



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-33-13 / Holly Hill New Inpatient Hospital

General Location: Located on the east side of Michael Smith Lane, between Carl Sandburg Court and Sungate Boulevard.

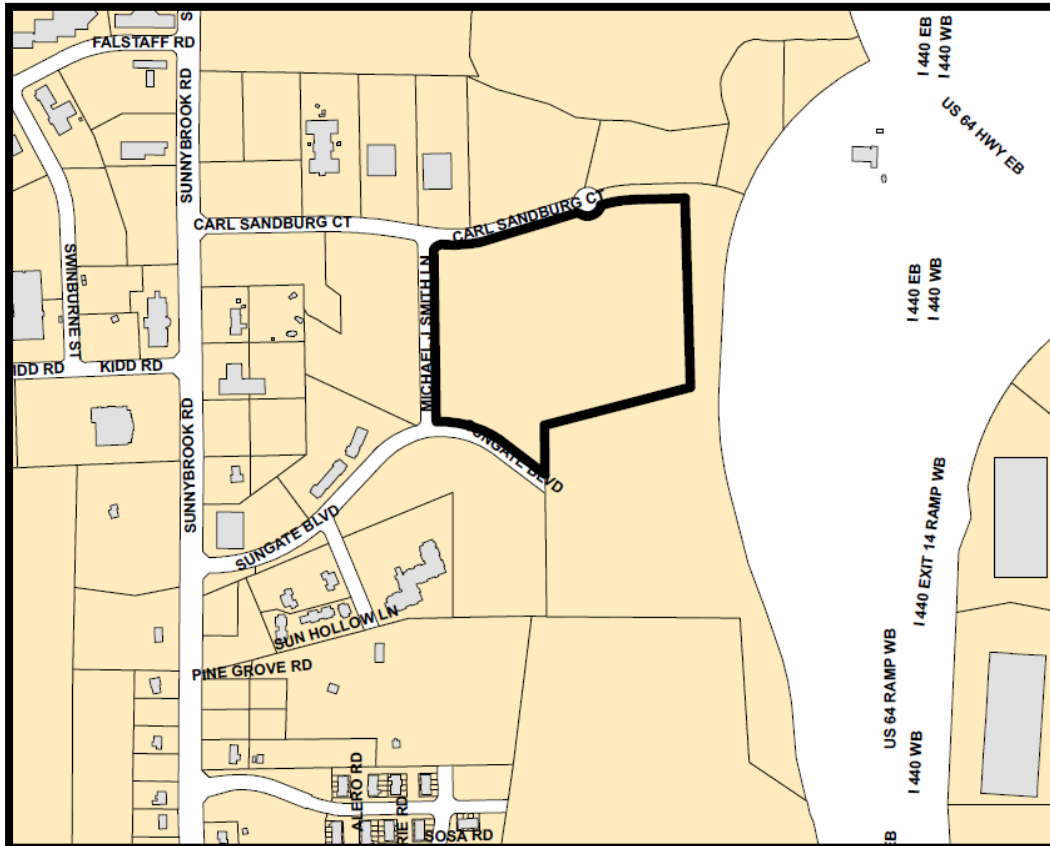
Owner: Holly Hill Hospital, LLC
Designer: Littlejohn Engineering Associates

CAC: Southeast

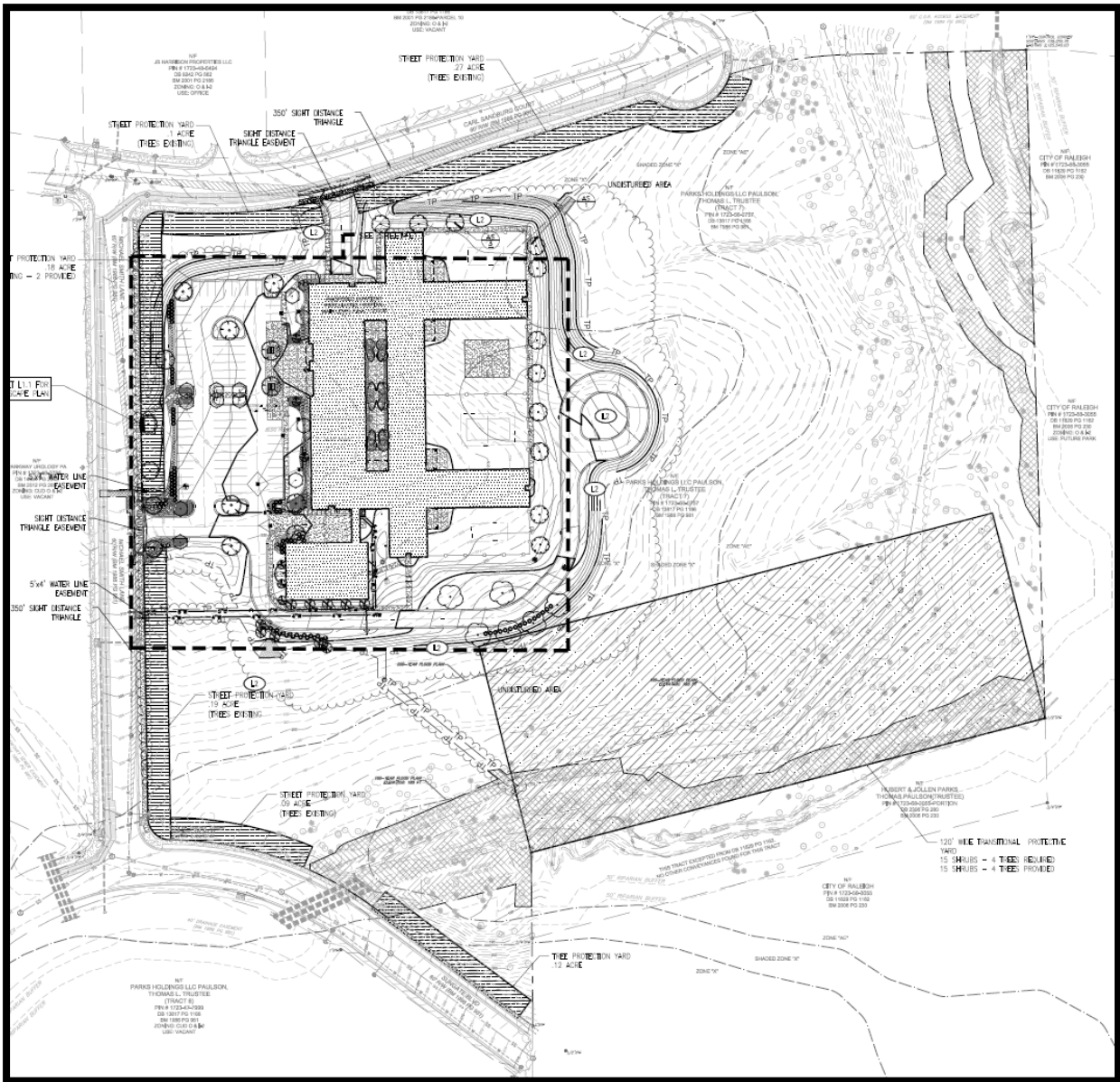
Nature of Case: Construction of a 53,645 square foot psychiatric hospital on an 18.3 acre site zoned Office & Institutional-2, outside the city limits.

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

Contact: Thomas Davis, Littlejohn Engineering, LLC



Location Map



Site Plan

SUBJECT: SP-33-13 / Holly Hill New Inpatient Hospital

**CROSS-
REFERENCE:** N/A

LOCATION: This site is located on the east side of Michael Smith Lane, between Carl Sandburg Court and Sungate Boulevard, outside the City Limits.

REQUEST: This request is to approve a 53,645 square foot psychiatric hospital on a 18.3 acre site, zoned Office & Institutional-2. 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 Chapter 2, Part 10, Sections 10-2036 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 9/11/13, owned by Holly Hill Hospital, LLC, submitted by Littlejohn Engineering Associates.

**ADDITIONAL
NOTES:** This site plan was submitted prior to September 1, 2013.

**VARIANCES /
ALTERNATES:** n/a

To PC: September 24, 2013

Case History: N/A

Staff Coordinator: Meade Bradshaw

Motion: Terando

Second: Buxton

In Favor: Braun, Buxton, Fleming, Fluhrer, Lyle, Mattox, Swink and Terando

Opposed: xxxxx

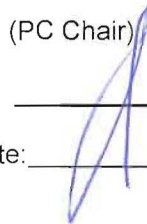
Excused: xxxxx

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.)

(PC Chair)





date: 9/24/13

date: 9/24/13



Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:**

Planning Commission Actions:

- (1) That 4 inverted U-shaped bicycle racks be located on the property prior to building permit issuance;
- (2) That upon request of the City of Raleigh's Transit Division, the owner shall construct a bus shelter within 180 days of building permit issuance.

Administrative Actions:

Prior to issuance of a grading permit for the site, site review permit, or infrastructure construction drawings:

- (3) A final tree conservation plan must be approved by the Forestry Specialist. The plan must show metes and bounds descriptions of all tree conservation areas. Tree protection fencing must be located in the field and inspected. An appointment must be made with the City Forestry Specialist to inspect the fencing;
- (4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (5) 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;

Prior to issuance of building permits:

- (6) That a petition for annexation into the City limits be submitted in accordance with City Council policy for extension of utility service to properties currently outside of the City limits. This voluntary annexation in no way obligates the City to extend utility services to the property;
- (7) That two 5' x 4' City of Raleigh waterline easements be dedicated to the City of Raleigh and are shown on all maps for recording;
- (8) That a plat of all tree conservation areas must be recorded at the Wake County Register of Deeds office and the book and map reference must be provided to the City Forestry Specialist;
- (9) That the greenway easement, voluntarily being dedicated by the applicant and shown on the preliminary plan, be dedicated to the City of Raleigh and be shown on all maps for recording;

- (10) 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 perpetuity 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);"
- (11) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary site plan and shall be shown on the recorded map;
- (12) 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;
- (13) That all stormwater control measures and means of transporting stormwater runoff to and from nitrogen and stormwater runoff control facilities 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 and stormwater control facilities will be maintained by the owner"; and
- (14) That a voluntary 15x20 foot transit easement located on Michael Smith Lane be approved by the Transit Planner in the Public Works Transportation Department, be shown on all maps for recording, and that a transit easement approved by the City Attorney is recorded with the local County Register of Deeds. That the recorded copy of this transit easement 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;

ZONING:

ZONING DISTRICTS: Office & Institutional-2

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 193', rear yard = 570', front / rear aggregate = 763', side yard = 55 & 290', side yard aggregate = 345'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 16'.

PARKING: Off-street parking conforms to minimum requirements: 44 spaces required, based on 1 parking space per 2 beds. 88 spaces are provided.

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 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> |
|------------------------|---------------------------|-----------------------|
| Southern Property Line | Type B | 120' |

TREE CONSERVATION: The project provides 1.857 acres of tree conservation area which is 10.14% of gross site acreage. Tree conservation acreage is as follows:
 Primary: 0.477 acres
 Secondary: 1.38 acres

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of .067 and lot coverage of 6.7% conform to the maximum zoning district standards of 1.0 FAR and 30% lot coverage.

PHASING: N/A

UNITY OF DEVELOPMENT: Unity of development and sign criteria are not required for this development.

COMPREHENSIVE PLAN:

GREENWAY: This site is located on the Crabtree Tributary trail. A voluntary 75' in width greenway easement will be dedicated on the eastern portion of the site. A voluntary 50' in width greenway easement will be dedicated along the southern portion of the site.

THOROUGHFARE / COLLECTOR PLAN: Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

| <u>Street</u> | <u>ROW</u> | <u>Construct</u> | <u>Slope Esmt.</u> |
|--------------------|------------|------------------|--------------------|
| Michael Smith Lane | N/A | 5' sidewalk | N/A |

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: A voluntary 15' x 20' easement with the voluntary construction of a bus shelter on Michael Smith Lane.

COMPREHENSIVE PLAN: The site is located within the southeast CAC, in an area designated office research and development on the future land use map.

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 |
|---|--|
| <p>Access to the service area should be narrowed to one lane with additional planting areas used to further screen the service area. Definition, articulation and relief should be added to the façade of the gym closest to Michael Smith Lane.</p> | <p>The drive to the service area has been narrowed to provide additional landscaped areas to aide in the screening of this area. The design of the façade of the gym will be reviewed and revised to add definition, articulation and relief to the building where possible based on design and cost considerations</p> |
| <p>The addition of wood elements and canopies to the gym façade as well as the ambulance entry in keeping with the main entry of the facility.</p> | <p>The design of canopies and facades will be reviewed and reviewed to add definition, articulation and relief to the building where possible based on design and cost considerations</p> |
| <p>Red Maples and Sugar Maples should not be used in parking lot islands. The Commission suggests addition of trees adjacent to the building and outside of play areas should be considered to provide shade, soften the façade and integrate the building with the surrounding landscape. Recommend planting of steep slopes rather than lawn.</p> | <p>Willow Oaks replaced the Red Maples in the parking lot Trees cannot be placed in play areas due to risk to patients.</p> |
| <p>The Commission recommends the addition of landscaped areas closest to the building entrance, such as the softening of the patio area, the addition of landscape islands in the parking lot closest to the entrance, and the shifting of parking spaces closest to the building entrance to accommodate additional landscaped areas.</p> | <p>The parking area in front of the main entrance to the building has been revised to provide a drop-off for patients and visitors as well as provide landscape areas.</p> |

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area.

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.

- PEDESTRIAN:** A 5' sidewalk will be constructed along Michael Smith Lane. Sidewalks currently exist along the property's frontage of Carl Sandburg Court and Sungate Boulevard.
- FLOOD HAZARD:** There is FEMA Special Flood Hazard Areas located on this site and shall be shown on all maps for recording.
- STORMWATER
MANAGEMENT:** This site is subject to stormwater management nitrogen reduction and stormwater runoff control requirements of Part 10 Chapter 9. The stormwater runoff control is exempt under code section 10-9023(b)(4); compliance with the detention requirements would provide no benefit to current and future downstream development. 15.4% impervious area proposed, nitrogen reduction requirements are being met with a one-time mitigation payment (buydown option). No structural stormwater control devices proposed or required at this time.
- WETLANDS
/ RIPARIAN
BUFFERS:** Neuse Riparian Buffers are located on this site and shall be shown on all maps for recording.
- 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.