



## 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-62-13 / Rex Hospital Parking Deck

**General Location:** Located on the Northeast quadrant of Blue Ridge Road and Lake Boone Trail

**Owner:** Rex Hospital Inc.  
**Designer:** Kimley-Horn and Associates, Inc.

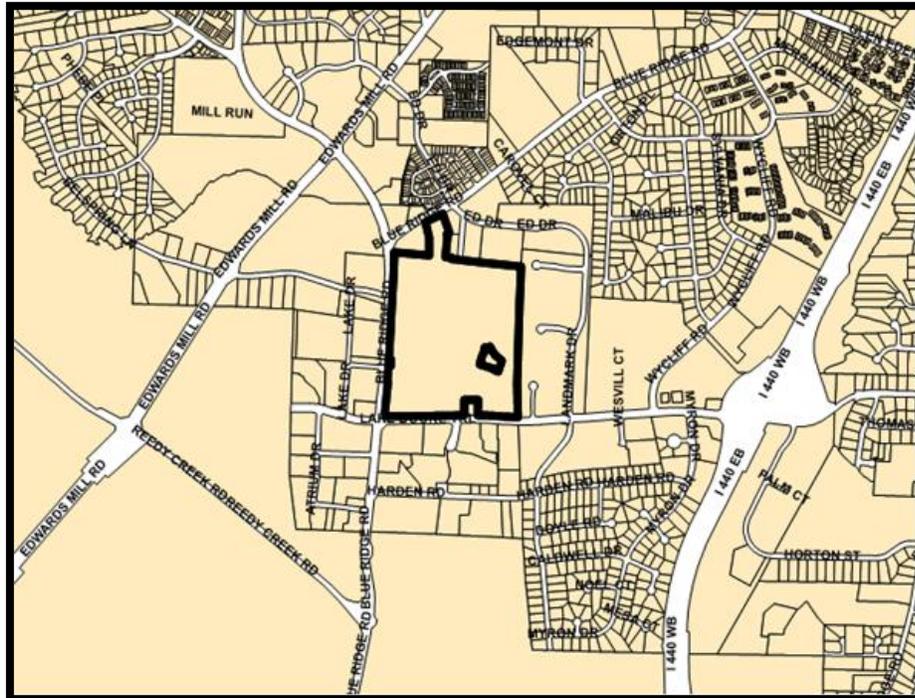
**CAC:** Northwest

**Nature of Case:** The construction of a 37.5' high, 4-level parking deck, containing 404 parking spaces on an existing 60.4 acre hospital campus. The property is zoned Office & Institutional-1 zoning district within 400' of a residential use.

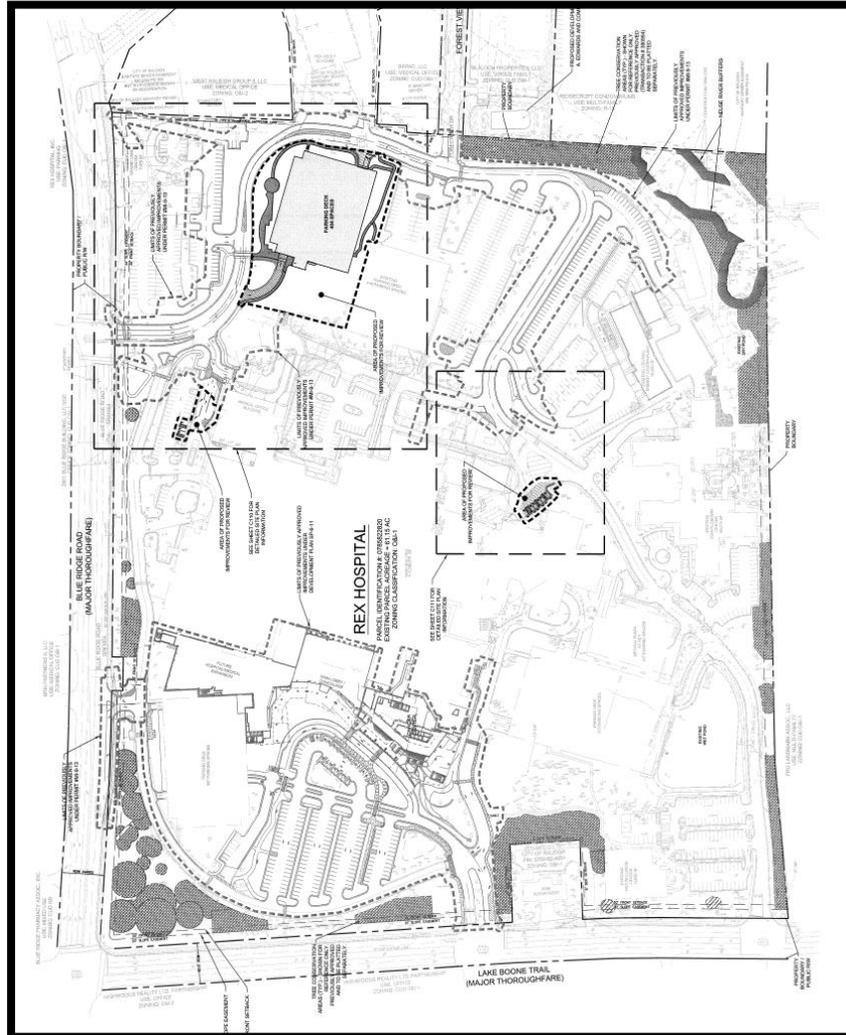
This plan was submitted after September 1, 2013

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

**Contact:** Chris Bostic, Kimley-Horn and Associates, Inc.



SP-62-13 / Rex Hospital North Campus Parking Deck



**SP-62-13 / Rex Hospital North Campus Parking Deck**

**SUBJECT:** SP-62-2013 / Rex Hospital Parking Deck

**CROSS-  
REFERENCE:** N/A

**LOCATION:** This site is located on a 60.4 acre tract on the northeast quadrant of Blue Ridge Road and Lake Boone Trail, inside the City Limits.

**PIN:** 0785822820

**REQUEST:** The construction of a 37.5' high, 4-level parking deck, containing 404 parking spaces on an existing hospital campus. The property is zoned Office & Institutional-1 zoning district within 400' of a residential use.

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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 being met, this plan conforms to Part 10, Chapter 2, Sections 10-2035, 10-2132.2, & Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated 12/5/13, owned by Rex UNC Healthcare, submitted by Kimley-Horn and Associates, Inc.

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**ADDITIONAL  
NOTES:** This plan was submitted after September 1, 2013 but is in a legacy zoning district.

**VARIANCES /  
ALTERNATES:** n/a

**To PC:** February 11, 2014  
**Case History:** N/A

**Staff Coordinator:** Meade Bradshaw

**Motion:** Lyle  
**Second:** Buxton  
**In Favor:** Braun, Buxton, Fleming, Fluhrer, Lyle, Schuster, Swink, Terando and Whitsett  
**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: 2/11/14 date: 2/11/14



## Staff Report

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**RECOMMENDED ACTION:** Approval with Conditions

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**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);

Administrative Actions:

*Prior to issuance of any land disturbing or final site permit:*

- (2) That a final tree conservation plan be approved by the Forestry Specialist in the Inspections Department. The final tree conservation plan shall include an inventory and documentation of existing trees for all proposed tree conservation areas to verify compliance with the tree conservation ordinance, Code Section 10-2082.14, as well as a metes and bounds description of the tree conservation areas conforming to Code requirements. Protective fencing shall be installed in the field and inspected by the Forestry Specialist in the Inspections Department;

*Prior to issuance of building permits:*

- (3) That a recorded copy of the tree conservation areas with a metes and bounds description and labeled must be provided to the Site Review Specialist in the Inspections Department; and

*Prior to issuance of an occupancy permit occupancy or certificate of compliance permits:*

- (4) That the applicant submits as built impervious surface survey for approval by the Public Works Department.
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ZONING:

**ZONING DISTRICTS:** Office & Institutional - 1

**SETBACKS / HEIGHT:**

This plan conforms to all minimum setback standards. Front yard = 340', rear yard = 940', front / rear aggregate = 1,280', side yard = 100 & 1,530', side yard aggregate = 1,650'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 37.5'

**PARKING:** A use is not being established with this proposal. This is additional parking for a hospital campus that currently meets Code Section 10-2081.

**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 A variable 30'-60' Type B transitional protective yard is required and shown.

**TREE CONSERVATION:** The majority of the site was developed prior to the adoption of Code Section 10-2082.14; however with this being approved in accordance to Code Section 10-2132.2 is subject to tree conservation. Total tree conservation area on this site is 3.53 acres which is 6.55% of the gross parcel acreage.

**Primary Tree Conservation**

- 0.33 acres of Neuse riparian buffer zone 2 minus tree disturbing easements.

**Secondary Tree Conservation**

- 0.40 acres 50'-wide thoroughfare, various locations adjacent to Blue Ridge Rd and Lake Boone Trail.
- 2.07 acres alternate compliance 65' perimeter yard, various locations.
- 0.73 acres individual trees >= 10" DBH and critical root zones, various locations.

**DEVELOPMENT INTENSITY:** Proposed floor area ratio (FAR) of 0.61 acres and lot coverage of 26.44% conform to the maximum zoning district standards of .75 FAR and 25% lot coverage.

**PHASING:** There is one phase with this development

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

**COMPREHENSIVE PLAN:**

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

**THOROUGHFARE / COLLECTOR PLAN:** Sufficient right-of-way and road improvements exist.

**TRANSIT:** Capital Area Transit Route 4 has a route within the hospital campus. A transit easement is not needed within this portion of the campus.

**COMPREHENSIVE PLAN:** This site is located in the Northwest Citizen Advisory Council, in an area designated for Institutional uses.

**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 suggests the addition of planting area, including tall trees, adjacent to the East elevation, and that the applicant considers the use of a green screen on the East elevation.	The applicant has modified the plans to add Pine trees to the area east of the proposed deck. These trees will be impacted with future deck expansions but provide some interim screening.
The Commission suggests the addition of landscaping, including shade and flowering trees in the "meadow".	The Owner prefers to maintain this area as an open field at this time given the need for staging and construction activity that will occur here and future building program for this area that would eventually require removal of any plant material.
The Commission suggests a surface change at all pedestrian crossings to highlight pedestrian right of way, and a consideration of additional raised speed tables.	The previous plans included details for raised pedestrian crossings with scored concrete. Applicant has further modified the plans to include scored concrete crossings at several more locations.
The Commission recommends additional diversity in the plant palette	Applicant has reviewed the plans and notes that the plant palette is consistent with the existing material palette throughout the Rex campus, which is the Owner's intent. In addition, there are locations for seasonal color as well as the use of native grasses that are not currently used on the campus.

**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:** This plan does not affect the hospital's current waste removal service

**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 Part 10A, Chapter 9 of the Unified Development Ordinance. The proposed plan shows stormwater control measures are not required as the proposed development will result in a net reduction of impervious surfaces on the site in accordance with Section 9.2.2.A.5.

**WETLANDS  
/ RIPARIAN  
BUFFERS:** Neuse River riparian buffers are on-site and show no disturbance.

**OTHER  
REGULATIONS:** Developer shall meet all other applicable City requirements of Code Part 10 and 10A (Unified Development Ordinance).