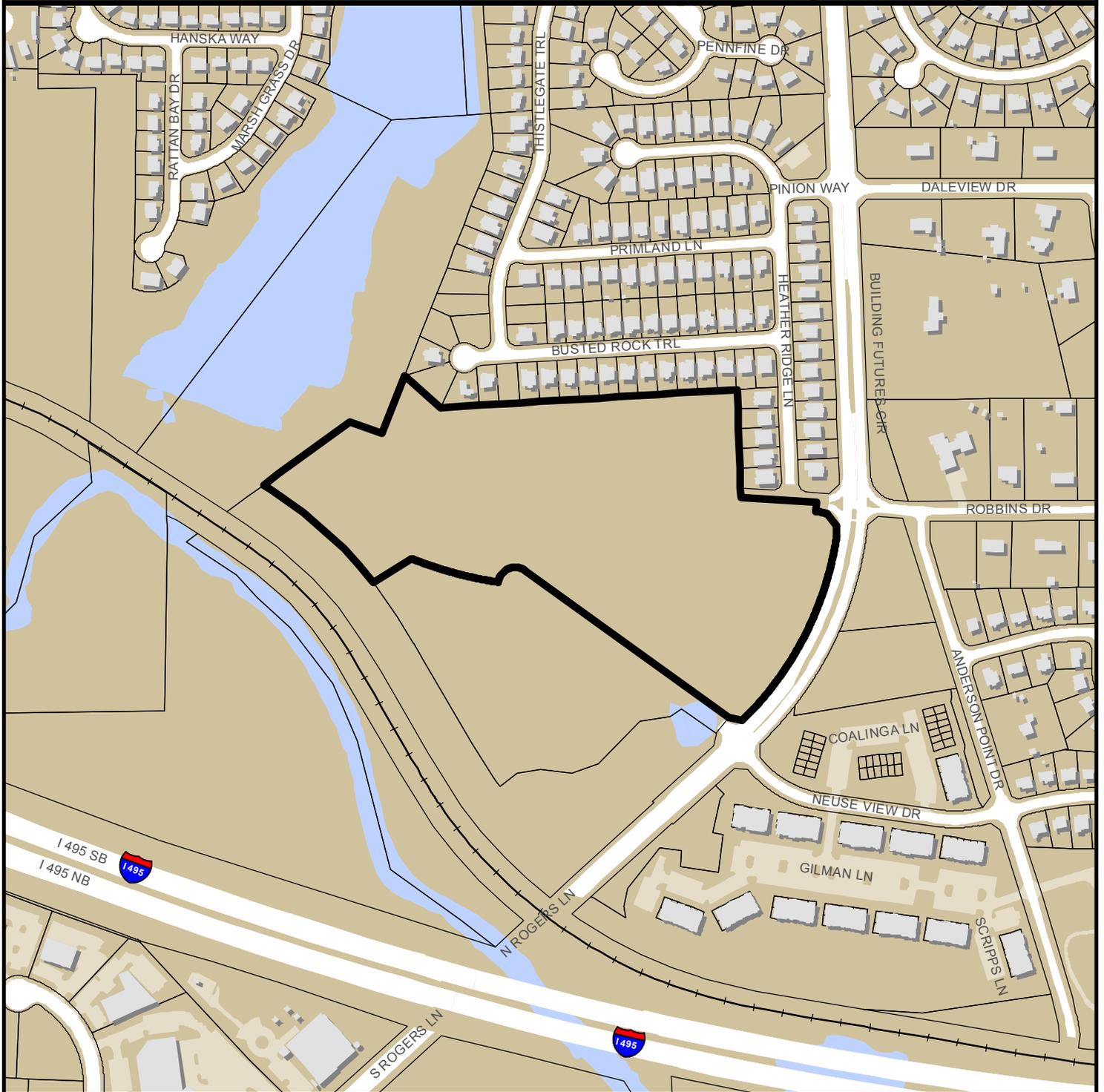


E-40 ELEMENTARY SCHOOL SR-12-2015



0 300 600 1,200 Feet

Zoning: **R-4**
CAC: **Southeast**
Drainage Basin: **Neuse**
Acreage: **20.47**
Square Feet: **103,517**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Wake County**
Board of ED.
Phone: **(919) 508-9047**





Administrative Action Administrative Site Review

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27602
(919) 996-2626
www.raleighnc.gov

Case File / Name: SR-12-15 / E-40 Elementary School

General Location: This site is located on the west side of North Rogers Lane, north of the intersection of North Rogers Lane and U.S. Highway 64.

CAC: Southeast

Request: Development of a 20.47 acre tract zoned RX-5 into a 103,517 square foot building to be used as a public elementary school. Proposed development will contain the new elementary school building, associated parking, utility areas, four future mobile classroom sites, multipurpose fields, and play areas. Parking will be provided at 1 space per 5 seats in the largest assembly room, or 88.6 required spaces. 118 spaces are proposed. (7.1.2 C) Thirty bicycle spaces (maximum) are required and thirty are proposed. (7.1.8 A)

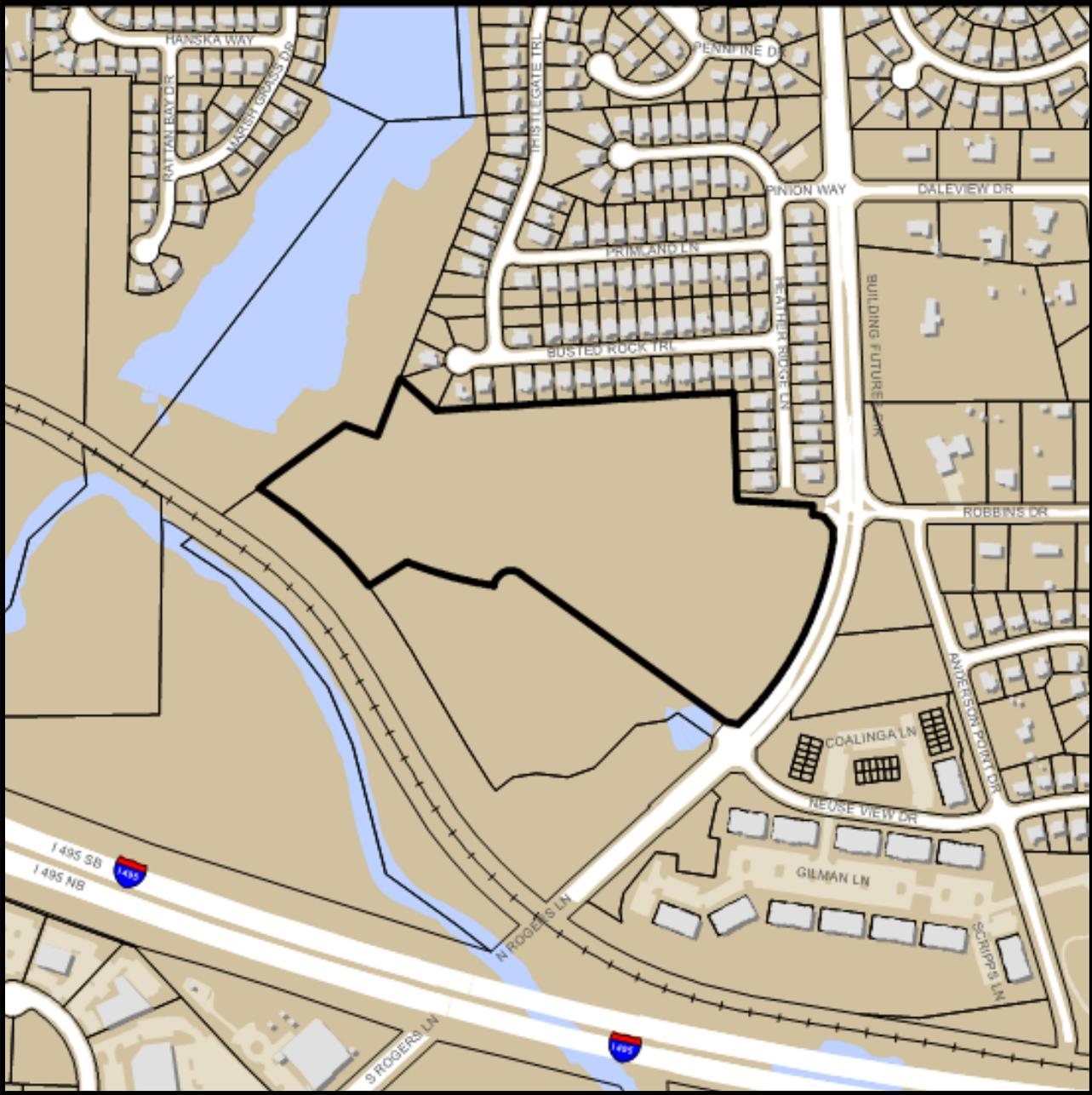
Design Adjustment: One Design Adjustment has been approved by the Public Works Director for this project, noted below.

1. A Design Adjustment waiving the block perimeter requirement of 8.3.2., and the approval of the proposed C2 street yard outside of the Right of Way along North Rogers Lane.

**Administrative
Alternate:** NA

Contact: Renee Pfeifer, CLH Design, P.A.

**Cross-
Reference:** Transaction # 437329



Site Map – 201 North Rogers Lane



Public Works Design Adjustment – Staff Response

Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt of a completed application. Additional time may be necessary if a municipal or state entity is incorporated in the review process or if a detailed engineering study is submitted in conjunction with the request.

Project	Project Name	E-40 Elementary	Date Completed Application Received	10/29/2015
	Case Number	SR-12-15	Transaction Number	437329

Staff Response/Recommendation	Block Perimeter exemption is hereby approved. A connection will be made to the adjacent existing residential street. The plan itself proposes a cul-de-sac between the two parcels for the school and the adjacent tract. Rogers Lane is an existing road that has been widened and fully constructed with the streetscape. Tree planting will not be required in the planting strip, but a C-2 yard is proposed.		
	Staff Member	Rene Haagen	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny

11/5/15
Date

Richard L. Kelly, Interim Public Works Director

*The Public Works Director may also authorize a designee to sign in his stead. Please print name and title next to signature.

Conditions for Approval	
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Appeal of the decision from the Public Works Director shall be made in writing within 30 days to the Board of Adjustment (see Section 10.2.18.C3b).

One Exchange Plaza, Suite 300
Raleigh, NC 27601

Phone: 919-996-3030
www.raleighnc.gov

Design Adjustment, Public Works Director

OFFICIAL ACTION: Approval with conditions

**CONDITIONS OF
APPROVAL:**

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

1. That in accordance with Part 10A Section 9.4.4, a surety equal to the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
2. That a final tree conservation plan with permit be approved by the Forestry Specialist. 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 Forestry Specialist;

Prior to the issuance of any site permits, infrastructure construction plans or concurrent review process, whichever is applicable:

3. That any state permits that may be needed for roadway improvements on North Rogers Lane be supplied to City of Raleigh for signatures. This is not an NCDOT section, however, improvements will impact the NCDOT section to the north and south. The client will be required to verify conformance with NCDOT and any state comments, if needed, shall be incorporated into the plan set;
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 10A Chapter 9 of the Unified Development Ordinance, including the designation of buffer areas and open space areas for stormwater purposes;
5. That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to authorization for issuance of building permits:

6. That Infrastructure Construction Plans are approved by the City of Raleigh;
7. That in accordance with Part 10A Section 8.1.3, a surety equal to 125% of the cost of development related improvements, including streetscape trees on North Rogers Lane is paid to the Public Works Department;
8. That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
9. That the developer shall pay to the City a stormwater facility replacement fund payment equal to twenty-four percent (24%) of the estimated cost of constructing all stormwater control facilities shown on the development plans;

10. That street right of way and required easements for the proposed street extensions and the addition on Rogers Lane is dedicated to the City of Raleigh in accordance with the preliminary site plan and a copy of the recorded plat be provided to the City prior to building permit issuance;
11. That in accordance with Part 10A Section 9.2.2, a surety equal to 125% of the cost of the construction of a stormwater device is paid to the Public Works Department;
12. A Tree Impact Permit be obtained prior to building permit issuance;

Prior to issuance of building occupancy permit:

13. That the road improvements are completed and accepted for maintenance and that a warranty in the amount of 15% of the estimated value of the development related improvements is provided to the Public works department;
14. That as-built certification for all stormwater control devices as required under UDO Sec. 9.2.2.d.3 shall be provided to the Public Works Department, Stormwater Management Division.

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bowen (S. Barber) Date: 12-9-15

Staff Coordinator: Michael Walters

SEE LAST PAGE FOR IMPORTANT INFORMATION ON THE NEXT STEP IN THE PROCESS.

FINDINGS: City Administration finds that this request, with the above conditions being met, conforms to the Unified Development Ordinance. This approval is based on a preliminary plan dated 11/9/15, submitted by Renee Pfeifer, CLH Design, P.A..

EXPIRATION DATES: **The expiration provisions of UDO Section 10.2.8 E, including the ability to request extensions in the expiration date, apply to this site plan.** If significant construction has not taken place on a project after administrative site review approval, that approval may expire and be declared void, requiring re-approval before permits may be issued. To avoid allowing this plan approval to expire the following must take place by the following dates:

3-Year Expiration Date: 12-9-2018

Obtain a valid building permit for the total area of the project, or a phase of the project.

4-Year Completion Date:

Within four years after issuance of the first building permit for the site plan, the construction of the entire site plan must be completed unless an applicant has been granted vested rights. Failure to complete construction within this specified

time frame shall automatically void the approved site plan for which no building permits have been issued.

WHAT NEXT?:

- MEET ALL CONDITIONS OF APPROVAL.
- COMPLETE INFRASTRUCTURE CONSTRUCTION DRAWINGS FOR ANY PUBLIC IMPROVEMENTS Streets, Utility lines to be owned and maintained by the City.
- HAVE A REGISTERED SURVEYOR PREPARE FINAL PLATS FOR RECORDING. These also must be submitted to the City for authorization signature prior to recording with the Wake County Register of Deeds.
- MEET THE REQUIREMENTS OF THE EXPIRATION THRESHOLDS AS NOTED ABOVE.

**FACILITY FEES
REIMBURSEMENT:**

If oversized street construction takes place, or greenway or oversized public street right-of-way is conveyed to the public, the owner is responsible for application to the City for reimbursement allowed by Code. Reimbursement takes place twice a year in January and July; a written request must be filed with the Planning Department for greenway and street right-of-way; and in the Public Works Department for street construction; by the first working day in November and May each year.