



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-67-09 / School of Communication Arts

Owner: School of Communication Arts of NC / Debra Ann Hooper
Designer: HagerSmith Design / Jimmy Thiem

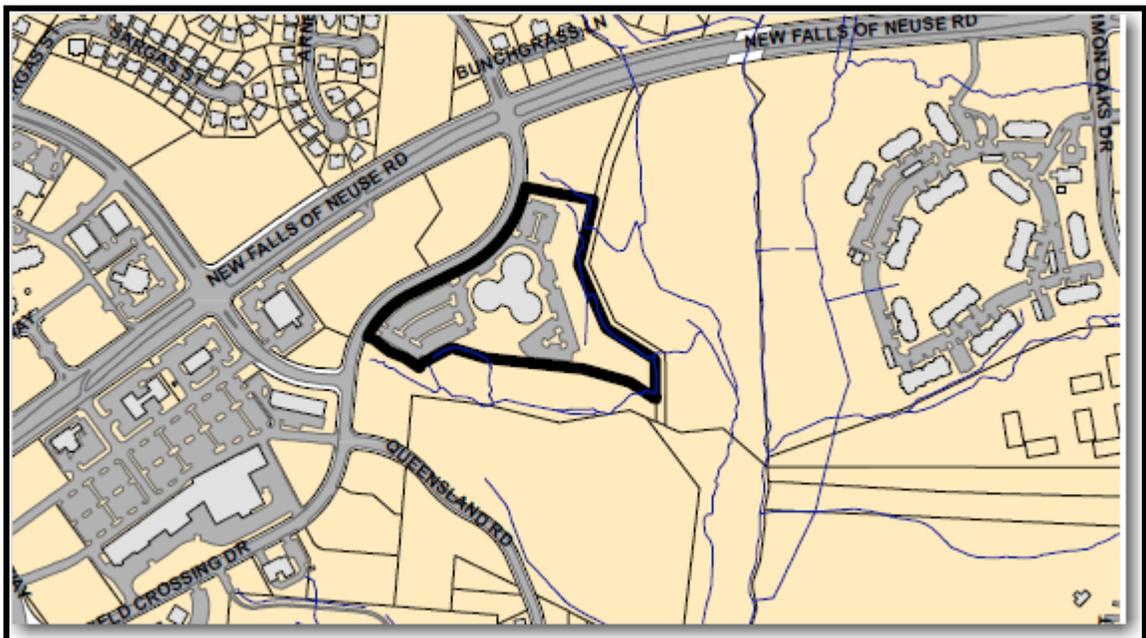
General Location: On the northeast side of Wakefield Crossing Drive, south of New Falls of Neuse Road, inside the city limits

**Planning District
/ CAC:** North / North

Nature of Case: This request is to approve a 5,238 square foot technical school expansion and construction of three story 20,142 square foot dormitory with 35 two bedroom units and 2 one bedroom units. Currently there is 37,379 square feet of academic space with 342 existing parking spaces. With the expansion and construction of the dormitory the total square footage will 62,759 square feet on a 8.52 acre site (tract 701 BM 2002 PG 1994-95), split zoned Shopping Center CUD (1.56 acres) and Thoroughfare CUD (6.90 acres) with Urban Water Supply Watershed Protection. All building construction will take place on the property zoned Thoroughfare CUD. This expansion combined is greater than 25,000 square feet.

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

Contact: Hager Smith Design



SUBJECT: SP-67-09/ School of Communication Arts

CROSS-REFERENCE: Z-69-95, Z-102-96, Z-53-08, S-108-97 & TR#256966

LOCATION: This site is located on the northeast side of Wakefield Crossing Drive, south of New Falls of Neuse Road, inside the city limits

REQUEST: This request is to approve a 5,238 square foot technical school expansion and construction of three story 20,142 square feet dormitory with 35 two bedroom units and 2 one bedroom units. Currently there is 37,379 square feet of academic space with 342 existing parking spaces. With the expansion and construction of the dormitory the total square footage will be 62,759 square feet on an 8.52 acre site (tract 701 BM 2002 PG 1994-95), split zoned Shopping Center CUD (1.56 acres) and Thoroughfare CUD (6.90 acres) with Urban Water Supply Watershed Protection. All building construction will take place on the property zoned Thoroughfare CUD. This expansion combined is greater than 25,000 square feet.

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 being met, conforms to Chapter 2, Part 10, Sections 10-2041 and 10-2045, 10-2132.2, 10-2064 Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated 10/15/09, owned by School of Communication Arts of NC, submitted by HagerSmith Design.

ADDITIONAL NOTES: The original site construction of the school was administratively approved thru the Inspections Department. This proposal was submitted on September 11, 2009 prior to adoption of the new Comprehensive Plan. Urban form evaluation is based on Comprehensive Plan guidelines in place at the time of submittal.

VARIANCES / ALTERNATES: N/A

To PC: 11/10/09

Case History:

Staff Coordinator: Jacque Baker

Motion: Holt
Second: Smith
In Favor: Anderson, Bartholomew, Butler, Chambliss, Fleming, Gaylord, Haq, Harris
Edmisten, Holt, Mullins, Smith, Vance
Opposed:
Excused:

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: 11/12/09

date: 11/12/09



Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:**

Administrative Actions:

Prior to issuance of a land disturbing permit for the site:

- (1) 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;
- (2) That the site must comply with 10-5006(a)(12) subsections c and d, however, site may claim an exemption under 10-5006(a)(12)(e)3 if total land-disturbance is less than 1 acre;

Prior to issuance of building permits in the Inspections Department:

- (3) 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;
- (4) 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;
- (5) That a tree conservation map be recorded with metes and bound 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;
- (6) That proof of a recorded drainage easement from the site to the off-site wet pond and a recorded drainage easement to use the off-site wet pond is provided to the stormwater engineer;
- (7) That per section 10-9040(c) natural resource buffer yards 100 feet in width are required along perennial streams as shown on the USGS quadrangle sheets to diffuse stormwater flow and provide an area for pollutant filtration,

however, site may claim an exemption under 10-9040(c)3) if total land-disturbance is less than 1 acre;

- (8) That the site must comply with 10-5006(a)(12) subsections c and d, however, site may claim an exemption under 10-5006(a)(12)(e)3 if total land-disturbance is less than 1 acre; and
- (9) That a final detailed landscape plan in accordance with 10-2082.5, 10-2045 and 10-2082.12 be submitted/stamped and approved by the Site Review Specialist in the Inspection Department and a stamped approved copy is placed on file in the Planning Department.

ZONING:

ZONING

DISTRICTS: Z-102-96 Ordinance (1996) 990 ZC 369. Effective 10/16/96 - **SC CUD**

Z-102-96 Between Capital Boulevard and Falls of Neuse Road, north of the Neuse River, being Map 1830.03 21 0070, approximately 82 acres rezoned to Shopping Center Conditional Use District.

1) Any future road right-of-way reimbursement will be based on the zoning of R-6 CUD.

Z-53-08 Ordinance (473 ZC 627). Effective 11/4/08 - Urban Water Supply Protection Overlay District

Neuse River-Richland Creek watershed area, bounded by Durant Road, Falls of Neuse Road, future NC-98 Bypass and Capital Boulevard, approximately 5000 acres, adopt an Urban Water Supply Watershed Protection Area Overlay District.

Z-69-95 Ordinance (1995) 702 ZC 369 - Thoroughfare CUD

(a) Z-69-95 Wakefield, US 1 (Capital Boulevard) west side, and the east side of Falls of Neuse Road, from the Neuse River to Old NC 98, being map 1830.04, Block 51, Parcel 0535, and Map 1739.02, Block 58, Parcel 8832 and a portion of Map 1830.03, Block 04, Parcel 2768, approximately 1792 acres rezoned to Thoroughfare District Conditional Use District (1131.9 acres) and Residential-6 Conditional Use District (660.8 acres).

The portion of the Thoroughfare District zoned area within two hundred (200) feet measured perpendicularly to the common boundary of the parcels listed herein within the Crenshaw Manor Subdivision will be developed in residential lots with a minimum area of thirty thousand (30,000) square feet.

Wake County PIN #

1830.01 46 0974	1830.01 37 3468	1830.01 27 6968
1830.01 37 9093	1830.01 37 2575	1830.01 28 6017
1830.01 37 9102	1830.01 37 1598	
1830.01 37 7282	1830.01 37 1645	
1830.01 37 6258	1830.01 27 9749	
1830.01 37 5355	1830.01 27 8845	
1830.01 37 4451	1830.01 27 7951	

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**SETBACKS /
HEIGHT:**

This plan conforms to all minimum setback standards for Thoroughfare CUD, all building construction will take place on the property within the TD zoning Existing building front yard = 61', rear yard = 184', front / rear aggregate = 245', side yard = 92', side yard aggregate = 184'. Addition to existing building front yard = 185', side yard 121', rear yard = 284'. Dorm building front yard = 74' side yard = 48' rear yard = 120'. This plan conforms to maximum height standards in this zoning district; academic building expansion 17' in height & dormitory 38' in height.

PARKING:

Off-street parking conforms to minimum requirements: 153 spaces required, 300 spaces are provided. The parking requirements were based upon §10-2081 Technical and vocational institutions = 1 space per three students at peak enrollment. The dormitory parking is based upon 1 space for two beds – 72 beds provided = 36 spaces required. The existing parking is 342 spaces and 42 spaces will be removed due to the location of the dorm.

LANDSCAPING:

Preliminary street yard landscaping in conformity with Sections 10-2082.5, 10-2045 and 10-2082.12 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>
Southwest property line	Type "C"	10'-15'

The property along the front is surrounded by public right of way. The remaining portion of the lot is surrounded by regional stormwater pond and Thoroughfare zoned land less than 15.00 acres

**TREE
CONSERVATION:**

Total site 8.52 acres; 10% required = .852 acres of Tree Conservation Areas Secondary TCA provided = .24 or 2.8%. Tree conservation areas are located along the rear portions of site this is the only area that meets the minimum 30 basal area requirement.

**DEVELOPMENT
INTENSITY:**

Proposed floor area ratio (FAR) of 17.08% and lot coverage of 13.4%.

**PHASING:
UNITY OF
DEVELOPMENT:**

There are no phases in this development.

Unity of development and sign criteria is not required in this development.

**COMPREHENSIVE
PLAN:**

GREENWAY:

There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

All required right of way dedication and construction meet city standards.

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TRANSIT: No transit-oriented features are incorporated into the proposed plan. The City’s Transit Technician determined there was not a need for any improvements at this location.

URBAN FORM: This proposal was submitted on September 11, 2009 prior to adoption of the new Comprehensive Plan. Urban form evaluation is based on Comprehensive Plan guidelines in place at the time of submittal. This site is located in the North Planning District, subject to the provisions of the Wakefield Small Area Plan. The latter designates the site as being within the edge of a Residential Community Focus Area, defined as “a concentration of lower intensity land uses, including retail (usually in the form of shopping centers), office, institutional and medium to high density residential uses.”

Allow a mix of uses including residential, commercial, and industrial as recommended in the Urban Form and Small Area Plans for the North Planning District.

**URBAN WATER
SUPPLY:**

The site is also located within the Secondary Watershed protection Area of the Neuse River-Richland Creek Watershed Plan, which includes the following among its guidelines for development. Impervious surface coverage shall not exceed 70%. Developments with impervious surfaces exceeding 24% shall control the runoff from the first inch of rainfall. Wet ponds are required to be maintained in accordance with 10-5006(a)d.

Impervious surface coverage shall not exceed 70%. Developments with impervious surfaces exceeding 24% shall control the runoff from the first inch of rainfall in stormwater measures.

Natural resource buffer yards 100’ in width must be established along perennial streams as shown on the USGS quadrangle sheets to diffuse stormwater flow and provide an area for pollutant filtration. Buffers are not required if the total disturbance is less than one acre 10-9040(c)(3).

**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:

Comment	Response
The committee wishes to thank the applicants for the amendments to their initial proposal. Members also make the following recommendation: 1. The building cornice line should be visually strengthened, to complement the anchoring provided by the addition of masonry at the base.	We have widened the upper reveal around the top of the building and changed the color of the top band to create a more visually prominent cornice.

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SUBDIVISION STANDARDS:

BLOCK LAYOUT: The existing 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.

CIRCULATION: Existing street improvements 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:

The site received a variance to Stormwater detention requirements (Part 10, Chapter 9) on March 18, 2008. Drainage from the site (max 60.7% impervious) flows to an offsite wet pond which drains directly into the floodplain. The variance also eliminated requirements to contribute to the replacement fund for the shared device under Part 10, Chapter 9, detention requirements. Site is subject to Stormwater quality regulations. Off site wet pond will treat nitrogen from site and a buydown to NCEEP will be required. Site is also located within and subject to the Urban Water Supply Watershed Protection Overlay District. Site must comply with 10-5006(a)(12 c and 12 d) however, site may claim an exemption under 10-5006(a)(12)(e)(3) if disturbing less than 1 acre (to be determined at time of permitting). Natural Resource Buffer must also be recorded prior to permitting, however site may claim exemption under 10-9040(c)(3) by disturbing less than 1 acre. Offsite stormwater pond and drainage pipes from subject site must be located within recorded drainage easement and must be recorded on plat prior to permitting.

This project has chosen to offset a portion of nitrogen load limitations by paying monies to the North Carolina Department of Environment and Natural Resources fund. [10-9022(c)].

WETLANDS / RIPARIAN BUFFERS:

Neuse River riparian buffers are required on this site and have been recorded: BM 2002 PG 1994-95.

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.