



Certified Action of the City of Raleigh Planning Commission

CA# 1264
Case File: SP-74-11

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
www.raleighnc.gov

Case File / Name: SP-74-11 / Macon Pond Parking Expansion

General Location: This site is located at the northwest intersection of Blue Ridge Rd and Macon Pond Rd.

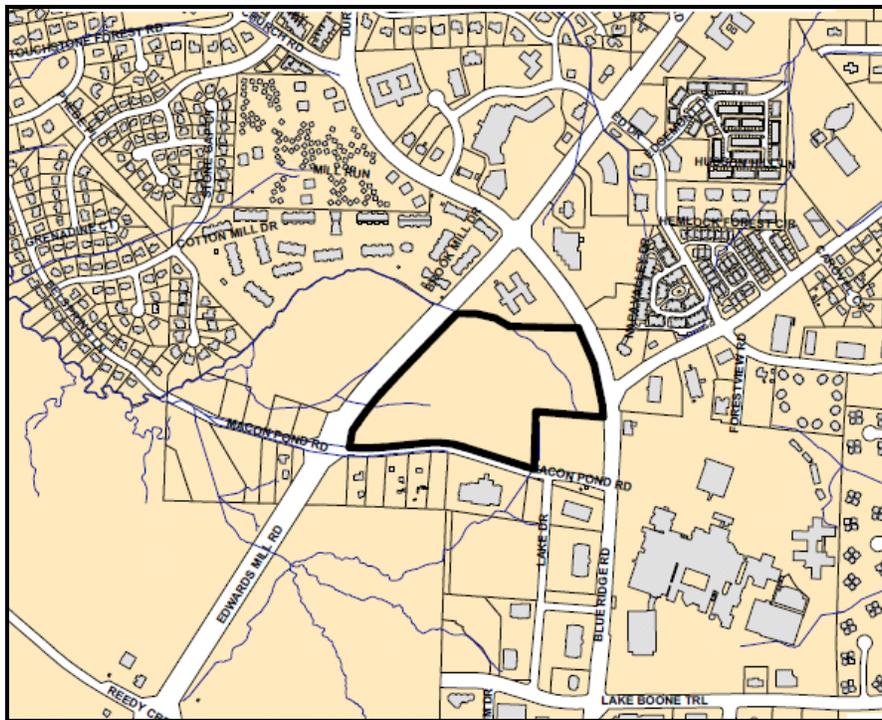
Owner: Rex Hospital
Designer: Kimley-Horne and Associates

CAC: Northwest

Nature of Case: This request is to approve a site plan for a 638 parking space parking lot for Rex Hospital on a 27.21 acre site, zoned O&I-1 CUD. This site already contains a 198 space lot. The combined total will equal 836 parking spaces. This site plan is proposing greater than 80 parking spaces located within 400 feet of a residential use or zone thus requiring approval by Planning Commission.

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

Contact: Richard Brown



Vicinity Map

SUBJECT: SP-74-11 / Macon Pond Parking Expansion

CROSS-REFERENCE: Not applicable

LOCATION: This site is located at the northwest intersection of Blue Ridge Rd and Macon Pond Rd. inside the City Limits.

REQUEST: This request is to approve a site plan for 638 parking spaces in two phases for Rex Hospital on a 27.21 acre site, zoned O&I-1 CUD. Phase 1 is for 410 parking spaces and phase 2 is for 228 spaces. There is an existing 198 space parking lot at the intersection of Macon Pond Rd. and Blue Ridge Rd. At full build out there will be a total of 836 spaces. The site plan is shown on one tract per BM 2002 PG 1857. This site plan is proposing greater than 80 parking spaces located within 400 feet of a residential use or zone constituting site plan approval by Planning Commission.

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 2035, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 12/15/11, owned by Rex Healthcare, submitted by Kimley-Horn Associates.

To PC: 4/24/12

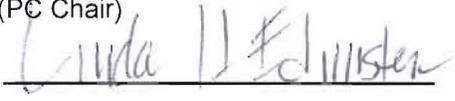
Case History:

Staff Coordinator: James Marapoti

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

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 <u>4/24/12</u>	date: <u>4/24/12</u>



Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:**

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (1) 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;
- (2) 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;
- (3) 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;

Prior to issuance of building permits:

- (4) 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, grade, 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).";
- (5) That a security in the form of a letter of credit in the amount of 1.5 times the cost of street improvements will be provided to the City for all proposed private and public streets, this requirement is deferred to phase 2 per Public Works Department;

- (6) That all blue line features (as shown on the USGS map and the SCS Wake County Soil Survey map) on the property will be required to be shown on all recorded maps. All buffers associated with the blue line features shall be shown on the plat unless evaluation/documentation from DWQ is provided stating that the feature no longer exists on the site and, therefore, the buffer does not exist;
- (7) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Code section 10-2082.14;
- (8) That infrastructure construction plans for public improvements along Macon Pond Rd. be approved at phase 2 by the Public Works Department;
- (9) That a portion of right of way at the intersection of Macon Pond Rd. and Blue Ridge Rd. be dedicated to the City of Raleigh and recorded in the Wake County Registry.
- (10) That the dry pond stormwater BMP will either be removed or made into an amenity as set forth in 10-2082.13 when the 27 acre Macon Pond Road site is developed

ZONING:

**ZONING
DISTRICTS:**

O&I-1 CUD
ORDINANCE NO. (1986) 824 ZC 196 Effective: 7/15/86

Z-9-86 Duraleigh Road, west side, at its intersection with Blue Ridge Road and Forest View Road, being Parcels 6, 7, Tax Map 461, and Parcels 12-15, 22, 79, 96, 98, 103, 107, 108, 109, 112-114, Tax Map 462, rezoned to Office and Institution-I Conditional Use District.

Conditions are as follows:

1) No more than 50% of the land area, not including area devoted to public streets will be used for residential purposes (uses defined in Code Section 10-2033(a).

Not applicable commercial use

2) The building setback from the rights-of-way of public streets shall be a minimum of 50 feet.

Not applicable

3) All land included in the rezoning on the west side of the Edwards Mill Road as constructed in the future will be used for residential purposes (uses defined in Code Section 10-2033(a).

Not applicable east side of Edwards Mill Rd.

4) Any future subdivision or site plan approval requests submitted for the property will include on site dedication and construction of Edwards Mill Road Extension and Forest View Drive through the project

Not applicable adequate dedication and construction exists.

SETBACKS /

HEIGHT: Not applicable.

PARKING: This parking lot is for overflow parking. This plan is proposing 638 parking spaces in addition to the existing 198 spaces for a combined total of 836 spaces. The main campus of Rex Hospital requires: 277 parking spaces based on 2 spaces per bed or 554 beds. There exists 3,467 spaces with this project there will be a total of 4,105 spaces.

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, however since the proposed use is greater than 150' from the north property line no transitional protective yard is required. The dry pond BMP is screened in accordance with Section 10-2082.13(c)

TREE CONSERVATION: This project is required 10% or 2.72 acres for tree conservation. This project has dedicated 2.73 acres which is broken into:
Primary: 0.17 acres
Secondary: 2.56 acres

DEVELOPMENT INTENSITY: Not applicable.

PHASING: This project will be constructed in 2 phases.

UNITY OF DEVELOPMENT: Not applicable.

COMPREHENSIVE PLAN:

GREENWAY: Not applicable

THOROUGHFARE / COLLECTOR PLAN:

Dedication of right-of-way and construction of the following streets are required by the Thoroughfare and Collector Street Plan:

Street	ROW	Construct	Slope Esmt.
Macon Pond Rd	*N/A	½ 41' & 5' sidewalk	N/A

- Small portion of right of way at the intersection of Blue Ridge Rd. and Macon Pond Rd will be required to be dedicated to the City of Raleigh.
- The letter of credit and infrastructure construction drawings are deferred till phase 2 since no construction in the public right of way will take place in phase 1.

TRANSIT: No city transit facilities are required for this location

COMPREHENSIVE PLAN:

This site is located in the Northwest CAC in an area designated for institutional use in the Future Land Use Map. The site is located along a multi-modal corridor Staff has reviewed the following Comprehensive Plan Policies:

- LU 4.5 Connectivity
- T 2.4 Road Connectivity

T 5.5 Sidewalk Requirements
T 6.1 Surface Parking Alternatives
T 6.6 Parking Connectivity
T 6.8 Parking Lot Design
T 6.9 Green Parking Facilities
UD 3.7 Parking Lot Placement
UD 3.9 Parking Lot Design

**HISTORIC /
DISTRICTS:** Not applicable

**APPEARANCE
COMMISSION:** Shown below are comments from the Appearance Commission and applicant responses: The Commission recommends that pedestrian amenities and safe access be provided as if the use is long-term with features including the following:

<u>Comment</u>	<u>Response</u>
1) Well-marked, continuous pedestrian pathways (sidewalks, crosswalks) throughout the parking lot, connecting with the existing bus turn-out/drop-off near the intersection of Macon Pond and Blue Ridge roads.	The plan has been revised to provide additional pedestrian connections and marking throughout both parking lot phases.
2) Direct pedestrian connections from street sidewalks on Macon Pond Road into the lot,	There is an existing sidewalk connection to Macon Pond Rd. An additional sidewalk connection has been provided from the Phase 2 lot to the new public sidewalk on Macon Pond Rd.
3) Raised east/ west sidewalk connection(s) across the BMP area (with the added suggestion that the BMP be designed and built as a site amenity	Applicant has proposed a painted 5' wide crosswalk from existing sidewalk to BMP and 5' sidewalk around BMP to the north. <i>Applicant does not provide a connection across the BMP as recommended. The applicant does not plan to plant the BMP as an amenity as recommended. States there is a high likelihood that the storm pond will be relocated as a result of the ultimate development plan for the property.</i>

**SUBDIVISION
STANDARDS:**

BLOCK LAYOUT: Not applicable

- PUBLIC UTILITIES:** Not applicable
- SOLID WASTE:** Not applicable
- CIRCULATION:** The Phase 1 portion will utilize the existing driveway off of Macon Pond Rd. Once Phase 2 is constructed another driveway will be constructed onto Macon Pond Rd. and both phases will be linked via internal drive.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A 5' sidewalk is required along Macon Pond Rd. Direct pedestrian access will be via 5' painted crosswalk which links midpoint along Blue Ridge Rd. traversing west to the proposed BMP and going around the BMP. There will also be an additional sidewalk connection linking Phase 2 parking with Macon Pond Rd.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** The site is subject to Part 10, Chapter 9, Stormwater Regulations. Site will address Stormwater Runoff by utilizing a Dry Pond to detain post-development runoff to pre-development rates for the 2 and 10 yr. storm events. Water Quality (Nitrogen loading) will be addressed utilizing offset fees paid to NCEEP. Neuse River Buffers exist on the site, however no impacts to the Buffers are proposed.
- WETLANDS / RIPARIAN BUFFERS:** 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.

Site Plan (Case #SP-74-11) – Rex UNC Healthcare Macon Pond Road Parking Expansion

APPLICANT'S STATEMENT OF COMPLIANCE WITH THE 8 SUBDIVISION/SITE PLAN STANDARDS:

- (1) The site protects the public from unsafe or inefficient vehicular circulation, parking and loading/unloading operations. The site plan considers among other things:
 - a. The physical character of adjacent and surrounding roads;
 - b. Nearby median openings or intersections;
 - c. The classification of roads and plans for future improvements;
 - d. Proximity to pedestrian generators such as school, transit facilities, parks and greenways;
 - e. The accident experience near the site;
 - f. Bicycle, pedestrian and transit access and circulation;
 - g. Traffic volumes existing and projected from approved site plans;
 - h. Interference with any other driveway;
 - i. Response time of nearby emergency services such as fire and hospital; and
 - j. The character of the traffic to be generated from the site.

This application is in conformance with this standard. The plan is for an expansion to the existing surface parking facilities to serve anticipated growth in hospital staff. The expansion will relieve congestion on the main campus during and following construction activities associated with the new NC Cancer Center. This expansion will improve consolidation of staff parking to better serve visitor parking needs on the main campus. The expansion will not significantly alter circulation patterns or the character of the existing public street system.

An existing loading/unloading area will be maintained. New sidewalk connections to the existing network will convey pedestrians to the main intersection where crosswalks are in place to convey pedestrian traffic. It was determined in coordination with the City Transportation Division that the scope of this application will have no adverse impact on vehicular and pedestrian safety and circulation.

NCDOT has offered support for the proposed driveway improvements for both phases. Conditions of the site plan will require implementation of offsite roadway improvements, to existing roads/driveways as part of Phase 2 expansion improvements to accommodate additional volume associated with the expanded lot.

- (2) The plan is in accordance with the general plans for the physical development of the *City* as embodied in the Comprehensive Plan (including the design standards contained therein); redevelopment plans; Streetscape Plans; Neighborhood Plans; design guidelines, including the **Raleigh Downtown Urban Design Guide** and the **Urban Design Guidelines for Mixed Use Neighborhood and Village Centers** where designated, manuals, handbooks or other *City Council* – adopted plans and standards. If there are conflicts between the plan and Code restrictions, the more stringent shall apply.

This expansion program is consistent with the Comprehensive Plan in the following ways:
- **Land Use Map: Land Use and facilities include large private hospitals and medical complexes. The proposed lot is to serve overflow employee parking for the campus.**
- **No other neighborhood Plans or Streetscape Plans are applicable to this development.**

- As the Certified Recommendation notes, the Amendment is consistent with the following major Comprehensive Plan Policies: LU 4.5, T 2.4, T5.5, T6.1, T6.6, T6.8, T6.9, UD 3.7 and UD 3.9.

- (3) The plan contains adequate measures to protect the development and other properties, including public corridors and facilities, from adverse effects expected from the proposed development or expansions to the existing development, including without limitation those associated with:
- a. Stormwater;
 - b. Air or water pollutant discharges,
 - c. Noise, light and odor;
 - d. Access to air and light;
 - e. On and off-street parking;
 - f. Dust, smoke and vibration;
 - g. Hours of operation; and
 - h. Site conditions that may foster unsafe or unlawful activities.

The site plan meets this standard. The plan contains adequate measures to protect the development and adjacent properties in the following ways:

- **Storm water requirements generated by this expansion will be managed within the existing site by replacing the existing on-site storm water facility with a new dry detention pond.**
 - **The creation of undue noise, light and odors are mitigated by the use of new plantings, and Tree Conservation Areas to be established along the perimeter of the site as well as screening immediately around the dry pond as required by the City Development Ordinance.**
 - **Hospital hours of operation will not change and will be continuous around the clock. However, activities associated with operations outside of medical services will occur between 6AM and 5PM. Additionally, tree conservation areas are provided at the north property line, east along Edwards Mill Rd. and South along Macon Pond Rd. and further buffer these properties from adverse impacts.**
- (4) The plan contains adequate measures to mitigate the impact of the development on nearby residential neighborhoods from incompatible characteristics such as:
- a. Building scale;
 - b. Architectural character;
 - c. Landscaping;
 - d. Amount and placement of impervious surfaces;
 - e. Placement of structures and vehicular surface areas; and
 - f. Orientation of uses and entranceways.

The proposed expansion is in keeping with the existing use and physical character of the site. No buildings are proposed with this development plan. The expansion of vehicular service area is located away from the residential properties. New landscaping and establishment of Tree Conservation Areas will help to screen vehicular surface areas from view from the public right of way.

- (5) The site plan coordinates with existing and planned public facilities such as:

- a. Stormwater drainage structures;
- b. Public utilities;
- c. Streets, sidewalks and on-street parking;
- d. Parks, greenways and recreational facilities;
- e. Fire stations and community service facilities;
- f. Schools;
- g. Trash collection; and
- h. Transit facilities.

The expansion plan coordinates with existing and known future facilities (public utilities, transit, storm water collection, pedestrian ways, etc.). Connectivity to the existing public sidewalks along Blue Ridge and Macon Pond Rd. from the parking lot is proposed such that internal sidewalks will facilitate pedestrian movements from the parking lot to the public right-of-way and pedestrian crosswalk facilities. There is no impact on public schools or trash collection.

- (6) The plan provides for a unified development within the site and with adjoining properties when such properties are either:
- a. Under similar ownership as the site,
 - b. Are being developed in a coordinated manner with the site, or,
 - c. The site shares a common relationship with surrounding properties, where establishing similar architectural elements, landscaping, shared access or signage will promote good order, convenience and safety.

This site is being developed in a coordinated manner with the existing campus and plans for expansion on land under the ownership of Rex Healthcare. The parking will be incorporated into long term plans to support the main campus.

- (7) The plan complies with all street, sidewalk, open space, drainage, greenway, transit, utility and other public facility dedication and improvement requirements of Part 10, Chapter 3 and applicable conditional use zoning ordinances.

This plan complies with all of the above under the development standards set forth in Part 10, chapter 3 of the zoning ordinance.

- (8) The plan conforms to previously approved subdivision plans for the site. The site plan meets all applicable Code requirements, and if there are conflicts between Code provisions the more restrictive shall be met.

This plan conforms to the previously approved Subdivision Plan for the property and the plan meets all applicable code requirements.