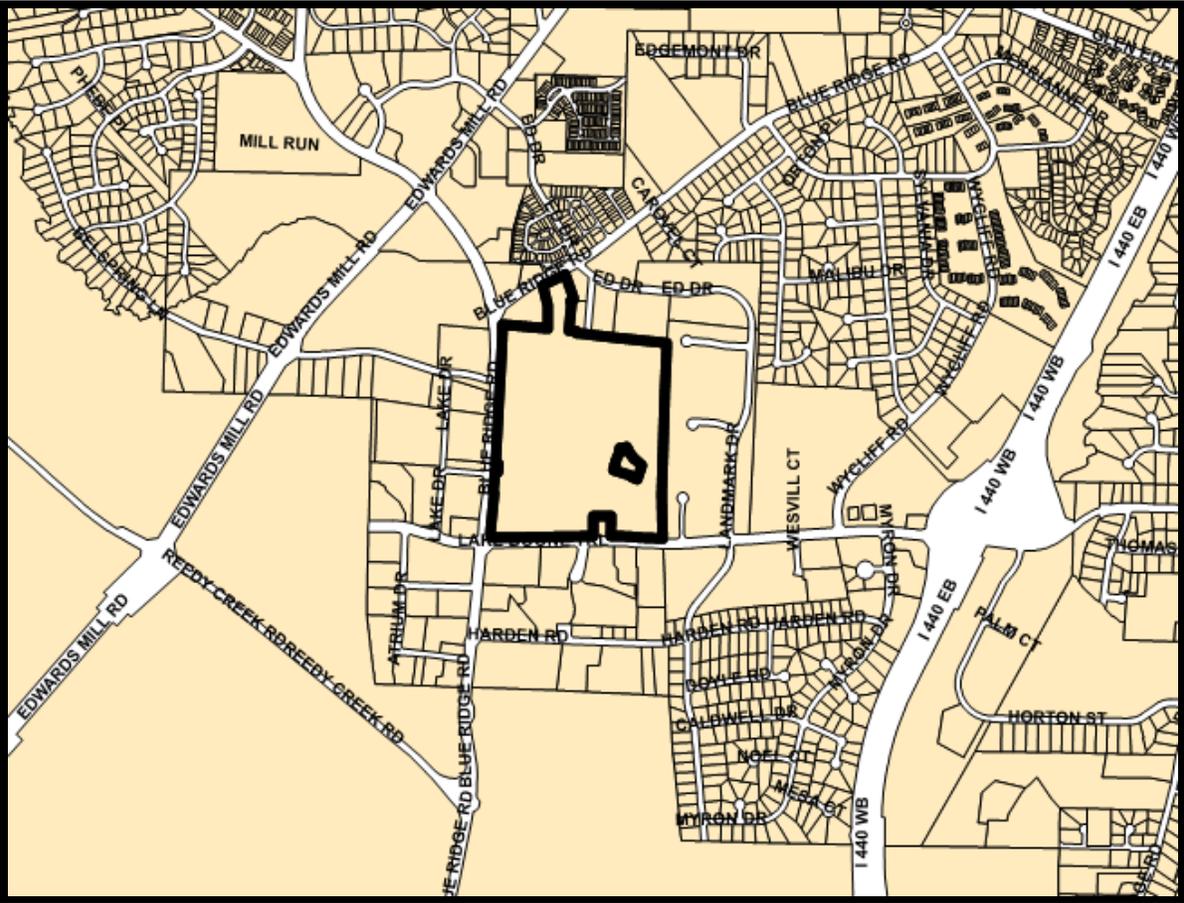
**Owner:** Rex Hospital Inc.  
**Designer:** Kimley-Horn and Associates, Inc.

**CAC:** Northwest

**Nature of Case:** A 10-story 87' height building expansion of 187,220 square feet to an existing hospital campus and parking lot reconfiguration. The project is located within the Office & Institutional-1 zoning district within 400' of residential uses.

**Key Issues:** Code Section 10-2132.2(b)(3) requires Planning Commission or City Council to approve buildings greater than 80' in height.

**Contact:** Richard Brown, Kimley-Horn and Associates, Inc.



**SP-6-11 Rex Hospital Master Plan – Location Map**

**SUBJECT:** SP-6-11 Rex Hospital Master Plan

**CROSS-  
REFERENCE:** N/A

**LOCATION:** This site is located on the east side of Blue Ridge Road, north of its intersection with Lake Boone Trail, inside the City Limits.

**REQUEST:** This request is to approve the addition of an 87', 10-story, 187,220 square foot hospital addition to an existing hospital campus of 60.1 acres size zoned O&I-1. This addition is greater than 80' in height with an expansion greater than 25,000 square feet and located within 400 feet of a residential use.

---

**OFFICIAL ACTION:** **Approval with conditions**

---

**CONDITIONS OF  
APPROVAL:** **As noted on the Staff Report, attached**

---

**FINDINGS:** The Planning Commission finds that, with the following conditions of approval being met, this request conforms to Chapter 2, Part 10, Sections 10-2035 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 5/20/2011, owned by Rex UNC Healthcare, submitted by Kimley-Horn and Associates, Inc.

---

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

**VARIANCES /  
ALTERNATES:** N/A

---

To PC: July 26, 2011

Case History: N/A

Staff Coordinator: Meade Bradshaw

Motion: Mattox

Second: Batchelor

In Favor: Anderson, Batchelor, Butler, Fleming, Harris Edmisten, Haq, Lyle, Mattox,  
Schuster, Sterling Lewis

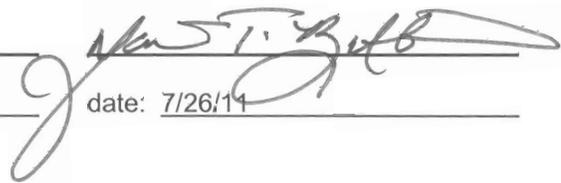
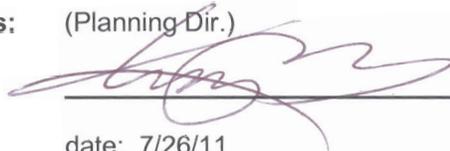
Opposed:

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: 7/26/11

date: 7/26/11



## Staff Report

---

**RECOMMENDED ACTION:** Approval with Conditions

---

**CONDITIONS OF APPROVAL:** Planning Commission Actions:

- (1) That the Planning Commission in accordance with Code Section 10-2132.2(b)(3) approves the proposed height of the building.

Administrative Actions:

*Prior to issuance of a grading 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 Planning 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 City. 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 an on-site sanitary sewer easement be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Planning Department at permit review;
- (4) That construction drawings are approved by the City of Raleigh Public Utilities Department and Public Works Department;
- (5) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas in compliance with Code section 10-2082.14;
- (6) That intersection radius right-of-way and a 20' slope easement along Blue Ridge Road and Lake Boone Trail be dedicated to the City of Raleigh, and a copy of the recorded plat be provided to the Planning Department at permit review;
- (7) That the pedestrian connections between the Rex Hospital main parking lot on the south side of the campus be reviewed and approved with Public Works to provide accessibility between the lot and west parking deck driveway and elevators; and
- (8) That as agreed by the property owner, at the time the existing bus shelter is to be demolished it shall be replaced by a design approved by Capital Area Transit to allow Capital Area Transit to install electronic real time passenger information. Details for reconstruction shall be approved prior to building permit issuance in that phase which includes demolition. The reconstruction shall be completed prior to issuance of certificates of occupancy for related buildings in that phase of construction.

**ZONING:**

**ZONING DISTRICTS:** Office & Institutional-1. Z-18-1989 Ordinance 345ZC250 Effective 4/18/89.

**SETBACKS / HEIGHT:** This plan conforms to all minimum setback standards. Front yard = 100', rear yard = 210', front / rear aggregate = 310', side yard = 260', and 250' side yard aggregate = 510'. This plan exceeds the maximum height standards of 40' in this zoning district. Proposed height of a building addition is 85'. For every foot in height that exceeds 40', an additional foot of setback has been applied.

**PARKING:** Off-street parking conforms to minimum requirements: 277 spaces required, based on 2 parking spaces per bed. 3,467 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 medium impact use under Section 10-2082.9. Transitional protective yards are shown in compliance with City standards in the following locations:

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
Southern Property Line	Type D	10'
Eastern property Line	Type B	30'
Northern Property Line	Type B and Type D	10'-65'

**TREE CONSERVATION:** The majority of the site was developed prior to the adoption of Code Section 10-2082.11; however with this being approved in accordance to Code Section 10-2132.2 is subject to tree conservation. Total tree conservation area on this site is 3.87 acres which is 6.55% of the gross parcel acreage.

**Primary Tree Conservation**

- 0.33 acres of Neuse riparian buffer zone 2 minus tree disturbing easements.

**Secondary Tree Conservation**

- 0.40 acres 50'-wide thoroughfare, various locations adjacent to Blue Ridge Rd and Lake Boone Trail.
- 2.07 acres alternate compliance 65' perimeter yard, various location.
- 0.73 acres individual trees >= 10" DBH and critical root zones, various locations.

**DEVELOPMENT INTENSITY:** Proposed floor area ratio (FAR) of .63 and lot coverage of 24.35% conform to the maximum zoning district standards of .75 FAR and 25% lot coverage.

**PHASING:** This development will be a 3 phased project. Phase I will be the construction of stories 1-7 of the Cancer Center and the reconfiguration of the parking lot. Phase II will be the construction of the concourse and the future hospital expansion between the parking deck and existing hospital. Phase III will be the construction of stories 8-10 of the Cancer Center.

**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:**

Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

<b>Street</b>	<b>ROW</b>	<b>Construct</b>	<b>Slope Esmt.</b>
Blue Ridge Road	intersection radius	N/A	20'
Lake Boone Trail	intersection radius	N/A	20'

**TRANSIT:** The site is located on Capital Area Transit System Route 4. Transit shelters currently exist on-site. This site is presently served by the existing transit system and a transit stop is already adjacent to the site. The transit shelter on the east side of perimeter drive will be demolished and reconstructed and will include an electrical connection to allow Capital Area Transit to install electronic real time passenger information.

**URBAN FORM:** This site is located in the Northwest Citizen Advisory Council.

The proposed plan conforms to the following Comprehensive Plan Policies:

- LU 2.5 Healthy Communities
  - A mulch path is being constructed to provide a walking trail for employees at the hospital.
- LU 4.5 Connectivity
  - Sidewalks currently exist along Blue Ridge Road and Lake Boone Trail. Private sidewalks connect the building entrances with the public sidewalks.
  - This development has three access points on three separate roads. The northern portion of Blue Ridge Road and Lake Boone Trail provide access in an east-west direction. Blue Ridge Road which is eventually called Duraleigh Road after the road turns in an east direction, provides access in a north-south direction.
- LU 5.1 Reinforcing the Urban Pattern
  - The proposed buildings are adjacent additions to the hospital campus.
- T.5.5 Sidewalk Requirements
  - Sidewalks currently exist on Lake Boone Trail and Blue Ridge Road.
- T 5.9 Pedestrian Networks
  - Private sidewalks provide connections from building entrances and transit stops to the public right-of-way.

**HISTORIC /  
DISTRICTS:**

The existing building is not a designated Historic Structure.

**APPEARANCE  
COMMISSION:**

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

<b>Comment</b>	<b>Response</b>
1. The committee recommends that, to enable more complete pedestrian circulation within the site, that the planned mulch path along the south side of the parking lot's perimeter drive be positioned and provided with a hard surface, but in such a fashion as to maintain compliance with the required tree conservation [commensurate with Code Sec. 10-2132.2(d)(1) & (2)].	This trail is located within tree conservations areas on-site and there can be no disturbance within these protected areas. The pedestrian circulation will remain a mulch path

**SUBDIVISION  
STANDARDS:**

**BLOCK LAYOUT:**

The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.

**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 sanitary sewer line exists on-site, located on the northern portion of the parcel, which needs to be dedicated to the City of Raleigh as an easement.

**SOLID WASTE:**

Individual lot service to be provided by private contractor.

**CIRCULATION:**

Existing street improvements conform to normal City construction standards.

**PEDESTRIAN:**

Sidewalks currently exist along Blue Ridge Road and Lake Boone Trail. Private sidewalks connect the entrances to all buildings with the public sidewalks.

**FLOOD HAZARD:**

There are no flood hazard areas on this site.

**STORMWATER  
MANAGEMENT:**

Proposed expansion of existing hospital facility will comply with Part 10, Chapter 9, Stormwater Control regulations. Both stormwater quantity and quality will be addressed through the use of an existing wet pond located on the site which was designed and constructed in anticipation of future expansions. No additional BMP devices or offset fees for nitrogen reduction will be required with this expansion. Neuse River Buffer and wetlands are located on the property, however, no work is proposed adjacent to these areas with this site plan.

**WETLANDS  
/ RIPARIAN  
BUFFERS:**

Neuse River riparian buffers are located on-site and show no disturbance.

**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.