



# Certified Action of the City of Raleigh Planning Commission

City of Raleigh  
Development Plans Review Center  
One Exchange Plaza  
Raleigh, NC 27601  
(919) 516-2626  
www.raleighnc.gov

**Case File / Name:** SP-31-11/ Cardinal Gibbons High School Expansion

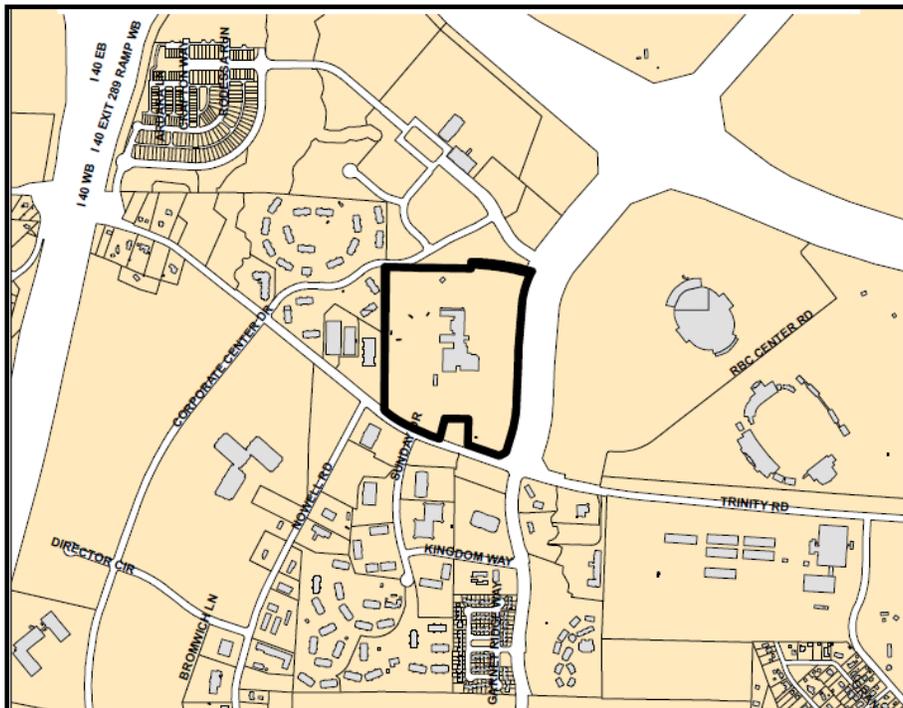
**Owner:** Catholic Diocese of Raleigh  
**Designer:** Daniel J. McGlamery

**General Location:** Northwest intersection of Trinity Rd. and Edwards Mill Rd.

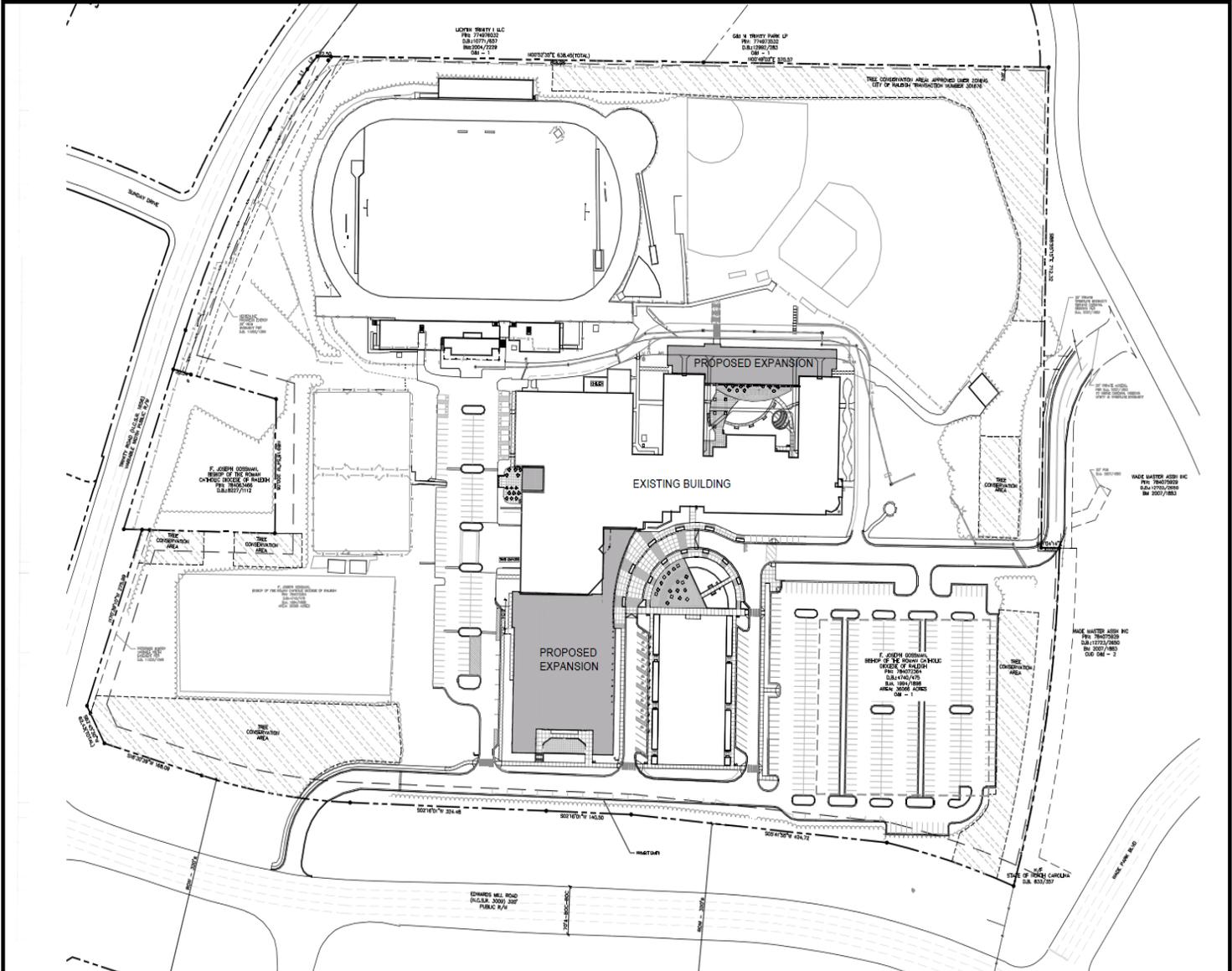
**CAC:** West

**Nature of Case:** Proposed addition of a 67,675 square feet to a private/parochial school campus on a 36.6 acre site zoned O-l-1. The existing private/parochial school is 137,111 square feet. The construction will be two concurrent additions; a 23,765 square foot, two-story classroom, and a 43,910 square foot two-story arts & athletics wing with a realignment of the internal circulation for drop off queuing and parking. Upon completion of this 49.3% expansion, the cumulative size of the buildings will be 204,736 square feet. There will be no change in the previously approved enrollment of 1,236 students.

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



Location Map



Proposed Site Plan

**SUBJECT:** SP-31-11 / Cardinal Gibbons High Expansion

**CROSS-REFERENCE:** Not applicable

**LOCATION:** Northwest intersection of Trinity Rd. and Edwards Mill Rd., inside the city limits.

**REQUEST:** Proposed addition of a 67,675 square foot private/parochial school campus on a 36.6 acre site zoned O-I-1. The existing private/parochial school is 137,111 square feet. The construction will be two concurrent additions; a 23,765 square foot, two-story classroom, and a 43,910 square foot two-story arts & athletics wing with a realignment of the internal circulation for drop off queuing and parking. Upon completion of this 49.3% expansion, the cumulative size of the buildings will be 204,736 square feet. This site plan exceeds the criteria for administrative approval for institutions greater than 25,000 square feet located within 400' of a residential district, must comply with Code Section 10-2132.2(b)(14).

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**OFFICIAL ACTION:** Approval with conditions

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

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**FINDINGS:** The Planning Commission finds that, with the conditions of approval below being met, this request conforms to Chapter 2, Part 10, Sections 10-2035, and 10-2132.2, to Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 11/01/11, owned by The Catholic Diocese of Raleigh, submitted by ColeJenest and Stone, PA.

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**ADDITIONAL NOTES:** Not applicable

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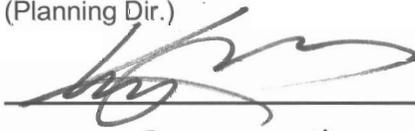
**To PC:** 11/22/11

**Case History:**

**Staff Coordinator:** James Marapoti

**Motion:** Batchelor  
**Second:** Mattox  
**In Favor:** Butler, Batchelor, Buxton, Fleming, Haq, Mattox, Schuster, Sterling Lewis  
**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: 12-13-11 date: November 22, 2011



# Staff Report

**RECOMMENDED ACTION:** Approval with Conditions

**CONDITIONS OF APPROVAL:** Planning Commission Actions:

**Administrative Actions:**

***Prior to issuance of grading permits for the site***

- (1) That prior to issuance of a grading permit, tree protection fencing shall be installed around all proposed tree conservation areas;

***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 as approved under transaction 301676. Tree conservation shall be in compliance with Code section 10-2082.14;
- (3) That construction plans be approved by Public Utilities Department for a private waterline extension;
- (4) That approximately 2,985 square feet of right of way along Trinity Rd. at the intersection of Edwards Mill Rd. and an additional 20' of right of way with a 20' slope easement along Trinity Rd. be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Development Services Department prior to permit review;

**ZONING:**

**ZONING DISTRICTS:** Office and Institution-1

**SETBACKS / HEIGHT:** This plan conforms to all minimum setback standards. Front yard = 90', rear yard = 420', front / rear aggregate = 510', side yard = 640' and 340', side yard aggregate = 980'. This plan conforms to maximum height standards in this zoning district. The proposed building height = 34'.

**PARKING:** Off-street parking conforms to minimum requirements: 339 spaces required, based on one parking space per 600 square feet of academic space for high schools (203,406 square feet). The proposed site plan shows a total of 614 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>
Northwest site	20' Type "C"	52'

**TREE CONSERVATION:** Total site is 36.6 acres; 10% required = 3.6 acres of Tree Conservation Areas. This site is dedicating 1.33 acres in secondary tree conservation, and meeting the 65' Perimeter yard of width for secondary tree conservation areas equaling 2.33 acres for a total of 3.66 acres. Tree conservation areas are scattered around the periphery of the site. A tree conservation plan was approved in 2008 under transaction 301676, however the plan has not been recorded.

**DEVELOPMENT INTENSITY:** The proposed floor area ratio (FAR) is 12.7% and the proposed building lot coverage measurement is 9.6%, complies with O&I-1 maximums.

**PHASING:** There is one phase proposed in this development.

**UNITY OF DEVELOPMENT:** Not applicable to this plan.

**COMPREHENSIVE PLAN:**

**GREENWAY:** There is no greenway on this site

**THOROUGHFARE / COLLECTOR PLAN:**

Dedication of right-of-way and construction of the following streets is required by the Thoroughfare and Collector Street Plan: This site is located on Trinity Rd. a minor thoroughfare, and Edwards Mill a major thoroughfare as classified by the Comprehensive Plan.

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Trinity Rd.	10-20'	N/A	20'
Edwards Mill Rd	Adequate	N/A	N/A

A fee-in-lieu was paid on March 11, 1999 for 800 linear feet of frontage on Trinity Road for roadway widening and sidewalk.

**TRANSIT:** None required

**URBAN FORM:** This site is located in the West Planning District. There are no specific Comprehensive Plan policies that pertain to this building expansion.

**APPEARANCE COMMISSION:**

1. The Committee commends the team on the use of high quality materials and thoughtful design in the execution of the project. The committee further appreciates the thoroughness of presentation materials and thoughtful preparation for the committee's review.  
 No response
2. In light of red maples' mixed results locally, the committee recommends that an alternative shade species be planted  
**Applicant response:** Replaced species with fruitless sweet gum.

3. The committee recognizes vehicular access needs internal to the site, but suggests that the applicants seek further opportunities to increase pedestrian linkages between the building (especially new art and athletic areas) and the existing green open space opposite the main entrance.  
**Applicant response:** The pedestrian linkage will be enhanced by the new entry, plaza and hardscape in the existing green open space. Based on conversations with the owner, a minimal amount of vehicular traffic exists in this area outside of the normal drop-off and pick-up times in the morning and afternoon.

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**SUBDIVISION  
STANDARDS:**

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

**PUBLIC UTILITIES:** Existing city water and sewer services are present.

**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. The proposed plan conforms to traffic allowances to support number of students on site, if any future development is proposed a traffic impact analysis will be required.

**PEDESTRIAN:** Adequate sidewalks exist linking site to the public right of way. There are no sidewalks along the public right of way.

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

**STORMWATER  
MANAGEMENT:** The 1.425 acres of proposed impervious surfaces were accounted for in the storm water management plan approved under T#301676 Turf athletic Field & Future Expansions. Any subsequent expansions above 1.425 acres will require further analysis.

**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.