



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-36-14 / Raleigh Union Station Phase 1

General Location: This site is located on the south side of West Hargett Street, south of its intersection with South West Street.

Owner: Anticipated to be City of Raleigh (presently owned by Research Triangle Regional Public Transportation Authority)

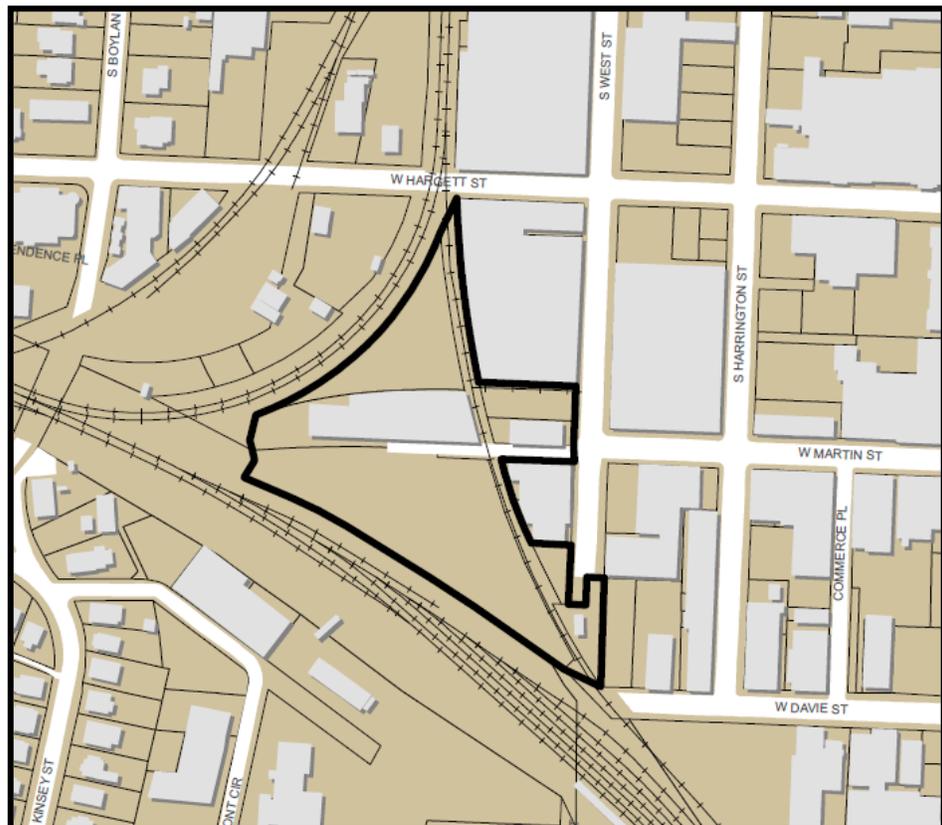
Designer: Steve Schuster – Clearscapes

CAC: Central

Nature of Case: Proposed development of a 55,931 square foot train station on 4.35 acres zoned Industrial-2 with Downtown Overlay District. As the proposed development is over 10,000 square feet, site plan approval is required by Planning Commission.

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

Design Adjustment: Four Design Adjustments have been approved by the Public Works Director for this project. They include right-of-way, surface materials, and sidewalk & streetscape configurations. The Public Works Director also approved an adjustment to the block perimeter requirements.



SUBJECT: SP-36-14 / Raleigh Union Station

**CROSS-
REFERENCE:** N/A

LOCATION: This site is located on the south side of West Hargett Street, south of its intersection with South West Street.

REQUEST: Proposed development of a 55,931 square foot train station on 4.35 acres zoned Industrial-2 with Downtown Overlay District. As the proposed development is over 10,000 square feet in size, site plan approval is required by Planning Commission.

OFFICIAL ACTION: **Approval with conditions**

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

FINDINGS: The Planning Commission finds that this request, with the conditions of approval below being met, conforms to Chapter 2, Part 10, Sections 10-2047, 10-2051 and 10-2132.2, Part 10A (Unified Development Ordinance) Chapters 8 & 9. This approval is based on a preliminary plan dated 8/27/14, owned by City of Raleigh, submitted by Clearscapes.

**ADDITIONAL
NOTES:** N/A

**VARIANCES /
ALTERNATES:** The Public Works Director approved a Design Adjustment for alternate street sections for West and Martin Streets, including right-of-way, surface materials, and sidewalk & streetscape configurations. The Public Works Director approved an adjustment to the block perimeter requirements due to existing development, namely the railroad, which would prevent a public street connection from being made.

To PC: 10/14/2014

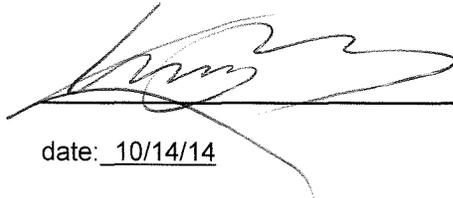
Staff Coordinator: Stan Wingo

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

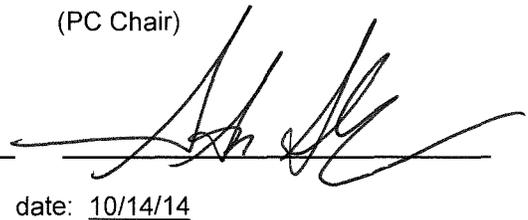
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)

(PC Chair)



date: 10/14/14



date: 10/14/14



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 approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever occurs first:

- (2) That a stormwater control plan showing the net reduction in impervious surfaces from the existing condition be approved by the Stormwater Engineer in compliance with Part 10A Chapter 9 of the Unified Development Ordinance.
- (3) That all applicable NCDOT permits shall be obtained;

Prior to Issuance of a building permit:

- (4) That construction plans for public utility improvements are required;
- (5) That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements is paid to the Public Works Department;
- (6) That a fee-in-lieu be paid to the Public Works Department for required street trees in locations where current infrastructure prevents installation;

Prior to Issuance of a building occupancy permit:

- (7) That an as-built impervious survey documenting the net decrease in impervious surface will be required.

ZONING:

- ZONING DISTRICTS:** Industrial-2 with Downtown Overlay District
- SETBACKS / HEIGHT:** This plan conforms to all minimum setback standards. Industrial-2 zoning allows 0' setback on all sides. Proposed height of the building is 48'.
- PARKING:** The proposed use requires parking to be fulfilled through the submittal of a parking study. A study was submitted on July 31, 2014 and reviewed by City staff. It was determined that a total of 98 parking spaces would be adequate. 39 parking spaces will be provided on site, with 59 provided offsite.
- LANDSCAPING:** Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. Transitional protective yards are not required. Alternate street cross sections were approved by the Public Works Director through a Design Adjustment.
- TREE CONSERVATION:** This project does not have any wooded areas or trees 10-inch diameter or larger with the 65 ft. buffers and is not required 10% to address UDO Article 9.1 tree conservation.
- DEVELOPMENT INTENSITY:** N/A
- PHASING:** There will be one phase of development.
- UNITY OF DEVELOPMENT:** N/A

COMPREHENSIVE PLAN:

- GREENWAY:** This site is not located along an existing or proposed greenway trail.
- STREET TYPOLOGY MAP:** The Public Works Director approved a design adjustment to not require right-of-way dedication along the frontage of the subject property.
- Existing streets are classified as: Main Streets with parallel parking.
- TRANSIT:** The following transit-oriented features of this site are incorporated into the proposed plan: multimodal station. This site presently not served by the existing bus transit system but will be when it is completed.
- COMPREHENSIVE PLAN:** This site is located in the Central CAC, in an area designated as Central Business District. Plans as shown meet all applicable Comprehensive Plan policies.

**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**:

<u>Comment</u>	<u>Response</u>
The Commission suggested additional detail be paid to the pedestrian path through the parking areas to the building entrance.	<i>The site is extremely limited. In order to accommodate the required vehicular circulation, maximize the available parking, pedestrians will travel briefly through the parking lot before entering the designated pathway system. The need to maximize parking, the significant grade change and retaining wall system, and required landscaping limit other options. After further review, the NCDOT Rail Division and the City of Raleigh Urban Design Center continue to feel that the proposed approach best balances the needs and goals for the limited site.</i>
The Commission commends the design team for the thought and care to make the program fit into the environment and for a unique design approach to the program. The Commission also commends the design team for the artful integration of building and site.	<i>Thank you.</i>
The Commission thanks the applicant for a thorough, clear and thoughtful presentation.	<i>Thank you.</i>

**SUBDIVISION
STANDARDS:**

**BLOCKS/LOTS
/ACCESS:**

The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The Public Works Director approved an adjustment to the block perimeter requirements due to existing development, namely the railroad, which would prevent a public street connection from being made. No dead end street in this development exceeds 800 feet in length.

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:** Service to be provided by private contractor.
- CIRCULATION:** Proposed street improvements shall conform to normal City construction standards.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9.2 of the Unified Development Ordinance. Site is claiming exemption from stormwater regulations because it will reduce the total amount of impervious from the existing conditions. Impervious is being reduced from 2.55 acres of impervious surface area to 2.36 acres. Detention and nitrogen treatment are not required. Although BMP's are not required for compliance, the site plan is showing proposed bioretention devices which are voluntary and may be reviewed at time of Infrastructure Construction Plans or Final Site Review (whichever comes first).
- WETLANDS
/ RIPARIAN
BUFFERS:** No wetland areas or Neuse River riparian buffers are required on this site.
- OTHER
REGULATIONS:** Developer shall meet all other applicable City requirements of Code Part 10 and 10A (Unified Development Ordinance).