



## 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-54-11 / St. Augustine's College Stadium & Parking

**General Location:** Property bounded by Oakwood Avenue, North State Street, Glascock Street, Hill Street and Milburnie Road.

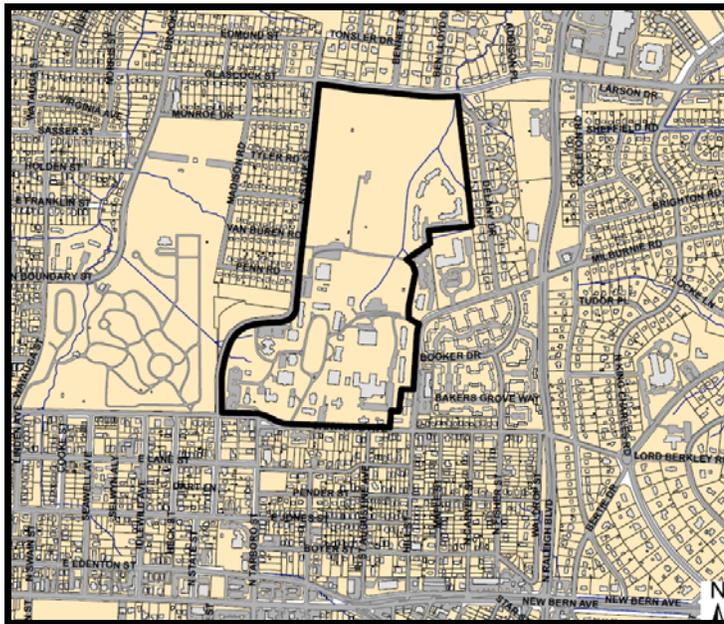
**Owner:** St. Augustine's College  
**Designer:** The Livas Group Architects, P.C. & MSA, P.C.

**CAC:** North Central

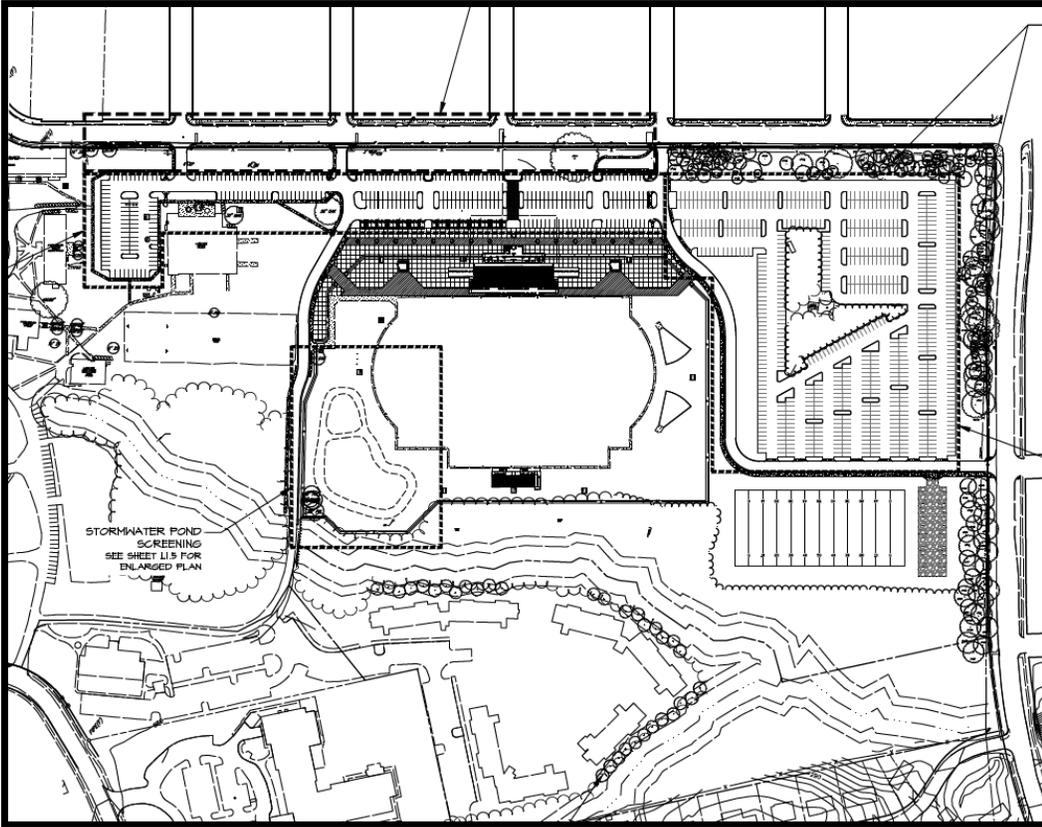
**Nature of Case:** This request is to approve a proposed track and football stadium with 2,500 seat bleacher structures and associated on-site parking of 1,098 spaces. The site is 94.2 acres zoned Office & Institutional-1 (southern half of site) and O&I-1 Conditional Use (northern half of site). This plan requires preliminary site plan approval in accordance with 10-2132.2(b)(19). as this plan proposes vehicular surface parking areas greater than 25,000 square feet that are within 400' of residential uses and residential zoning districts. There was a recently approved Special Use Permit from the City Council to allow the stadium use (SU-1-11).

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

**Contact:** Ezell Washington, The Livas Group Architects, P.C.



**SP-54-11 St. Augustine's College Stadium & Parking – Location Map**



**SP-54-11 St. Augustine's College Stadium & Parking – Preliminary Site Plan**

**SUBJECT:** SP-54-11 St. Augustine's College Stadium and Parking

**CROSS-REFERENCE:** SP-101-03, SU-1-03, SU-1-11

**LOCATION:** This site is bounded by Oakwood Avenue, North State Street, Glascock Street, Hill Street and Milburnie Road. The site plan proposes the stadium and track to be located on the northeastern portion of the site adjacent to North State Street and Glascock Street. The site is within the City Limits.

**REQUEST:** This request is to approve a proposed track and football stadium with a 2,500 seat bleacher structures and associated on-site parking with 1,098 spaces. The site is 94.2 acres zoned Office & Institutional-1 (southern half of site) and O&I-1 Conditional Use (northern half of site). This plan requires preliminary site plan approval in accordance with 10-2132.2(b)(19i). as this plan proposes vehicular surface parking areas that are within 400' of residential uses and residential zoning districts.

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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 following conditions of approval, this request conforms to Chapter 2, Part 10, Sections 10-2035 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/21/11, owned by St. Augustine's College, submitted by The Livas Group Architects P.C. and MSA, P.C.

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**ADDITIONAL NOTES:** A Special Use Permit (SU-1-03) and a Site Plan (SP-101-03) were approved for a stadium and parking in another location on the campus on 10/14/11. After more investigation into the site, it was determined that another location for the facility would be more feasible and a new plan was developed. Since the location of the facility has changed, a new Special Use Permit and a new Preliminary Site Plan approval was required.

**VARIANCES / ALTERNATES:** N/A

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To PC: 1/24/12

**Case History:**

**Staff Coordinator:** Eric Hodge

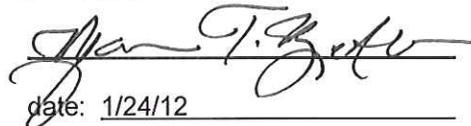
**Motion:** Butler  
**Second:** Haq  
**In Favor:** Batchelor, Butler, Buxton, Haq, Harris Edmisten, Mattox, Schuster, Sterling  
Lewis, Terando  
**Opposed:**  
**Excused:** Fleming

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)

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date: 1/24/12

date: 1/24/12



## Staff Report

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**RECOMMENDED  
ACTION:** Approval with Conditions

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

- (1) That the College place limitations on stadium events so that they do not conflict with classroom instruction hours;

**Administrative Actions:**

***Prior to issuance of a grading permit for the site:***

- (2) That prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around 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 placed on file in the Planning Department;
- (3) 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;
- (4) That as the developer has chosen to offset a portion of nitrogen export load limitation by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP) in accordance with Nitrogen reduction requirements of Section 10-9022, this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Stormwater Engineer;
- (5) That a payment in the amount of 24% of the total construction costs for the site BMPs is to be paid to the City of Raleigh prior to final approval of grading permit. The total construction costs and associated 24% payment is to be shown in the operations and maintenance manual;
- (6) Prior to submittal of grading permit or construction drawings, whichever occurs first, the owner is to submit a detailed drainage study based on the 100 year storm, for the culvert crossing under Glascock Street. While the flow rate is shown to be reduced to the Glascock Street culvert in the post developed conditions the total drainage area has increased by approximately 6%. The applicant is to obtain permission to access the two properties immediately downstream of the culvert so to obtain survey grade data on the culvert and on the existing channel to a point no less than 50 linear feet from the culvert. Owner permission is to be obtained in written

**Comment [CU1]:** This is new condition.

form prior to access. In the event owner permission cannot be obtained, then the applicant can utilize "best available data" for downstream grade characteristics. Should the drainage study show increased flooding to downstream properties that cannot be mitigated, a revised stormwater plan showing no increase in drainage area and meeting all city code requirements shall be submitted to city staff for administrative approval.

***Prior to approval of construction drawings for public improvements:***

- (7) That construction drawings be revised to show that each building will have an individual water service from the 4" main and that the 4" main must end in a blowoff. Clarify on the backflow preventer note that the backflows will be located both in the buildings and on the dead end main at the meter;

***Prior to issuance of building permits in the Inspections Department:***

- (8) That a tree conservation map be recorded with metes and bounds showing the designated Tree Conservation Areas prior, to building permits or in conjunction with the recording of lots whichever comes first Tree conservation shall be in compliance with Code section 10-2082.14;
- (9) That a note is placed on the plans limiting stadium events so that they do not conflict with classroom instruction hours;
- (10) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements. The private drainage easements shall tie to the public right of way;
- (11) 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).";

***Prior to issuance of an occupancy permit in the Inspections Department:***

- (12) That the proposed sections of public sidewalk (shown on the preliminary plans along North State Street, Oakwood Avenue, Hill Street and Milburnie Road) are constructed and accepted by the City of Raleigh Engineering Department for maintenance.

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**ZONING:**

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DISTRICTS:**

This site is zoned Office & Institution-1 on the southern half of the site and Office & Institution-1 Conditional Use on the northern half of the site. . Ordinance (1986) 707 ZC 179 Effective 1/7/86.

- 1) Uses limited to "College Uses" - such as Classrooms, Administration, Medical

Facility, Housing (facility and student), dormitory, Assembly.

2) 25 foot vegetated buffer - such as 3 staggered rows, 6' on center, 24" high evergreen within 150' of area to be buffered, bordering State, Glascock and Delaney Streets property lines.

**SPECIAL USE PERMIT:**

On 10/4/11, the City Council approved a Special Use Permit (SU-1-11) to allow a 2,500 seat outdoor stadium on the Saint Augustine's College Campus in the location shown on this preliminary site plan. The City Council imposed a SHOD-1 landscaped yard to be installed in the area between the North State Street right-of-way and the stadium paved parking areas from Tyler Road until Penn Road. Driveways, sidewalks and utility easements shall be permitted to interrupt the plantings contained therein. The additional requirements associated with the development and operation of the stadium can be found within the attached "Findings and Conclusions of Law" associated with SU-1-2011

**SETBACKS / HEIGHT:**

This plan conforms to all minimum setback standards. The Stadium structure is 210' from the State Street right-of-way and 730' from the Glascock Street right-of-way. Proposed paved parking areas are 50' from the North State Street right-of-way and proposed grass parking areas are 70' from the North State Street right-of-way and 65' from the Glascock Street right-of-way. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 50 feet. The O&I-1 district allows for structures to be constructed to any height so long as buildings and structures greater than 40' high add 2' of additional setback to each required district setback for each foot of height greater than 40' for properties such as this that are located within 50' of a residential use or district. With the height of the bleacher structure proposed to be 50', all additional setback requirements have been satisfied. The additional 20' setbacks have been accommodated on all sides and in fact far exceed the minimums required.

**PARKING:**

Off-street parking conforms to minimum requirements: For the stadium, 500 parking spaces required, based on one parking spaces per five seats in the stadium. The amount of parking required for the remainder of the college campus is 867 spaces (194,329 SF of academic space @ 1 space per 900 SF, & 1,301 beds in the dormitories @ 1 space per 2 beds). The applicants are adding 354 paved spaces that will be utilized in conjunction with existing campus parking areas to meet their parking requirements. Stadium events will be scheduled such that they don't conflict with classroom instruction hours to allow for a shared parking scenario. Additionally, the applicants are proposing 742 parking spaces in grassed areas in the northeastern portion of the site to accommodate additional parking demands.

**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 high impact use under Section 10-2082.9. Transitional protective yards are shown in compliance with City standards in the following locations: The existing single family residences to the east and the existing Phillips High School to the southeast.

<u>Location</u>	<u>Yard type required</u>	<u>Width proposed</u>
East	40' Type A	250'+
Southeast	10' Type D	120'+

A 50' SHOD-1 yard is located along North State Street in keeping with the Special Use Permit requirements. This 50' landscaped area also serves to

satisfy the 25' vegetated buffer requirement of the zoning conditions for areas within 150' of the area to be developed. A 65'-70' wide Tree Conservation area along other portions of North State Street and Glascock Street serve to satisfy the 25' vegetated buffer requirement of the zoning conditions elsewhere. Properties along North Delany Drive are 250' away from any improvements on the site associated with the stadium and parking. Separations greater than 200' wouldn't trigger any planting requirements for Transitional Protective Yards.

**TREE CONSERVATION:** The preliminary plan shows a total of 9.44 acres or 10.02% of Tree Conservation Areas on the site along portions of North State Street, Glascock Street, and eastern areas of the site located to the rear of properties fronting on North Delany Drive.

**PHASING:** This improvements associated with this preliminary plan are to be completed in one phase.

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

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**COMPREHENSIVE PLAN:**

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

**THOROUGHFARE / COLLECTOR PLAN:**

Sufficient right of way exists for all adjacent public streets. Glascock Street is a minor thoroughfare and the remaining streets are collector and residential collector streets. No additional pavement widening is required for these streets as they are currently built to their minimum cross sections.

**TRANSIT:** The site is currently served by Capital Area Transit. No additional transit features were requested by the Transit Staff.

**COMPREHENSIVE PLAN:**

The site is covered by the Raleigh 2030 Comprehensive Plan, which designates this site for Institutional uses, such as colleges, and calls for pedestrian-supportive development, transitions between more and less intense uses, and protection from noise and light impacts.

**HISTORIC / DISTRICTS:**

The St. Augustine's College campus is a listed in the National Register of Historic Places. Founded in 1867, the evolving nature of the school is reflected in its varied architecture. The campus' earliest buildings are clustered around a central, landscaped oval and near Oakwood Avenue, which runs east to west past the school. St. Augustine's Chapel (1895) was constructed of stone in the Gothic style; the Romanesque Benson Library building (1896), which is now part of Taylor Hall (1902), and St. Agnes Hospital (1909) are also built from stone. The Hunter, Delany and Cheshire buildings, dating from the early 20th century, are constructed of brick in the Classical Revival style. While contemporary buildings of the school's outer grounds provide a modernist contrast, the campus core remains a tangible bequest from St. Augustine's pioneering beginnings. St. Augustine's Chapel and St. Agnes Hospital are designated Raleigh Historic Landmarks.

**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>
1) The Commission commends the plan for its efforts to integrate design components and spaces compatible with the larger campus and neighborhood context.	Acknowledged.
2) In view of the potential volume of foot traffic between the grassed overflow parking area and the stadium, the Commission recommends that visually prominent crosswalks be provided across the proposed internal street, at key pedestrian access points [commensurate with Code Sec. 10-2132.2(d)(1)].	We will be providing crosswalks as suggested by the Appearance Commission.

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**SUBDIVISION  
STANDARDS:**

- BLOCK LAYOUT:** The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalks and Driveway Access Handbook. 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:** 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 Service.
- CIRCULATION:** Any improvements shall conform to normal City construction standards.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. Proposed sections of public sidewalk (shown on the preliminary plans along North State Street, Oakwood Avenue, Hill Street and Milburnie Road) are to be constructed and accepted by the City of Raleigh Public Works Department for maintenance prior to occupancy of the stadium. Public to private connections are provided from North State Street and Glascock Street as these are the main vehicular and pedestrian access points to the stadium. Proposed sidewalk locations conform to City regulations. Sidewalk connections are also being made that connect the stadium to the other developed areas of the campus.
- FLOOD HAZARD:** There are no flood hazard areas on this site.

**STORMWATER**

**MANAGEMENT:** This site is subject to stormwater management. Stormwater nitrogen reduction and stormwater runoff control are required for this subdivision by City Code Part 10 Chapter 9. The owner is proposing to meet nitrogen reduction requirements through use of a wet pond and one time buy down to NCEEP. Stormwater runoff requirements are shown to be met through the use of the aforementioned wet pond.

**WETLANDS  
/ RIPARIAN**

**BUFFERS:** Designated Neuse River riparian buffers are required and are shown on this preliminary site plan.

**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.