



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-41-13 / Glenlake Office Building V

General Location: Located along Parklake Avenue south of its intersection with Edwards Mill Road.

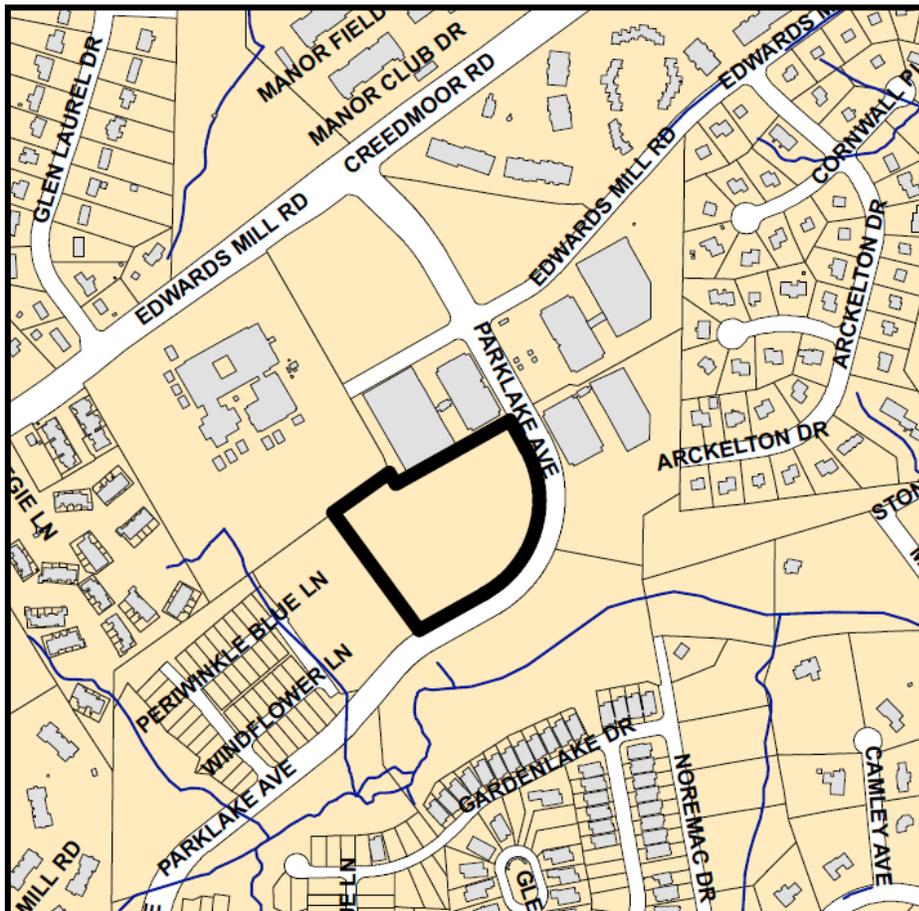
Owner: Highwoods Realty
Designer: Ron Hendricks

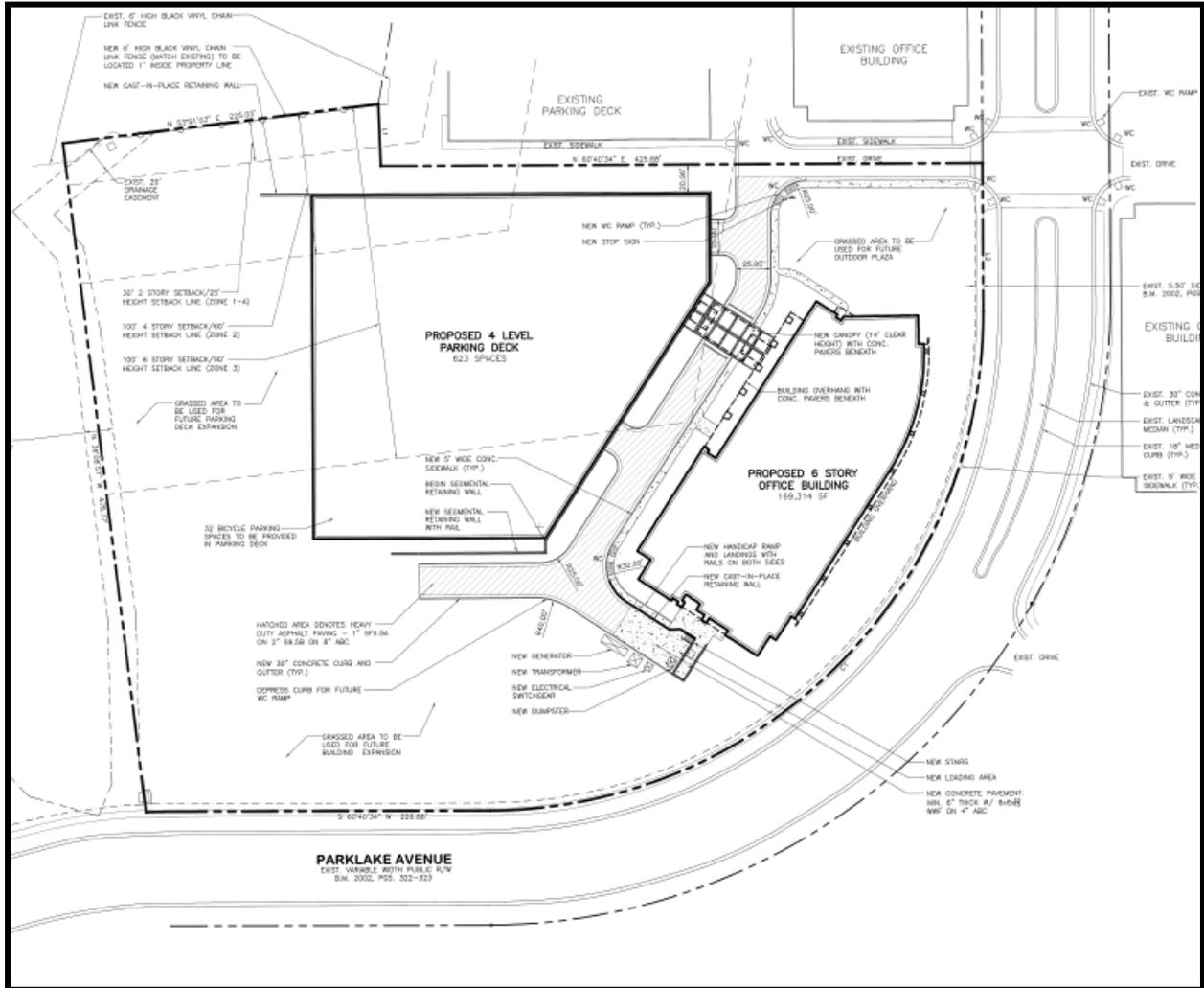
CAC: Northwest

Nature of Case: Construction of a 171,636 square foot office building on a 2.72 acre parcel zoned Neighborhood Business Conditional Use with Pedestrian Business Overlay District. The proposed development is an office use over 25,000 square feet within 400' of residential uses.

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

Contact: Ron Hendricks, Piedmont Land Design





SUBJECT: SP-41-13 / Glenlake Office Building V

**CROSS-
REFERENCE:** S-89-06, Z-40-06

LOCATION: Located along Parklake Avenue south of its intersection with Edwards Mill Road.

REQUEST: Construction of a 171,636 square foot office building on a 2.72 acre property zoned Neighborhood Business Conditional Use with Pedestrian Business Overlay District, located inside the city limits. The proposed development is an office use over 25,000 square feet within 400' of residential; therefore; requires Planning Commission approval.

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 10-2042 and 10-2055 and to Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 9/5/13, owned by Highwoods Realty, submitted by Ron Hendricks.

**ADDITIONAL
NOTES:** It should be noted that this development plan was submitted prior to September 1st, 2013 and the Unified Development Ordinance does not apply.

**VARIANCES /
ALTERNATES:** N/A

To PC: September 24, 2013

Case History: N/A

Staff Coordinator: Stan Wingo

Motion: Braun

Second: Lyle

In Favor: Braun, Buxton, Fleming, Fluhrer, 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 the Planning Commission approves the building height above 80' (89'8" total height) in accordance with the approved Streetscape Plan and Pedestrian Business Overlay Standards of Section 10-2055 and finds that this site plan meets the standards for approval of Code Section 10-2132.2(d);

Administrative Actions:

Prior to issuance of a grading permit or site review for the site:

- (2) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- (3) That the private drainage easement be recorded and the plats shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners association.";
- (4) That final building elevations show conformance with the approved unity of development plan for this development.
- (5) That the developer provide verification that this lot (Lot 6) is included in the existing stormwater agreement for this overall subdivision using the shared stormwater detention device or that the existing stormwater agreement is amended and approved by the City Attorney's office to include Lot 6.

ZONING:

**ZONING
DISTRICTS:** Neighborhood Business Conditional Use, Pedestrian Business Overlay

Z-40-06 – Edwards Mill and Parklake Drive

Conditions: 09/20/06

A. As used herein, the following definitions shall apply:

1. "Property" shall mean and refer to those certain tracts or parcels consisting of approximately 44.04 acres of land and identified by the following Wake County PINs:

0795.05-19-9134; 0795.05-19-7505; 0795.05-29-1760; 0795.05-29-5502; 0795.06-28-5948 and a portion of 0795.05-18-5414 (as shown on the attached Exhibit ZN.1).

2. "Tract A" shall mean and refer to that portion of the Property Identified as "Tract A" on the attached Exhibit ZN.1. Tract A is the area proposed In this case for NB CUD.

3. "Tract B" shall mean and refer to that portion of the Property identified as "Tract B" on the attached Exhibit ZN.1. Tract B is the area proposed in this case for R-10 CUD.

B. Conditions of Zoning

1. Control of Stormwater. Incident to the development of the Property, a stormwater management system will be implemented, and thereafter maintained, which directs no less than ninety percent (90%) of the stormwater upon the Property to the lake near the northern boundary of the Property which will be expanded in size. Incident to the development of the Property, a new dam shall be constructed for the lake which will increase the size of the lake sufficiently to provide retention of stormwater to maintain existing (pre-development) discharge rates from the pond for the two (2) and ten (10) year storms. Stormwater upon the Property which does not flow into the pond will be detained in accordance with Part 10, Chapter 9 of the Raleigh City Code. This condition has been performed. The stormwater management system referenced herein will be hereafter maintained after its installation. **Development as proposed will utilize existing stormwater system.**

2. Right-of-Way Reimbursement for future right of way dedication affecting the Property shall be based on Residential-4 District values. **N/A**

3. Landscaped Streeyard. A streeyard a minimum of fifty (50) feet in width and landscaped in accordance with the SHOD-3 standards of the Raleigh City Code shall be maintained along the boundary of the Property with the right-of-way of Edwards Mill Road. Utility lines, curb cuts and signage authorized by the Raleigh City Code may be located within such streeyard. **Lot does not front on Edwards Mill, N/A.**

4. Protective Yards (Buffers) — Martinique, Arckelton and Carnegie Park Neighborhoods Protective yards entirely without buildings or parking structures shall be maintained within those portions of the Property within seventy-five (75) feet of the boundary of the Property with any tax parcel zoned for residential use (excepting the portion of tax parcel 0795.05-18-5414 [Highwoods Realty Limited Partnership] not proposed for rezoning in this case, tax parcel 0795.05-19-3132 [Stough Elementary School]), and tax parcel 0795.05-07-3889 [Lexington Farms Apartments, Inc.]. The protective yards shall be vegetated and improved with berms as shown in the attached Exhibit C-1. The map submitted herewith as Exhibit C-1A shows the protective yards and designates areas which have existing vegetation and will remain natural and areas to be re-vegetated. Fallen trees and hurricane debris shall be removed from the protective yards. Such protective yards and the landscaped streeyard referenced in the foregoing condition 3 are referred to hereinafter as "Zone 1." The respective protective yards required by these conditions (other than condition number 6) will be installed as adjacent areas of the Property are developed. **Lot is not adjacent to residential neighborhoods listed, N/A.**

5. Uses Within Tract B. No parking structures shall be allowed within Tract B. Only residential dwelling units no greater than forty (40) feet in height shall be allowed within Tract B. Residential dwelling units allowed within Tract B shall consist only of single family detached dwelling units and or townhomes. Tract B shall be developed at a density not to exceed eight (8) units per acre. **Lot is not within Tract B, N/A.**

6. Additional Protective Yard — Martinique Neighborhood. The owner of the Property shall continue to maintain the landscaping upon the Property within the former right-of-way of Edwards Mill Road (Street Closing Resolution STC-17-2000; recorded at Book 2002, Page 215 of the Wake County Registry). **Lot is not adjacent to neighborhood, N/A.**

7. Protective Yards — Stough Elementary School. Along the boundary of the Property with tax parcel 0795.05-19-3132 (Stough Elementary School), there shall be maintained

a protective yard entirely without buildings or parking structures thirty (30) feet in width. This protective yard is referenced to hereafter as "Zone 1-A." The protective yards provided in this condition 7 shall be vegetated as provided in Exhibit C-3. **Provided.**

8. Additional Set-Back Area. Subject to the total prohibition of parking structures within Tract B, parking structures no greater than twenty-five (25) feet in height shall be erected within those portions of the Property within twenty-five (25) feet of Zone 1, within fifty (50) feet of Zone 1-B, within seventy (70) feet of Zone 1-A. The area described in this condition is referred to hereinafter as "Zone 2." Except as hereafter provided, no other buildings may be constructed in Zone 2. Within that portion of Zone 2 contained entirely within Tract B, there may be constructed single family detached dwelling units and townhomes not to exceed forty (40) feet in height. **Parking deck shown on plan complies.**

9. Height Limits. Subject to the foregoing condition 5, which deals with building height within Tract B, buildings no greater than four (4) stories entirely above grade or sixty (60) feet in height shall be constructed within those portions of the Property within one hundred fifty (150) feet of Zone 2 and within that portion of the Property south of an extension into the Property of the boundary line between tax parcels 0795.05-19-3132 (Stough Elementary School) and 0795.05-19-2729 (Carnegie Park Homeowners Association). The area described in this condition is referred to hereinafter as "Zone 3." Within the remaining portions of the Property (other than Zones 1, 1-A, 1-B, 2, and 3), there shall be constructed no building greater than six (6) stories entirely above grade or ninety (90) feet in height. Attached as Exhibit D is a map depicting the Zones provided in these Conditions. **Building height complies.**

10. Limit Unit on Square Footage of Improvements within Tract A; Limit on Non-Office Uses within Tract A. Buildings (other than parking structures) constructed upon Tract A cumulatively shall not exceed 985,000 square feet floor area gross, of which not more than 30,000 square feet floor area gross shall be developed for non-office uses. **Plan complies.**

11. Prohibited Uses in Tract A. Tract A shall not be utilized for any of the following uses otherwise authorized in the Neighborhood Business District: automotive service and repair facility; bar (other than incidental to an eating establishment), nightclub or lounge; eating establishment with drive-through service; hotel/motel; indoor movie theater; utility service and substation; Emergency Shelter Type A or Emergency Shelter Type B; landfill; manufacturing; mini-warehouse storage facility; adult establishment veterinarian hospital with kennel/cattery; limited home business; riding stable; correctional/penal facility; and outdoor stadium, outdoor theater, or outdoor racetrack. **Plan complies.**

12. Limited Commercial Uses within Tract A. Only the first floor of any multi-story office building constructed upon Tract A may contain non-office uses permitted in the Neighborhood Business District. No single non-office use shall exceed 10,000 square feet floor area gross. **Plan complies.**

13. No Extension of Arckelton Drive. Unless required by the City, Arckelton Drive shall not be extended into the Property. **Lot is not adjacent to Arckelton, N/A.**

14. Fence. A vinyl clad chain link fence six (6) feet in height shall be installed (as hereinafter provided) and maintained along the boundary of the Property with any tax parcel zoned for residential use other than the right-of-way of Edwards Mills Road and the portion of tax parcel 0795.05-18-5414 [Highwoods Realty Limited Partnership] not proposed for rezoning in this case. Except with respect to the boundary of the Property with tax parcel 0795.05-19-3132 (Stough Elementary School), such fence shall be set back from such boundary at least twenty (20) feet into the Property. The fence contemplated by this condition has been previously constructed and the owner of the Property shall maintain such fence as provided herein. **Lot is internal to rezoning area, not adjacent to listed residential properties, N/A.**

15. Prohibition of Telecommunication Towers. No telecommunication tower shall be located upon the Property. **Complies.**

16. Limit on Number of Curbcuts. Incident to the development of the Property, there shall be provided not more than one curbcut on Edwards Mill Road, not more than one curbcut on Glen Eden Drive, and not more than one curbcut on Blue Ridge Road. For purposes of this condition, the intersection of a roadway having a median and a public street shall be considered only a single curbcut. **Lot does not front on any of the listed streets, N/A.**

17. Transit Easements. Prior to any subdivision approval or the issuance of any building permit following the approval of this case, whichever shall first occur, the owner of the Property shall deed to the City two transit easements measuring twenty (20) feet long adjacent to the right-of-way by fifteen (15) feet wide. The locations of the transit easements shall be approved by the Transit Division of the City and the City Attorney shall approve the transit easement deeds prior to recordation. The transit easements provided pursuant to this condition shall not be in addition to any transit easement conveyed to the City pursuant to the Streetscape and Parking Plan (SSP-1-01; approved in association with Zoning Case Z-24-2001) previously approved with respect to the Property. **Lot is internal to larger overall rezoning, transit easements have already been provided, N/A.**

18. Limitation on Height of Office Building. Notwithstanding condition number 9 above, any office building constructed upon the portion of the Property which is the subject of SP-29-2004 (Building Six, GlenLake, 4130 Parklake Avenue, Raleigh, North Carolina; PIN 0795-28-5948) shall be limited in height to five (5) floors and seventy-five (75) feet. Any parking deck constructed on said property which is the subject of SP-29-2004 shall be limited in height to four (4) levels and thirty-five (35) feet (excluding any stair enclosure). **Lot is not on this portion of overall rezoning area, N/A.**

**SETBACKS /
HEIGHT:**

This plan conforms to all minimum setback standards as set forth in Code sections 10-2055 and 10-2075. Front yard (0' min) = 40', rear yard (0' min) = 450' (175' parking deck), and side yard (0'min) =100' and 85' (25' northern side setback for parking deck). This plan conforms to maximum height standards in this zoning district (Z-40-06) and associated Streetscape Plan. Proposed height of the building is 89'80". Associated parking structure meets applicable height setbacks as set forth in zoning district (Z-40-06).

PARKING:

Off-street parking conforms to minimum requirements: Development proposes 171,636 square feet of office, which requires one (1) parking space per 300 square feet. A total of 573 parking spaces are required, and 623 parking spaces are proposed.

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. Proposed office use is considered a low impact use adjacent to Medium Density Residential; which requires a Type C Transitional Protective Yard. Zoning conditions also require a 30 foot buffer to be planted adjacent to Stough Elementary School, which is shown on the proposed landscape plan. 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>
Eastern Property Line	Type C	30'

TREE CONSERVATION: This project meets tree conservation requirements as a condition of the subdivision approval for S-89-2006. Tree conservation areas have been dedicated as referenced on BM 2007 Page 01288,

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of 0.652 and lot coverage of 0.109 conform to the maximum zoning district standards. The Neighborhood Business zoning district does not limit floor area ratio or building lot coverage for office uses.

PHASING: There is one phase in this development.

UNITY OF DEVELOPMENT: Glenlake Office Building Unity of Development would apply to this development. Plans as shown meet the guidelines set forth in the Unity of Development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN:

Dedication of right-of-way is not required with this development.

TRANSIT: The following transit-oriented features are incorporated into the proposed plan: The site is presently served by the existing transit system via Route 4 Rex Hospital. This route operates on Parklake Avenue between the two sections of Edwards Mill Road. The closest bus stops are on Edwards Mill Road east of Parklake Avenue approximately 600' from the Glenlake Office Building V. Neither the CAT Short Range Transit Plan nor the Wake County 2040 Transit Study call for transit on this section of Parklake Avenue.

COMPREHENSIVE PLAN:

The site is located within Northwest CAC, in an area designated Office and Residential Mixed Use on the Future Land Use Map.

Staff has reviewed the site plan and finds this plan in compliance with the Comprehensive Plan and the following policies:

- LU 4.5 – Connectivity
- LU 5.1 – Reinforcing the Urban Pattern
- T 2.6 – Preserving the Grid
- UD 2.6 – Parking Location and Design

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 reviewed this proposal on August 15th, 2013 and had the following comments:

- The Commission suggests that the applicant ensure that existing trees are protected during construction. **Applicant has addressed.**
- The Commission suggests the addition of evergreen plantings, as well as the use of a more substantial temporary screening material than cable railing to screen the southern elevation of the parking deck. **Applicant has addressed through Transitional Protective Yard Landscaping.**
- The Commission commends the design of the project as well as the diverse plant palette.

SUBDIVISION
STANDARDS:

BLOCK LAYOUT: No new streets are required or proposed.

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: Solid Waste Service will be provided by a private contractor.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN: Existing 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 Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Site will comply by utilizing an existing offsite shared pond.

**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.