



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-24-11 / Abbott's Creek Elementary

General Location: Located on the north side of Durant Road, between Falls of the Neuse Road and Capital Boulevard.

Owner: Wake County
Designer: CLH Design

CAC: North

Nature of Case: Construction of 103,569 square foot school elementary school on a 11.73 acre site zoned Thoroughfare District with Urban Watershed Protection Overlay District, located outside the City limits..

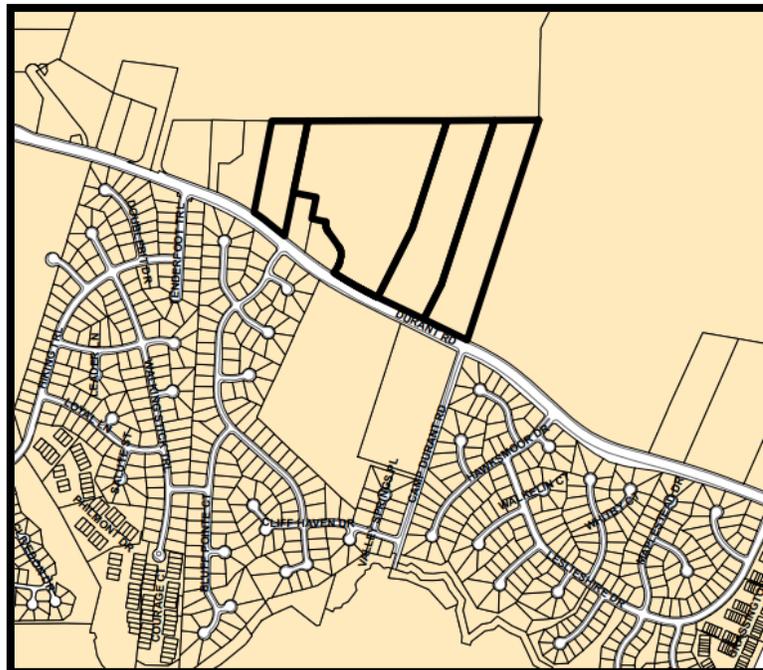
This project was submitted prior to September 1, 2013

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

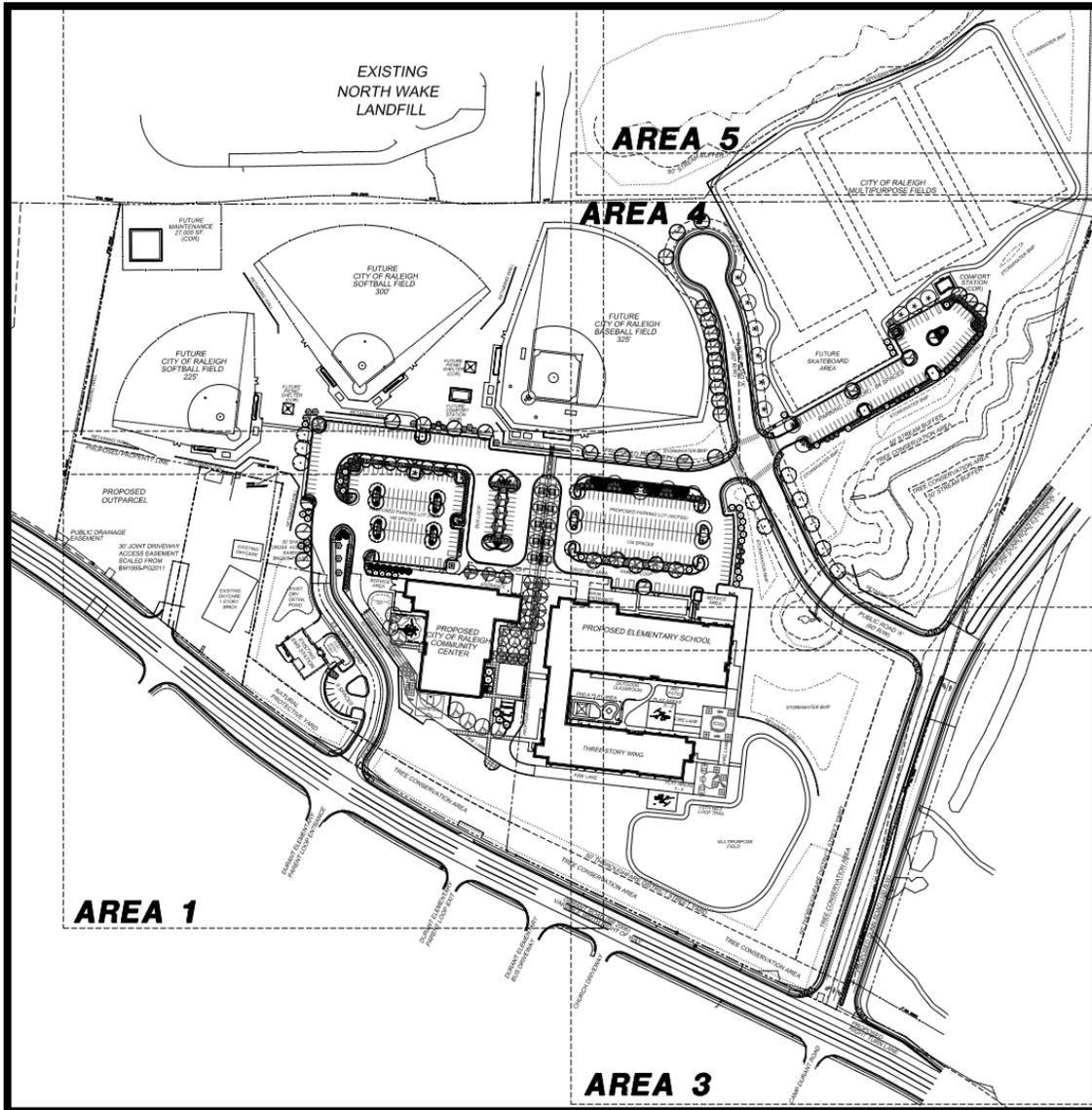
Contact: Zak Pierce, CLH Design

Design Adjustment: N/A

**Administrative
Alternate:** N/A



SP-24-11 / Abbotts Creek Elementary – Location Map



SP-24-11 / Abbotts Creek Elementary – Site Plan

SUBJECT: SP-24-11 / Abbotts Creek Elementary School

**CROSS-
REFERENCE:** S-22-11

LOCATION: This site is located on the north side of Durant Road, between the intersections with Falls of the Neuse Road and Capital Boulevard, outside the City Limits.

PIN: 1728439474

REQUEST: Construction of 103,569 square foot school elementary school on an 11.73 acre site zoned Thoroughfare District with Urban Watershed Protection Overlay District. This site is located within 400 feet of a residential use or zone.

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 Part 10, Chapter 2, Sections 10-2045, 10-2064 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 5/7/14, owned by Wake County, submitted by CLH Design, P.A.

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

**VARIANCES /
ALTERNATES:** Not Applicable

To PC: May 27, 2014

Case History: Not Applicable

Staff Coordinator: Meade Bradshaw

Motion: Buxton
Second: Swink
In Favor: Braun, Buxton, Fleming, Lyle, Schuster, Sterling Lewis, Swink 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: 6-11-14

(PC Chair)



date: 5/27/14



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);

Prior to issuance of land disturbance permit for the site

- (2) Prior to the issuance of a grading permit, the plan must show tree protection fencing around all tree conservation areas recorded in Book of Maps 2014 Pages 487-92, Wake County Registry. Tree protection fencing must be located in the field and inspected by Development Services Department. A copy of the approved plan on file in the Development Services Department;

Administrative Actions:

Prior to issuance of a site review permit or infrastructure drawings, whichever comes first:

- (3) That a NCDOT driveway permit has been signed by the City of Raleigh and approved by NCDOT;
- (4) That all conditions of approval for subdivision S-22- 11 have been met;

Prior to approval of infrastructure construction plans:

- (5) That the traffic light placement will be included with the construction drawings for Dunn Road Extension. That NCDOT approve the driveway permit and traffic light study in conjunction with Transp. Operations and incorporate the requirements into the CD approval;

Prior to issuance of building permits:

- (6) That a petition of annexation be submitted if the property has not already been annexed with the City Limits
- (7) That all conditions of approval of subdivision S-22-11 have been satisfied;
- (8) That infrastructure construction plans are approved by the Public Works Department;
- (9) That a street name for the private drive serving this development be approved by the Raleigh GIS Division and by Wake County;

Prior to issuance of any occupancy permit:

- (10) That the construction of Dunn Road Extension has been completed and the road is under warranty or acceptance; and
- (11) That water & sewer to the site (W-3167 & S-3841) must be inspected and approved;
- (12) That all public improvements are inspected and accepted for maintenance by the Public Works department;

ZONING:

- ZONING DISTRICTS:** Thoroughfare District, Urban Watershed Protection Overlay District
- SETBACKS / HEIGHT:** This plan conforms to all minimum setback standards. Front yard = 180', rear yard = 240', front / rear aggregate = 420', side yard = 20' & 370', side yard aggregate = 390'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 47'6".
- PARKING:** Off-street parking conforms to minimum requirements: 107 spaces required, based on 1 parking space per 5 seats in the main gathering space. 127 spaces are provided.
- LANDSCAPING:** Street yard landscaping in conformity with Section 10-2082.5 and thoroughfare protective yard requirements of Section 10-2045 are 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 not required. This plan shows conformance with 40% forestation requirements of code section 10-20021(g) for sites in the watershed.
- TREE CONSERVATION:** Tree conservation areas were recorded with S-22-11 in BM2014 PG487-492. This plan shows conformance with 40% forestation requirements of code section 10-20021(g) for sites in the watershed.
- DEVELOPMENT INTENSITY:** There are no floor area ratios or building lot coverage maximums in the Thoroughfare Zoning District.
- PHASING:** Not applicable
- UNITY OF DEVELOPMENT:** Not applicable

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:

Street	ROW	Construct	Slope esmt.
Dunn Road Ext.	n/a	65' Road width w/ 5' sidewalk and shoulder	N/A

TRANSIT: This site is currently served by Capital Area Transit Route 25L. A transit stop exists on-site.

COMPREHENSIVE

PLAN: This site is located in the North Citizen Advisory Council, in an area designated as community mixed use.

Policy T 5.10—Building Orientation

All primary building entrances should front onto a publicly accessible, and easily discernible, and ADA-compliant walkway that leads directly from the street to the front door to improve pedestrian access.

While the topography of the site makes direct connection difficult, delineating a direct path within the site to the primary entrance is suggested.

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:**

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
The Commission suggests the addition of landscaping to soften the retaining walls.	Due to footing conflicts and the operations of the stormwater device, it was not feasible to plant at the base of the retaining wall east of the school. There is a large amount of tree conservation area that does screen the view of the BMP and wall from Abbotts Creek School Road and Dunn Road.
The Commission suggests the addition of heavy landscaping to screen the west side of the service court.	Evergreen camellias have been added to screen the west side of the service court.

The Commission suggests of upright deciduous plantings adjacent to the west façade to control for strong sun.	Upright English oaks have been added.
The Commission suggests the use of brick instead of EIFS on the entirety of the north façade.	The EIFS is used here as a cost saving measure. We have placed it in locations around the high bay area where it steps back from the building face at ground level. Where the high bay area is planar to the building face at ground level, we have used brick.
The Commission suggests design modifications and the addition of height to the canopy closest to the primary entry in order to tie into the larger portico canopy.	We have raised the height of the smaller canopy per our previous submittal.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: S-22-11 required the dedication of right-of-way for Dunn Road Extension. This right-of-way has been dedicated with the school proposal requiring the construction of Dunn Road Extension.

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. The site will utilize a shared driveway agreement with the community center and EMS Station on Durant Road. The site will gain access to Dunn Road via Abbotts Creek Road, which is a private drive. Cross access easements between lots 1, 2, and 3 of BM 2014 Page 487-92 and the leased parcel have been established in Book 15631 Pages 975 -982 Wake Registry. Cross access easements between lot 1 and the EMS lot have been established in Book 15631 Pages 967-974, Wake Registry.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along the property's frontage of Dunn Road and Abbotts Creek Road. Sidewalks exist along Durant Road and the shared access road with the EMS Station and the community center.

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. Proposed stormwater control measures are addressed by the subdivision S-22-11 which shows shared use of facilities. In the subdivision Lot #1 is the Parks and Rec Community Center and lot #2 is this Abbotts Creek Elementary School. There is an offsite leased area (area #4) in Wake County's jurisdiction that will provide a shared stormwater wetland. The other shared stormwater facilities are a wetland (on lot #1) and a wet pond (on lot #2). The 3 BMPs will be utilized to meet stormwater regulations

for this School site. Drainage easements are recorded in Book 15631 Pages 816-71, Wake Registry. The City required Declaration of Maintenance Covenant for Stormwater Control Facilities is recorded in Book 15631 Pages 872-940, Wake Registry. The City required Declaration of City of Raleigh Required City Code Provisions for Developments with Common Elements and Common expenses is recorded in Book 15631 Pages 941-966.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Wetland areas and Neuse River riparian buffers are located on-site and show disturbance. The North Carolina Division of Water Resources will have to approve the 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.