



Certified Action of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
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www.raleighnc.gov

Case File / Name: SP-16-09 / North Raleigh Christian Academy Addition

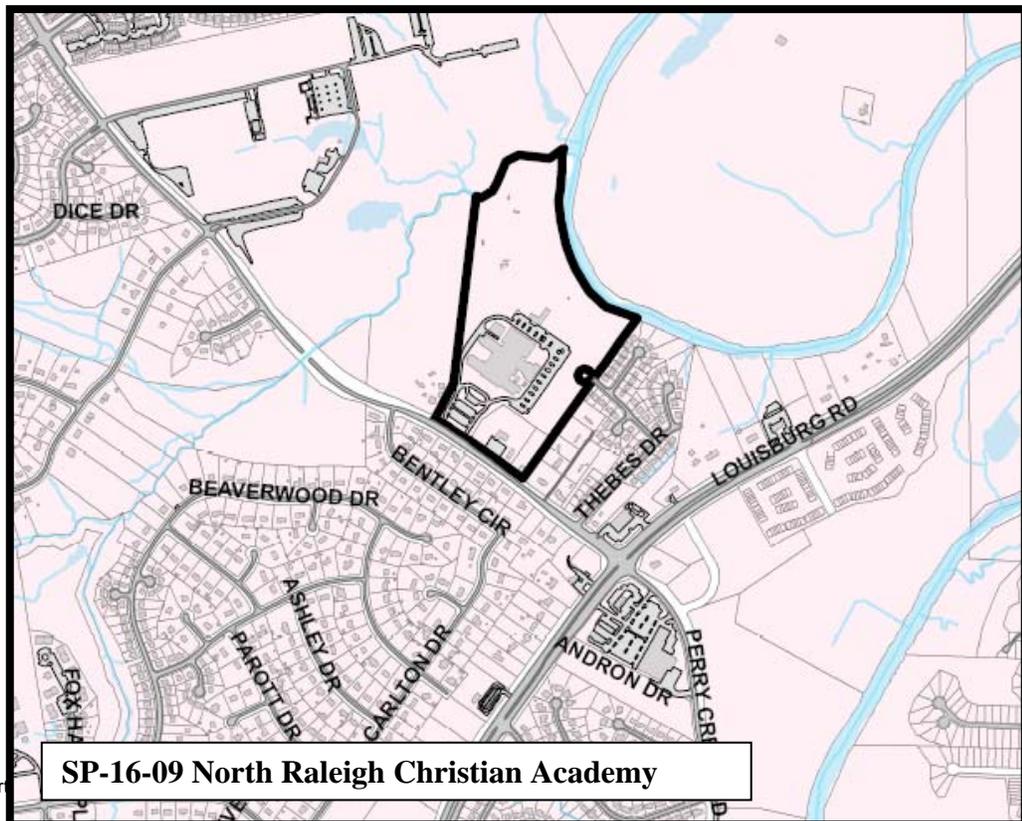
Owner: North Raleigh Christian Academy
Designer: David Blevins

General Location: North side of Perry Creek Road, west of the Louisburg Road intersection.

**Planning District
/ CAC:** Northeast / Northeast

Nature of Case: Proposed construction of a 49,463 square foot building addition to a private/parochial school campus on a 37.47 acre site zoned Residential-4. The existing private/parochial school is 179,005 square feet. The construction will be two additions. A three-story 40,897 square foot elementary school addition, an 8,566 square foot gymnasium addition, a soccer field with a concession building and bleachers with 200 seats, a parking lot expansion of 237 parking spaces, and incorporating 1.03 acre parcel into the existing private/parochial school. Upon completion of this 22.5% expansion, the cumulative size of the buildings on site will be 223,102 square feet and total acreage of the development will be 38.26 acres. There will be no change in the previously approved enrollment request of 1,800 students.

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



SUBJECT: SP-16-09 / North Raleigh Christian Academy Elementary School Addition

CROSS-REFERENCE: SP-29-08, Board of Adjustment Special Use Permit A-154-98 and City Council Special Use Permit SU-1-08

LOCATION: This site is located on the north side of Perry Creek Road, west of its intersection with Louisburg Road, inside the city limits.

REQUEST: This request is to approve a 40,897 square foot building addition to a private/parochial school campus, an 8,566 square foot gymnasium addition, a soccer field with a concession building and bleachers with 200 seats, a parking lot expansion of 237 parking spaces on a 38.26 acre site, zoned Residential-4. Upon completion of this 22.5% expansion, the cumulative size of the buildings on site will be 223,102 square feet. This site plan exceeds the criteria for administrative approval of site plans for residential institutions in residential zoning districts, Code Section 10-2072(b), and must comply with Code Section 10-2132.2(c)(1)(e).

OFFICIAL ACTION: Approval with conditions

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

FINDINGS: The Planning Commission finds that, with the conditions of approval below being met, this request conforms to Chapter 2, Part 10, Sections 10-2017, 10-2072(b) and 10-2132.2, to Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 6/1/09, owned by North Raleigh Christian Academy, submitted by David Blevins.

ADDITIONAL NOTES: The City Council approved a special use permit for the existing stadium on site on 8/5/08 with case SU-1-08. On August 15, 2008, the Planning Commission approved an increase in enrollment of up to 1,800 students and also approved a site plan, with a different building layout, (SP-29-08).

To PC: 7/28/09

Case History:

Staff Coordinator: Meade Bradshaw

Motion: Mullins

Second: Smith

In Favor: Anderson, Bartholomew, Chambliss, Gaylord, Haq, Harris Edmisten, Mullins, Smith, Vance

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: 7/29/09



date: 7/29/09



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL: Planning Commission Actions:

Administrative Actions:

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

- (1) 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, including the City greenways along Neuse River and Perry Creek, trees located within the 50' Neuse Riparian buffers, 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 shall be placed on file in the Planning Department;

Prior to issuance of building permits in the Inspections Department:

- (2) That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas prior to building permits. Tree conservation shall be in compliance with Code section 10-2082.14;
- (3) That flood prone areas, as approved by the City Stormwater Engineer and shown on the preliminary plan shall be shown all maps for recording;
- (4) 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, grade, 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).";
- (5) 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;
- (6) That a metes and bounds description be provided for the 75' greenway easements to be dedicated along Perry Creek and the 70'-150' Neuse

River as shown on the preliminary plan and a copy of the recorded map dedicating these easements to the City of Raleigh be provided to the Greenway Planner in the Parks and Recreation Department and to the Site Review Specialist in the Inspections Department;

- (7) That the on-site sewer easement extension be dedicated to the City of Raleigh as shown on the preliminary plan. A copy of the plat shall be placed in the file in the Planning Department;
- (8) That an assessment fee for the previous installation of a sewer line is paid to the Assessment Specialist in the Public Works Department;
- (9) That construction plans be approved by Public Utilities Department and by the Public Works Department;;
- (10) That an NCDOT driveway permit be endorsed by the City of Raleigh and submitted to NCDOT for their approval.
- (11) That a demolition permit be issued by the Inspections Department for the existing structures on site;
- (12) That all sight triangles and sight easements on the preliminary plan be placed on all plats for recording stating: "Within the sight triangles shown on this plan, no obstruction between 2 feet and 8 feet in height above the curb line elevation shall be located in whole or part. Obstructions include but are not limited to any berm, foliage, fence, wall, sign, parked vehicle or other object. All street trees falling within the sight triangles shown on this plan shall be limbed-up between 2 feet and 8 feet in height above the curb line elevation;" and
- (13) That the 15x20 foot transit easement located adjacent to Perry Creek Road as shown on the preliminary plan be approved by the Transit Planner in the Public Works Department, be shown on all maps for recording; that a transit easement deed approved by the City Attorney be recorded with the local County Register of Deeds Office and copies provided to the site review specialist in the Inspections Department.

ZONING:

ZONING DISTRICTS: Residential-4

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 252', rear yard = 577', front / rear aggregate = 829', side yard = 75' and 100', side yard aggregate = 175'. This plan conforms to maximum height standards in this zoning district. The proposed building height = 50'.

PARKING: Off-street parking conforms to minimum requirements: 254 spaces required, based on one parking space per five seats in the principal assembly area (1,061 seats) for elementary and middle schools and 42 spaces required based on one parking space per 600 square feet of academic space for high schools (25,000 square feet). The proposed site plan shows a total of 603 parking spaces on site after construction.

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. 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>
East side	20' Type "C"	20' minimum
West side	20' Type "C"	20' minimum

TREE CONSERVATION: Total site 38.26 acres; 10% required = 3.826 acres of Tree Conservation Areas. This site is dedicating .65 acres of Neuse Riparian buffers and .28 acres of a greenway easement. An alternate compliance meeting the 65' Perimeter yard of width for secondary tree conservation areas totals .796 acres for a total of 1.726 acres for tree conservation. Most of this site was previously cleared with remaining trees located primarily along Perry Creek and the Neuse River. Tree conservation areas are located along the North and Western portions of site.

DEVELOPMENT INTENSITY: The proposed floor area ratio (FAR) is 0.134 and the proposed building lot coverage measurement is 7.5%.

PHASING: There is one phase proposed in this development.

UNITY OF DEVELOPMENT: not applicable to this plan.

COMPREHENSIVE PLAN:

GREENWAY: A portion of this property has an existing greenway easement on it along the Neuse River (BM 2000 Page 1699). This plan shows additional dedication of variable width greenway easements along both Perry Creek (75' width) and the Neuse River (70'-150' width).

THOROUGHFARE / COLLECTOR PLAN:

This site is located on Perry Creek Road, and is a major thoroughfare, as classified by the Comprehensive Plan. The widening of Perry Creek Road between Capital Boulevard and Louisburg Road was included in the approved 2005 City of Raleigh Transportation Bond and construction is scheduled to begin in August 2009 with completion in December 2010. Right-of-way and widening along this site's frontage was included in the CIP project therefore no requiring additional right-of-way dedication or road construction is required at this time. The frontage of North Raleigh Christian Academy will be widened from a 2-3 lane roadway to a five-lane facility with 30" standard curb and gutter and 5' concrete sidewalk.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: 15'x20' transit easement along Perry Creek Road.

URBAN FORM: This site is located in the Northeast Planning District, and is subject to the provisions of the US 401 North Corridor Plan. The Corridor Plan designates the

area for Low Density Residential/ Recreational uses. The proposed project expands upon an existing land use.

**APPEARANCE
COMMISSION:** No Comments

**SUBDIVISION
STANDARDS:**

BLOCK LAYOUT: No new streets are proposed with this development.

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. The developer is also responsible for payment of an assessment fee for previous construction of a sewer line servicing the site.

SOLID WASTE: Refuse collection will be provided by means of a private contractor. Location and design of collection facilities shall meet the standards in the Solid Waste Design Manual.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. A traffic analysis was provided to the Public Works Department and proposed roadway construction along Perry Creek Road is being done in accordance with recommendations in the study.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A 5' sidewalk is to be constructed along the frontage on Perry Creek Road by the City of Raleigh Perry Creek Road Widening capital improvement program project.

FLOOD HAZARD: A portion of this site adjacent the Neuse River and Perry Creek is within the 100 year flood plain. The proposed construction is outside the flood plain. This site complies with Code Section 10-4008(c) limiting bulk lot coverage within the flood plain. No impervious surfaces exist within the flood hazard areas.

**STORMWATER
MANAGEMENT:** This site is not subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. A stormwater runoff control plan is not required in accordance with Raleigh City Code section 10-9023(b)(3), in that, engineering studies approved by Stormwater Engineer have determined that stormwater quantity will be handled by underground piping discharging directly into the Neuse River. There is a net decrease of impervious area in each drainage area; therefore, no nitrogen reduction measures are required.

**WETLANDS
/ RIPARIAN
BUFFERS:** Fifty foot Neuse River riparian buffers are required on this site in accordance with State of N.C. regulations and are shown on the preliminary plan. No construction or grading is proposed within the Neuse River Buffers.

**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.