



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-29-14 / Wake Health Services Building

General Location: The site is located at 1001 Rock Quarry Road, on the north side of the intersection of Rock Quarry Road, and Raleigh Blvd.

Owner: Wake Health Services, LLC.

Designer: Andy Padiak and Rick Slater, The John R McAdams Company, Inc.

CAC: South Central

Nature of Case: This project proposes the addition of a 2 story 34,000 square ft. medical office building on an existing office center site with associated parking. This proposed building is in addition to an existing 15,000 square foot medical office on this office center site for a total building square footage of 49,000 square feet. This addition is proposed on an existing 7.53 acre site zoned O&I-1, CUD (Office and Institutional-1, Conditional Use District). The proposed medical and dental building, with associated parking, is proposed in the southern end of the existing lot with access to and from Rock Quarry Road. This plan was submitted after September 1, 2013 but is in a legacy zoning district. Planning Commission approval is required for this project due to the fact that the proposed and existing office square footage exceeds 25,000 square feet total and is within 400' of a residential district, also, the proposal is an office center with more than one building and is within 400' of a residential district.

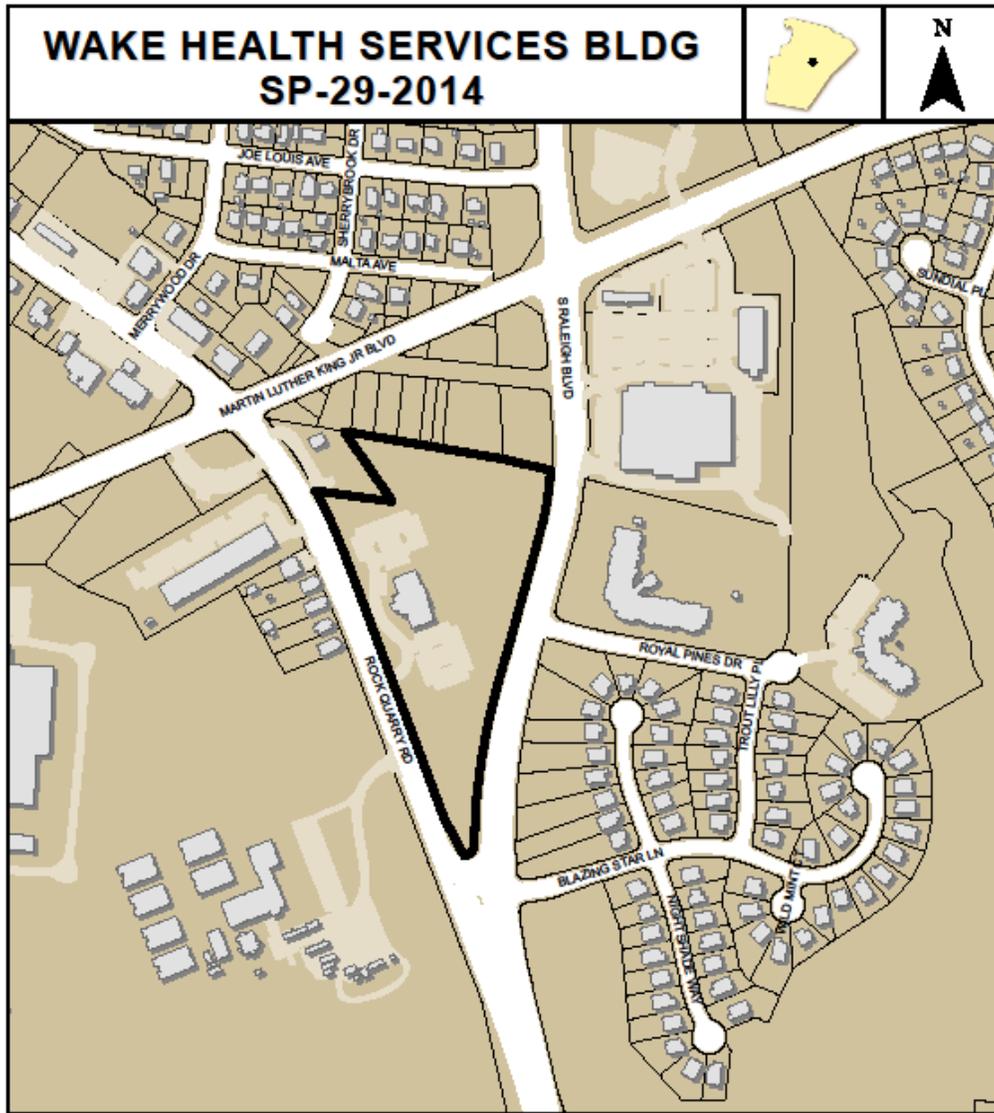
Key Issues: None

Contact: Patrick Faulkner, Wake Health Services, LLC.

Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. The area between the curb and Right of Way of both Raleigh Boulevard, and Rock Quarry Road does not support the streetscape and frontage requirements of (UDO, 8.5.2), in which the streetscape shall include a 6' planting area, 6' concrete sidewalk, 2' maintenance strip, and a 5' utility easement outside of the Right of Way. A design adjustment from has been approved by the Public Works Director for an alternative street cross section allowing the requirement to be met by trees plantings outside of the Right of Way along both Rock Quarry Road, and Raleigh Boulevard. The developer is also responsible for a fee-in-lieu for the additional 1' of concrete sidewalk required, and will replace any existing sidewalk panels deemed unsatisfactory by the City Inspector, along either Raleigh Boulevard, and/or Rock Quarry Road.

Administrative Alternate: NA

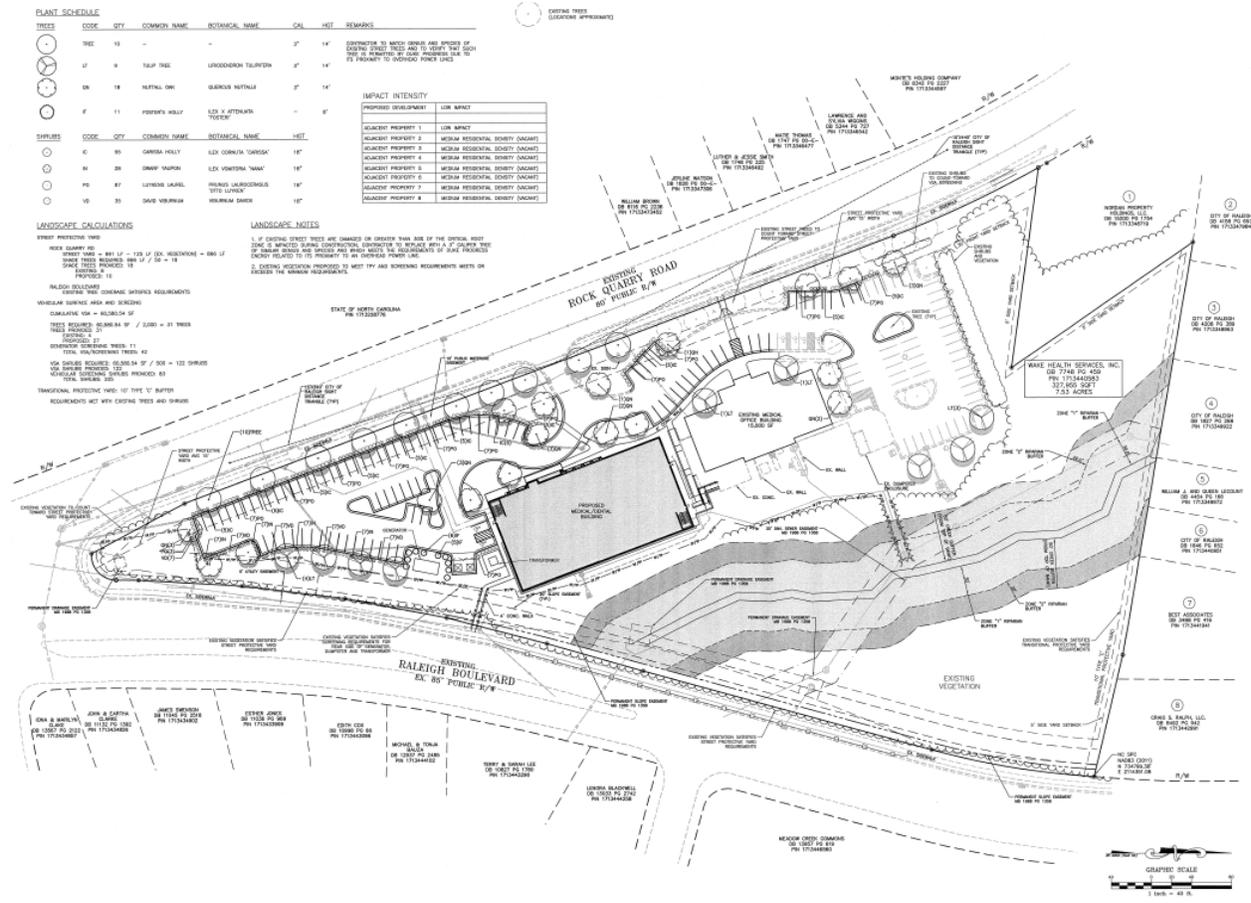


Zoning: **O&I-1 CUD**
CAC: **South Central**
Drainage Basin: **Walnut Creek**
Acreage: **7.53**
Square Feet: **34,000**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **McAdams
Company**
Phone: **(919) 361-5000**



1001 Rock Quarry Road



Site Plan

SUBJECT: SP-29-14 / Wake Health Services Building

CROSS-REFERENCE: Z-81-1995, PA-84-95, Transaction # 397583

LOCATION: The site is located on the north side of the intersection of Rock Quarry Road, and Raleigh Blvd., at 1001 Rock Quarry Road, and is within the City limits

PIN: 1713440583

REQUEST: This request is to approve the construction of a proposed 34,000 square foot medical and dental facility with associated parking, in order to provide public health care services. This public facility use is proposed on a 7.53 acre site zoned O&I-1, CUD. This proposed use exceeds 25,000 square feet and is located within 400 feet of a residential use or zone. (10-2132.2 b 14, Raleigh City Code) The proposed facility also constitutes an office center (10-2123) within 400 ft. of a residential zoning district. This plan was submitted after September 1, 2013 but is in a legacy zoning district.

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 this request conforms to Chapter 2, Part 10, Sections 10-2047, 10-2132.2, 10-2123, 10-2090, and Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated 7/23/14, owned by Wake Health Care Services, LLC submitted by Andy Padiak and Rick Slater, The John R. McAdams Company, Inc.

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

VARIANCES / ALTERNATES: One Design Adjustment has been approved for this project as per UDO Article 8.5.1 G for existing streets streetscapes.

To PC: September 23, 2014

Case History: SP-29-14, Z-81-1995

Staff Coordinator: Michael Walters

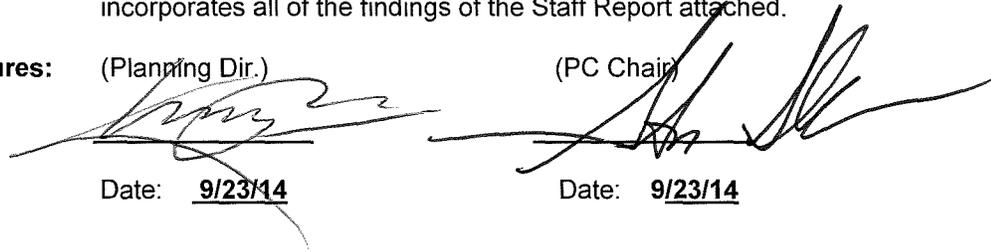
Motion: Terando
Second: Whitsett
In Favor: Braun, Fluhrer, Lyle, Schuster, Sterling Lewis, Swink, Terando and Whitsett
Opposed: xxxxx

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.)

(PC Chair)

Handwritten signatures of the Planning Director and PC Chair. The Planning Director's signature is on the left, and the PC Chair's signature is on the right. Both signatures are written in black ink and are positioned above their respective dates.

Date: 9/23/14

Date: 9/23/14



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 building permits:

- (2) That prior to issuing any building permit, an option shall be granted to the City of Raleigh for future transit easements to be located adjacent to Rock Quarry Road, Raleigh Boulevard or both streets. That the option agreement shall be approved by the City Attorney and recorded with the local County Register of Deeds Office. That a recorded copy of this option be provided to the Planning Department and to the City Attorney's Office prior to any building permit issuance. That the optioned transit easements shall be shown on all recorded maps of the site. That if any portion of the option is exercised by the City, the property owner shall constructed with six months of the exercise of the option, one transit shelter at a location approved by the City;

- (3) That two U-shaped bicycle racks be installed on site;

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (1) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (2) That the final tree conservation plan must be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence protecting 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 is to be placed on file in the City of Raleigh Planning Department;
- (3) That a control plan with a stormwater operations and maintenance manual and budget shall be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance, 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 in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;

Prior to issuance of building permits:

- (6) That all applicable NCDOT permits for encroachment into Raleigh Boulevard Right of Way shall be received;
- (7) 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, grad, 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)."
- (8) That a fee-in-lieu for 1' concrete sidewalk along both site frontages of Raleigh Boulevard, and Rock Quarry Road is required;
- (9) That a 10' public waterline easement from Rock Quarry Road to the proposed building be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;
- (10) That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas and shall be in compliance with UDO Article 9.1;
- (11) That a Unity of Development plan will be submitted to, and approved by, the City of Raleigh Planning Department prior to issuance of building permits (10-2090).
- (12) That ½ of the 104' required right of way of variable width for Raleigh Boulevard, a 5' utility easement and a 20' slope easement outside of the Right of Way and temporary construction easement is dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;

ZONING:

**ZONING
DISTRICTS:**

Office & Institution -1 Conditional Use District. Ordinance City of Raleigh Development Regulations Section 10-2035.

Z-81-95. (ORDINANCE (1995) 735 ZC 372 Effective: 10/3/95)

Z-81-95 Rock Quarry Road, east side, and west side of Raleigh Boulevard, being a portion of Map 1713.14, Block 44, Parcel 6249, approximately 6 acres rezoned to Office and Institution-1 Conditional Use District, according to map on file in the Planning Department.

Conditions:

1. Building height shall not exceed 35 feet.
2. Site shall comply with CR-7107 Stormwater Runoff Control requirements.
3. Any additional right-of-way to be conveyed on Raleigh Boulevard or Rock Quarry Road shall remain at R-10 values for reimbursement.
4. No boarding house or rooming house use will be permitted on the site.

**SETBACKS /
HEIGHT:**

This plan conforms to all minimum setbacks and height standards as set forth in Code Section 10-2035 and Z-81-995.

Distances of Proposed Structure from the existing property lines;
The front yard(s) of this corner lot are: (to Rock Quarry Road) = 101.6', (to Raleigh Boulevard) = 44.1', and to the side = 442.7'.

This plan conforms to the maximum height allowed (35') as per Z-81-95. The height of the proposed building is 31' 6" to the parapet.

PARKING:

Off-street parking conforms to minimum requirements: 6 spaces/doctor or dentist required with 9 doctors and/or dentists proposed = 54 parking spaces required. 152 spaces are provided. (City of Raleigh Development Regulations Section 10-2081)

LANDSCAPING:

Street yard landscaping in conformity with Section 8.5 of the UDO has been met in the form of a design adjustment allowing street trees outside of the Right of Way along both Rock Quarry Road, and Raleigh Boulevard. Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. This is a low impact use under Section 10-2082.9. A 20' Type "C" Transitional Protective Yard is required along the northern border, where a 10' Type "C" Transitional Protective Yard is shown. Existing vegetation is used to meet the landscaping requirement with no additional required as the use is greater than 110' from the northern property line. Landscaping at the southern end of the parcel does not conform to the recommendations of the Southeast Raleigh Streetscape Master Plan due to environmental and stormwater issues related to the site. (10-2082.9)

**TREE
CONSERVATION:**

Tree Conservation is required on this site. This project requires 1.08 acres for tree conservation. This project has dedicated 1.09 acres which is broken into:

Primary: 1.09 acres
Secondary: 0 acres

**DEVELOPMENT
INTENSITY:**

The proposed floor area ratio (FAR) of .15 and lot coverage of .08% conform to the maximum zoning district standards of .75 FAR, and 25% lot coverage.

PHASING: Construction is to be done in one phase.

**UNITY OF
DEVELOPMENT:**

Unity of development and sign criteria are required in this development. A Unity of Development Plan is to be submitted to the Planning Department for review and approval prior to the issuance of building permits. (10-2090)

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**STREET TYPOLOGY
MAP:**

Dedication of right-of-way and construction of the following streets are required by the Street Typology Map of the Comprehensive Plan:

This section of Raleigh Boulevard is a NCDOT roadway, classified as an Avenue 4-lane divided facility. The ultimate section of an Ave. 4-lane divided is 104' R/W and 76' back of curb to back of curb. Rock Quarry Road is a City of Raleigh roadway, classified as an Avenue 2-lane divided facility. The ultimate section of an Ave. 2-lane divided is 75' R/W and 48' back of curb to back of curb.

Along Raleigh Boulevard, 1/2 of ultimate 104' Right of Way of variable width is to be dedicated. The existing Right of Way of Rock Quarry road is 80', thus no Right of Way dedication is required.

TRANSIT: Located along the existing transit system, this site is presently served by Route 5 Biltmore Hills southbound on Rock Quarry Rd and Route 19 Apollo Heights east and westbound on Martin Luther King Jr Blvd on the existing transit system. The current stops are located on MLK Jr Blvd and on Rock Quarry just south of the Wake Correctional Center driveway.

**COMPREHENSIVE
PLAN:**

The site is located within the South Central CAC and is designated as Public Facilities on the Future Land Use Map. This use designation applies to large publicly owned non-park properties. Typical uses include public schools, city facilities, stadiums, state government facilities, and federal government facilities.

The site is subject to the provisions of the Southeast Raleigh Streetscape Master Plan. Regarding the Raleigh Blvd/Rock Quarry Rd intersection, the plan calls for gateway signage and landscape beautification due to the intersection's high

visibility. Conservation of significant stands of existing trees in visual proximity to the intersection is a priority.

Rock Quarry Road is also designated as a Transit Emphasis Corridor on the Urban Form Map. Policy UD 7.3 - Design Guidelines in the 2030 Comprehensive Plan states: The design guidelines in Table UD-1 shall be used to review rezoning petitions and development applications for mixed-use developments, or rezoning petitions and development applications along Main Street and Transit Emphasis corridors, or in City Growth, TOD and Mixed-Use centers, including preliminary site and development plans, petitions for the application of the Pedestrian Business or Downtown overlay districts, Planned Development Districts, and Conditional Use zoning petitions.

**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:

1. *The Commission recommends that the applicant explore ways to highlight the southern tip of the site, a very visible gateway into Raleigh, through landscaping or other elements.*

Response - "The southern tip of the site is mostly comprised of Primary Tree Conservation Area (Thoroughfare Yard) and a small area with a storm drainage easement. Since we can't impact the tree conservation area and no structures are allowed in the drainage easement, we do not have an opportunity to highlight this part of the site."

2. *The Commission recommends additional landscaping or fenestration on the eastern elevation of the building.*

Response - "Additional fenestration has been added to the northern end of the east elevation to provide overall symmetry to the façade in conjunction with six equal divisions created by reveals/downspouts in order to break down the overall scale of the façade. The eastern building face is also located approximately fifteen feet from the heavily wooded required Primary Tree Conservation Area (Thoroughfare Yard) which will provide a natural screening of this façade from Raleigh Boulevard."

**SUBDIVISION
STANDARDS:**

BLOCKS/LOTS/

ACCESS: Block perimeters, lot arrangement and access conform to Chapter 8 of the Unified Development Ordinance.

STREETSCAPE

TYPE: The applicable streetscape type is a commercial streetscape. (8.5.2) A design adjustment was granted by the Public Works Director for an alternative street cross section thus allowing Street Trees outside of the Right of Way along both Rock Quarry Road, a City of Raleigh Street, and Raleigh Boulevard, a NCDOT roadway. Existing vegetation meets or exceeds the minimum standards for the Type C2 Street Protective Yard required outside of the Right of Way along Raleigh Boulevard. (8.5.1 d 4, & 7.2.4 b) A sidewalk 5' in width exists along both frontages. The developer is responsible for a fee-in-lieu for the additional 1' of concrete sidewalk required, and will replace any existing sidewalk panels deemed unsatisfactory by the City Inspector, along either Raleigh Boulevard, and/or Rock Quarry Road. A 5' utility easement and a 20' slope easement is proposed and is to be recorded adjacent to Raleigh Boulevard.

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 10' public waterline easement is proposed from the Rock Quarry Road Right of Way, through the site to the proposed building.

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

CIRCULATION: Proposed street improvements, repair and/or replacement of sidewalk if necessary, shall conform to normal city construction standards.

PEDESTRIAN: A 5' wide sidewalk exists along both frontages of Rock Quarry Road, and Raleigh Boulevard. Proposed is a sidewalk connecting the entrance of both the existing and the proposed building, with extensions to both street sidewalks. A fee-in-lieu for 1' concrete sidewalk along both site frontages of Raleigh Boulevard, and Rock Quarry Road is to be paid.

FLOOD HAZARD: There are flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

This site is subject to Stormwater Management in accordance Article 9 chapter 2 of the Unified Development Ordinance. This project is claiming an exemption to stormwater detention requirements due to potential adverse impacts to adjacent properties as afforded by UDO Section 9.2.2.E.2.d. This project has demonstrated that stormwater quality requirements can be met by purchasing offsite nutrient mitigation credits from a NCEEP authorized mitigation bank. Neuse River Buffer is present on this site. No mapped wetlands are present. A nitrogen offset payment must be made to a qualifying mitigation bank. The runoff discharges to the existing stream and it is proposed that it be piped to existing public infrastructure near the intersection of Rock Quarry Rd & Raleigh Blvd .

**WETLANDS
/ RIPARIAN
BUFFERS:**

Riparian buffers along watercourses exist on this property in the form of a 50' creek buffer. (30' zone riparian buffer, and a 20' zone 2 riparian buffer)

**OTHER
REGULATIONS:**

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

