



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-12-13 / WakeMed North Healthplex Addition

General Location: Located on Falls of Neuse Road, north of the intersection of Durant Road

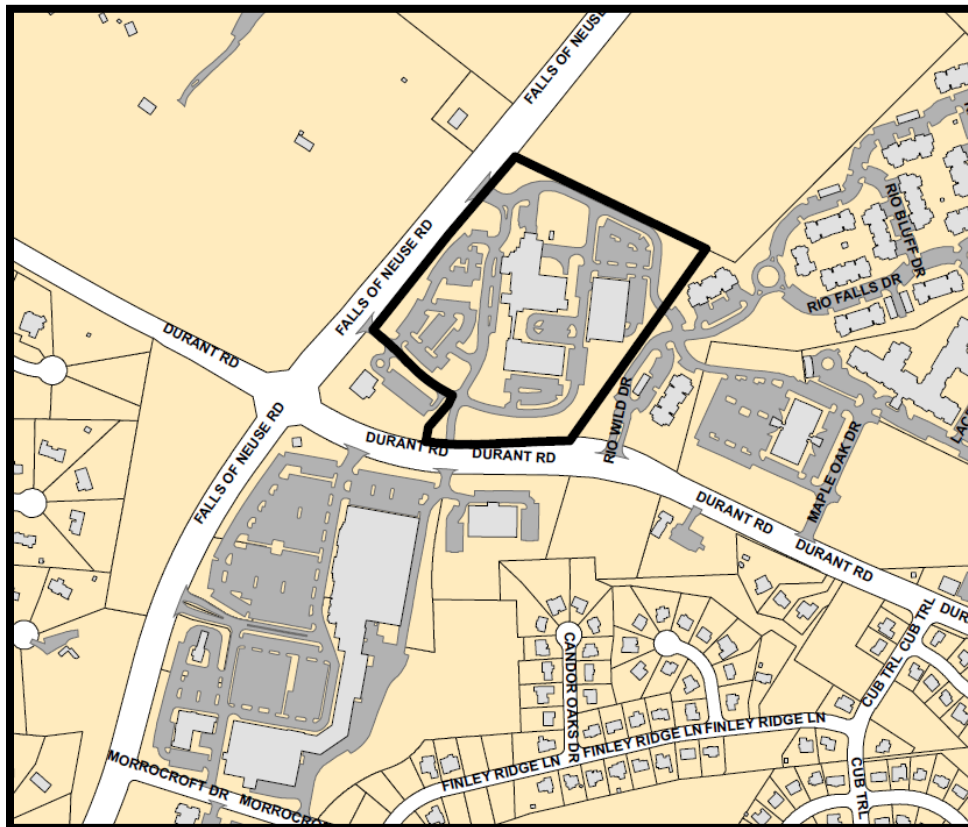
Owner: WakeMed Property Services
Designer: ColeJenest & Stone

CAC: North

Nature of Case: Construction of 129,810 square foot of additions and a 2 story parking deck to an existing hospital facility zoned Office and Institutional-1. This site is located within 400 feet of a residential use or zone and given the size of the proposed use (>25,000 SF), requires Planning Commission approval.

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

Contact: Luke Cagle, ColeJenst & Stone, P.A.



Location Map

SUBJECT: SP-12-13 / WakeMed North HealthPlex Addition

**CROSS-
REFERENCE:** Z-106-97 & SP-60-05

LOCATION: This site is located on the east side of Falls of Neuse Road, north of its intersection with Durant Road, inside the City Limits.

REQUEST: This request is to approve 129,810 square foot additions and a 2-story parking deck to an existing hospital site of 14.3 acres, zoned Office & Institutional-1. This site is located within 400 feet of a residential use or zone and given the size of the proposed use (>25,000 SF), requires Planning Commission approval.

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 10-2036 and 10-2132.2 and to Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 5/22/13, owned by WakeMed Property Services, submitted by ColeJenest & Stone.

**ADDITIONAL
NOTES:** Notification was made in compliance with Z-107-97 zoning condition letter H

**VARIANCES /
ALTERNATES:** NA

To PC: September 10, 2013

Case History: N/A

Staff Coordinator: Stan Wingo

Motion: Lyle

Second: Buxton

In Favor: Braun, Buxton, Fluhrer, Lyle, Mattox, Schuster, Sterling Lewis, Swink and Terando

Opposed: xxxxx

Excused: xxxxx

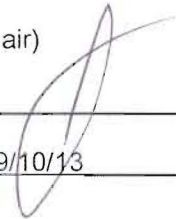
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)



date: 9/10/13

(PC Chair)



date: 9/10/13



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);
- (2) That if the City extends bus service through the site, then the transit shelter will be constructed and paid for by the applicant within one-year of the start of bus service within the site;

Administrative Actions:

Prior to issuance of a site review permit:

- (3) 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;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) That 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 and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the homeowner association."

Prior to approval of construction drawings for public or private improvements:

- (6) That NCDOT approves a driveway permit for all work proposed within the public right-of-way along Falls of Neuse Road;

Prior to issuance of building permits:

- (7) That in the event a bus route is funded through the site, then a transit and access easement located on the northwest portion of the site adjacent to the existing private drive (DB 8520 PG 953) be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement deed approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement deed be provided to the Planning Department within 14 days of authorization of lot recording. If a recorded copy of this easement is not provided to the Planning Department within

the 14 day period, further plat recordings and building permits authorization may be withheld;

- (8) That a revised landscape plan be submitted showing a 10' Type D Transitional Protective Yard adjacent to the property to the south (DB 08669 PG 1138) and plantings on the retaining walls consistent with the recommendations of the Appearance Commission;
- (9) That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;
- (10) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures are shown on all plats for recording as private drainage easements;
- (11) That all conditions of Z-106-97 are met;
- (12) That infrastructure drawings are approved by the Public Works Department; and

Prior to issuance of an occupancy permit:

- (13) That the applicant submits as built drawings for approval by the Public Works Department for all stormwater facilities;

ZONING:

**ZONING
DISTRICTS:**

Z-106-97 Durant Road, and Falls of Neuse Road, northeast quadrant, being a portion of Tax Map Number 1718.02 85 5100 and all of 6725. Approximately 51 acres rezoned to Office and Institution 1 Conditional Use.

Conditions: (2/12/98)

A. Development shall comply with the provisions of CR-7107 of the Raleigh Planning Commission.

B. Reimbursement values, for additional right-of-way required by the City's Development Regulations of Falls of the Neuse and Durant Roads, shall be at the then prevailing rate based upon the Rural Residential and R-4 zoning.

C. There shall be no more than one primary full service access to Falls of the Neuse Road.

D. Unless said building is a church or place of worship, in which case construction for the sanctuary or primary place of worship or religious ornamentation such as a steeple or minaret shall not be limited in height by these conditions and shall be subject to the height limits of Raleigh City Code Section 10-2076, no building located across the right-of-way from property zoned R-4 and within 100 feet of the future right-of-way of Durant Road shall exceed two (2) stories (35 feet), no building located across the right-of-way from property zoned R-4 and within 200 feet of the future right-of-way of Durant Road shall exceed

three (3) stories (45 feet), no building located across the right-of-way from property zoned R-4 and within 300 feet of the future right-of-way of Durant Road shall exceed four (4) stories (55 feet) as shown on the attached exhibit entitled "Rezoning Exhibit", prepared by ETd, PA and dated February 6, 1998.

E. No building located within 100 feet of the property listed by the Wake County Tax Office as PIN Number 1718.02 86 7092 shall exceed two (2) stories (35 feet) so long as said property shall maintain its current zoning of Rural Residential.

F. All refuse containers and heating and air conditioning units area will be maintained within enclosures made of similar material as the principal building to screen them from direct view from adjacent R-4 and RR zoned lots or from the public street right-of-way.

G. Exterior lighting shall be aimed downward and shielded so as to prevent direct view of the light source from adjacent RR and R-4 zoned properties abutting Durant Road. Outside transitional protective yards, free standing light poles shall not exceed eighteen (18) feet in height.

H. Thirty days prior to its filing with local government review agencies, a copy of any site plan or subdivision plan for the subject property shall be forwarded by first class mail to the parties listed by the Wake County tax office as owners of PIN Numbers 1718.16 94 1335, 1718.16 94 1520, 1718.16 94 2327, 1718.16 94 1538, 1718.16 94 2784, 1718.16 94 2892, 1718.16 94 1822, 1718.16 94 3913, 1718.16 94 1901, 1718.02 95 10S0, 1718.02 95 2050, 1718.15 4326, 1718.15 7S 6401, and 1718.15 64 8247.

I. The following uses, otherwise permissible within the O&I-1 zoning classification, will not be allowed on this property:

- 1. Cemetery
- 2. Rooming house, boarding house, lodging house or tourist home.
- 3. Orphanage.
- 4. Correctional/Penal facility.

J. To supplement the minimum street protective yards otherwise required by the Raleigh City Code, the property owner shall:

- 1. Provide a street protective yard not less than thirty (30) feet in width.
- 2. Provide landscaped focal areas at all project corners that are created by intersections of public streets or the intersection of a private driveway with Falls of the Neuse or Durant Roads. Within these landscaped areas, in addition to perennial and annual landscape materials, identification walls or fences at least 3 1/2 feet in height, gate houses at least twelve (12) feet in height, arbors, artwork, pedestrian walkways and identifications signage may be installed. These areas will be designed and constructed to provide an identification of the property, conform to site triangle requirements and a level of uniformity between resulting projects.

3. Street protective yards shall contain the following vegetation:

	Caliper	Circumference	Height	Rate
Canopy trees	3.0"	10.99"	9.0***	3 per 50 linear ft
Understory trees	2.0"	6.38"	7.0***	1 per 60 linear ft
Hedge Shrubs Evergreen		42" at 3 yrs.	3'0" on center	
Non-Hedge Evergreen Shrubs		42" at 3 yrs.		1 per 50 lin.ft.

** at installation

4. An evergreen hedge which shall reach forty-two inches (42") in height at three (3) years to screen the view of cars shall be placed within the street protective yard when the yard is within fifty feet (50') of parking spaces. The hedge shall run the entire length of all parking spaces, except when the hedge reaches the intersections of public streets or the intersection of a private driveway with a public street. Such intersections shall be constructed and landscaped in accordance with condition I.2 above and Raleigh City Code 10-2082.6(b).

5. Street protective yards may contain berms, walls, fences, sidewalks, driveway crossings, utility services and utility lines, pipes, transformers and meters in accordance with Code Section 10-2075(e).

K. At the time of initial site plan or subdivision approval, a unity of development plan will be formulated for all building on the site assuring complementary architectural style, construction materials and cross-access ways.

L. A twenty (20) foot buffer and a six foot high closed fence or wall shall be maintained at petitioner's expense adjacent to the property listed by the Wake County tax office as PIN Number 1718.02 86 7092 so long as said property maintains its current zoning of Rural Residential.

SETBACKS / HEIGHT:

This plan conforms to all minimum setback standards. Front yard = 343', rear yard = 380', front / rear aggregate = 723', side yard = 140' & 474', side yard aggregate = 614'. This plan conforms to maximum height standards in this zoning district. Proposed height of the expansion is 64'. For every foot in height that exceeds 40', an additional foot of setback has been applied. Consistent with Z-106-97(D) the parking deck structure is 260' from Durant Road and is 2 stories. All other building additions are greater than 300' from the right-of-way of Durant Road. The building addition to the north is greater than 100' from the property line of a Rural Residential Zoning District.

PARKING:

Off-street parking conforms to minimum requirements: 289 spaces required, based on 2 parking spaces per bed. 833 spaces are provided.

LANDSCAPING:

Street yard landscaping in conformity with Section 10-2082.5 and Z-106-9 condition 7(J) 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>
Eastern Property Line	Type B	60'-75'
Southern Property Line	Type D	10'

TREE CONSERVATION:

Tree Conservation was recorded in Book of Maps 2006 Page 113.

DEVELOPMENT INTENSITY:

Proposed floor area ratio (FAR) of 327,644 (52.9%) square feet and lot coverage of 15.6% conform to the maximum zoning district standards of 75% FAR and 30% lot coverage.

PHASING:

There is one phase in this development.

UNITY OF DEVELOPMENT: This addition complies with the unity of development standards of Z-106-97(K).

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Sufficient right-of-way and road improvements exist along these portions of Falls of Neuse Road and Durant Road.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: a 15x20 foot transit easement located on the northwest portion of the site adjacent to the existing private drive. This site is presently served by Capital Area Transit Route 25L Triangle Town Center. Both the Capital Area Transit Short Range Transit Plan and the Wake County 2040 Transit Plan anticipate continued service to this site.

COMPREHENSIVE PLAN: The site is located within the North CAC, and is designated for Institutional uses on the future land use map. The Institutional designation can apply to hospitals and medical complexes, whether public or private.

- Staff has reviewed the following Comprehensive Plan policies:
- LU 2.2 Compact Development
 - LU 4.9 Corridor Development
 - LU 5.3 Institutional Uses
 - LU 5.6 Buffering Requirements
 - T 6.1 Surface Parking Alternatives
 - UD 1.3 Creating Attractive Facades
 - UD 3.7 Parking Lot Placement

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:

Comment	Response
Include walkway on north side of the rear access drive connecting apartments to Falls of Neuse Road.	At this time WakeMed does not wish to connect pedestrian access from the adjacent apartment complex due to safety concerns with bringing pedestrian traffic through the hospital loading area and Central Energy Plant.
Proposed site retaining walls should be planted to soften views.	Hollies, osmathus, and arborvitae will be planted adjacent to the retaining wall
The same amount of articulation that is on the building should be brought to the parking deck.	complies

The parking deck should be screened from the Durant Road views.	The plantings required from a type D transitional protective yard provides screening from Durant Road.
---	--

**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.

SOLID WASTE: Individual lot service to be provided by a private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. Z-106-97(C) limits the site to one full movement entrance on Falls of Neuse Road.

PEDESTRIAN: Sidewalks currently exist on Falls of Neuse Road and Durant Road. Private sidewalks connect the entrances to all buildings with the public sidewalks along Durant Road and Falls of Neuse Road.

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

**STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. An addition of 1.27 acres of impervious surface is proposed. This new impervious surface area will utilize a bioretention pond and a buydown for stormwater quality compliance and will utilize an existing dry detention pond (with outlet control modification) for stormwater quantity compliance. One of the existing dry detention ponds will be removed as part of this project.

**WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian 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.