



Certified Action of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File / Name: SP-8-2014 / Rex Hospital Heart and Vascular Tower

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: The construction of a 9-story, 152', 306,400 square foot addition to an existing hospital campus. The property is zoned Office & Institutional-1, located within the City limits. The size of the addition (over 25,000 square feet) together with its proximity to a residential use (within 400 feet) and the height of the building (over 80 feet) require Planning Commission review of the site plan for compliance with the site plan standards of 10-2132.2 (d).

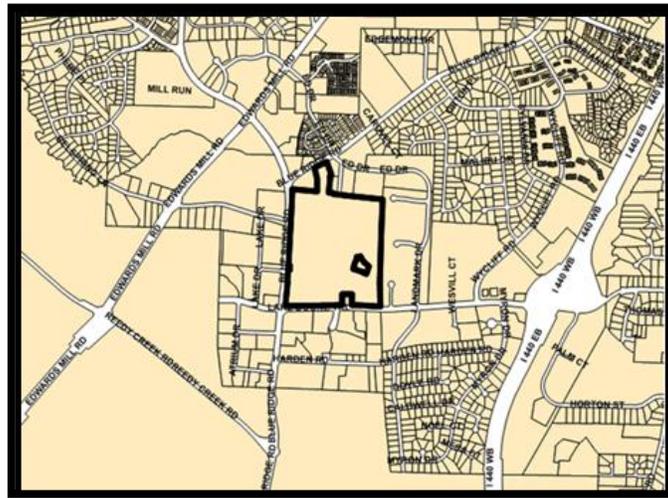
Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

Contact: Jordan Brewer, Kimley-Horn and Associates, Inc.

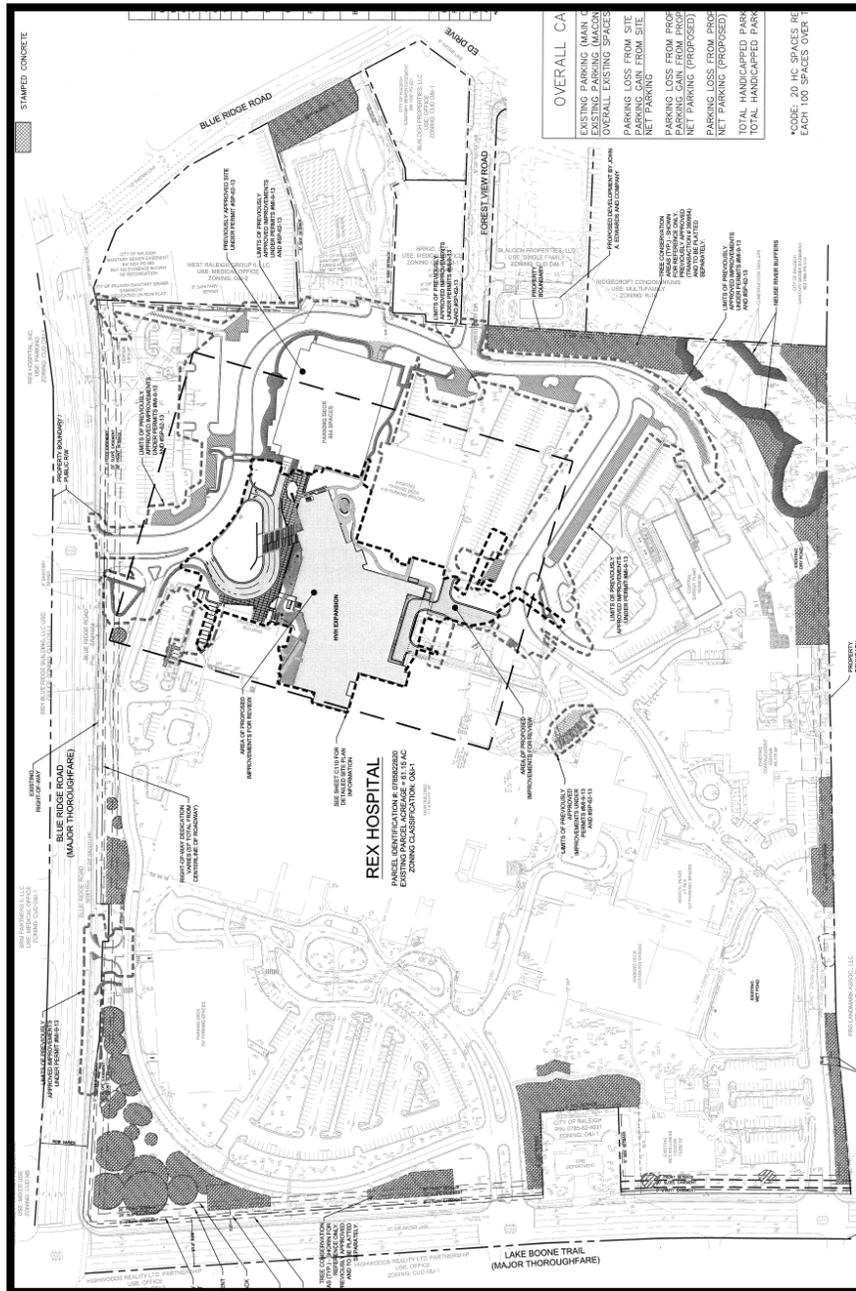
Design Adjustment: Two Design Adjustments have been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment from not meeting Article 8.3.2.A – Block Perimeters was approved by the Public Works Director.
2. A Design Adjustment from not meeting Article 8.5.1.G - Existing Streets was approved by the Public Works Director..

Administrative Alternate: NA



SP-8-14 / Rex Hospital Heart and Vascular Tower



SP-8-14 / Rex Hospital Heart and Vascular Tower

SUBJECT: SP-4-14 / Rex Heart and Vascular Tower

**CROSS-
REFERENCE:** SP-62-13

LOCATION: This site is located on 60.4 acres at the northeast quadrant of Blue Ridge Road and Lake Boone Trail, inside the City Limits.

PIN: 0785822820

REQUEST: The construction of a 9-story, 152' tall building addition, 306,400 square foot addition to an existing hospital campus. The property is zoned Office & Institutional-1, located within the City limits. This site is located within 400 feet of a residential use. The cumulative square footage of the hospital upon approval and construction of this proposal will be 1,900,183 square feet.

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, 10-2132.2, & Part 10A (Unified Development Ordinance) Articles 8 and 9. This approval is based on a preliminary plan dated 4/10/14, owned by Rex Hospital Inc, submitted by Kimley-Horn and Associates, Inc.

**ADDITIONAL
NOTES:** This plan was submitted after September 1, 2013, but is in a legacy zoning district

**VARIANCES /
ALTERNATES:** Not Applicable

To PC: May 13, 2014

Case History: N/A

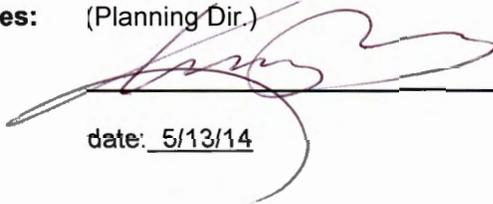
Staff Coordinator: Meade Bradshaw

Motion: Buxton
Second: Swink
In Favor: Braun, Buxton, Fleming, Fluhrer, Lyle, Schuster, Swink, Terando and Whitsett
Opposed: xxxxx

Excused: xxxxx

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.)



date: 5/13/14

(PC Chair)



date: 5/13/14



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL: Planning Commission Actions:

- (1) That the Planning Commission finds that this site plan meets the standards for approval of Code Section 10-2132.2(d);

Administrative Actions:

Prior to issuance of a site review permit:

- (2) That the existing parking deck north of the heart and vascular tower must comply with the 150' apparatus or it will have to install fire protection systems;

Prior to issuance of any building permit:

- (3) That half of 104' right-of-way and a 10'-20' variable width slope easement along Lake Boone Trail be dedicated to the city and shown on all maps for recording;
- (4) That a fee-in-lieu for 1' sidewalk be paid for both Lake Boone Trail and Blue Ridge Road;
- (5) That Infrastructure Construction Plans, including upgrades to the downstream sewer, are approved by the Public Works Department, Utilities Department and the Stormwater Division, and ;
- (6) That the areas of the hospital relocating the 144 beds to the heart and vascular tower do not contain beds in that area of the hospital without providing a transportation impact analysis;

Prior to issuance of any occupancy permit:

- (7) That the applicant submits as built impervious surface survey for approval by the Stormwater Division; and
- (8) That downstream sewer upgrades must be accepted by the City of Raleigh for maintenance.

ZONING:

ZONING DISTRICTS: Office & Institutional-1

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 380', rear yard = 800', front / rear aggregate = 1,180', side yard = 355 & 1000', side yard aggregate = 1,355'. This plan conforms to maximum height standards in this zoning district. An additional 1' in setback has been applied for every 1' in height exceeding 40'. The proposed height of the building is 152' which would require an additional 122' of setback.

PARKING: Off-street parking conforms to minimum requirements: 247 spaces required, based on 2 parking spaces per bed. 3,785 spaces are provided. No additional beds are proposed with this expansion.

LANDSCAPING: 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:

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

A Design Adjustment from not meeting Article 8.5.1.G - Existing Streets was approved by the Public Works Director. This property went through recent approvals approving a street yard meeting Code Section 10-2082.5. Staff approved the plans showing a street yard rather than meeting the cross section of a Avenue 4-lane divided.

TREE CONSERVATION: Tree conservation was recorded in BM2014 PG 446 associated with SP-62-13.

DEVELOPMENT INTENSITY: Not applicable to this plan.

PHASING: There is one phase in this development.

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.

**STREET
TYPOLOGY:**

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

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Lake Boone Trail	half of 104'	N/A	10'-20'

Fee in lieu for 1' of sidewalk will be paid along both Lake Boone Trail and Blue Ridge Road prior to building permit issuance.

TRANSIT: Adequate transit facilities exist within the development.

**COMPREHENSIVE
PLAN:**

This site is located in the Northwest Citizen Advisory Council, in an area designated as Institutional.

Policy LU 2.1—Placemaking

Development within Raleigh's jurisdiction should strive to create places, streets, and spaces that in aggregate meet the needs of people at all stages of life, are visually attractive, safe, accessible, functional, inclusive, have their own distinctive identity, and maintain or improve local character.

Policy LU 2.5—Healthy Communities

New development, redevelopment, and infrastructure investment should strive to promote healthy communities and active lifestyles by providing or encouraging enhanced bicycle and pedestrian circulation, access, and safety along roads near areas of employment, schools, libraries, and parks.

Policy LU 4.5—Connectivity

New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

Policy UD 1.2—Architectural Features

Quality architecture should anchor and define the public realm. Elements of quality architecture include architectural accents and features conducive to pedestrian scale and usage, such as a distinct base, middle, and top (for high-rise buildings); vertical and horizontal articulation; rooflines that highlight entrances; primary entrances on the front façade; transparent storefront windows and activated uses on the ground floor; and corner buildings with defining landmark features.

**HISTORIC /
DISTRICTS:**

The existing building is not a designated Historic Structure. This site is not located in or adjacent to a designated Historic District.

**APPEARANCE
COMMISSION:**

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

<u>Comment</u>	<u>Response</u>
The Commission recommends that the applicant consider additional programming of the green spaces on site, particularly the meadow, and expands the open space opportunities at the building entrance, to encourage hospital user to use the outdoor amenities.	A sunken Garden located adjacent to the main entry was programmed as an accessible outdoor space proving patient and family member with access to nature. Access to the sunken garden is either through the family waiting area on level 1 adjacent to a café or at the stair adjacent to the MOB entrance.
The Commission encourages the applicant to consider traffic flow and safety at the drop off given the high volume of users.	1. Dedicated drop off lane 2. by-pass lane 3. Site walls, bollards, truncated dome pavers at edge of drop-off lane are proposed.
The Commission recommends that the applicant further study the blade wall's potential to serve as an orienting landmark and a signature opportunity, considering the visibility of the Rex Hospital site.	The use of textural material such as stone. Lighting details along the edge as well as the face will not only reinforce its presence during the day but also make it dramatic at night.

**SUBDIVISION
STANDARDS:**

BLOCK LAYOUT: This site exceeds the 3,000 foot requirement from not providing a public street. A Design Adjustment from not meeting Article 8.3.2.A – Block Perimeters was approved by the Public Works Director..

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 to be provided by private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. Three access points to Lake Boone Trail, Blue Ridge Road, and Forestview Road on the site.

**BLOCKS / LOTS /
ACCESS:** A Design Adjustment from not meeting Article 8.3.2.A – Block Perimeters was approved by the Public Works Director.

STREETSCAPE

TYPE: A Design Adjustment from not meeting Article 8.5.1.G - Existing Streets was approved by the Public Works Director..

PEDESTRIAN: Sidewalks exist on Blue Ridge Road and Lake Boone Trail. Private sidewalks connect the building to the public right-of-ways on Blue Ridge Road, Lake Boone Trail, and Forestview Road.

A fee-in-lieu for 1' of sidewalk on Blue Ridge Road and Lake Boone Trail will be paid.

FLOOD HAZARD: There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Part 10A, Chapter 9 of the Unified Development Ordinance. The proposed plan shows stormwater control measures are not required as the proposed development will result in a net reduction of impervious surfaces on the site in accordance with Section 9.2.2.A.5.

**WETLANDS
/ RIPARIAN
BUFFERS:** Neuse River riparian buffers are located on this site; however, no impacts to the buffers are proposed.

**OTHER
REGULATIONS:** Developer shall meet all other applicable City requirements of Code Part 10 and 10A (Unified Development Ordinance).