



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-48-10 / Raleigh Orthopaedic

General Location: The site is located on Edwards Mill Road, between Macon Pond Road and Duraleigh Road.

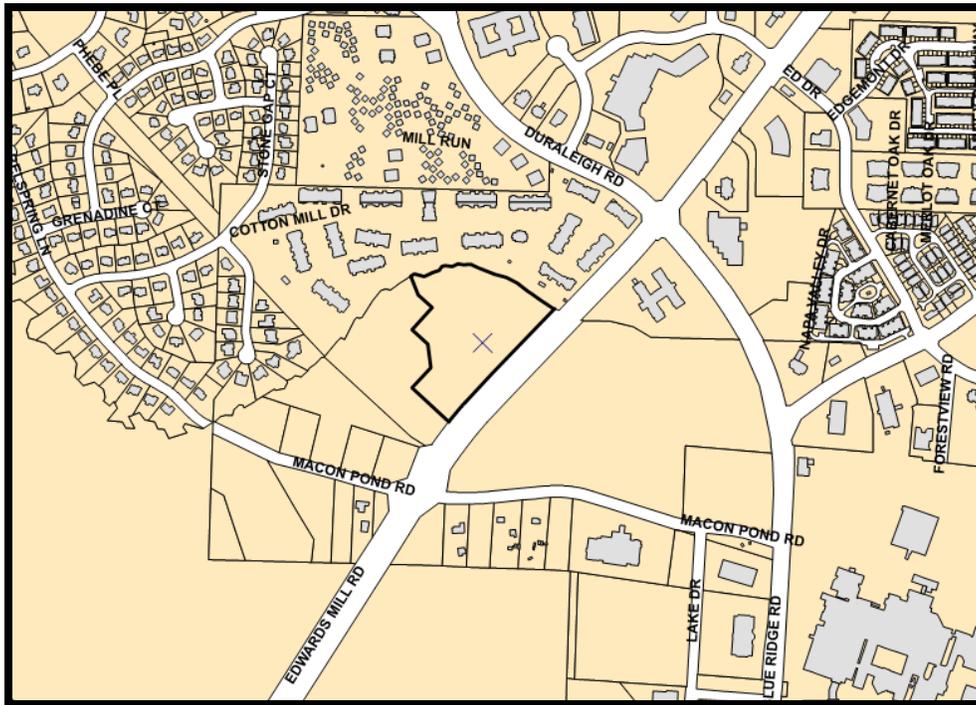
Owner: Group I Ventures Edwards Mill, LLC
Designer: Piedmont Land Design, LLP

CAC: Northwest

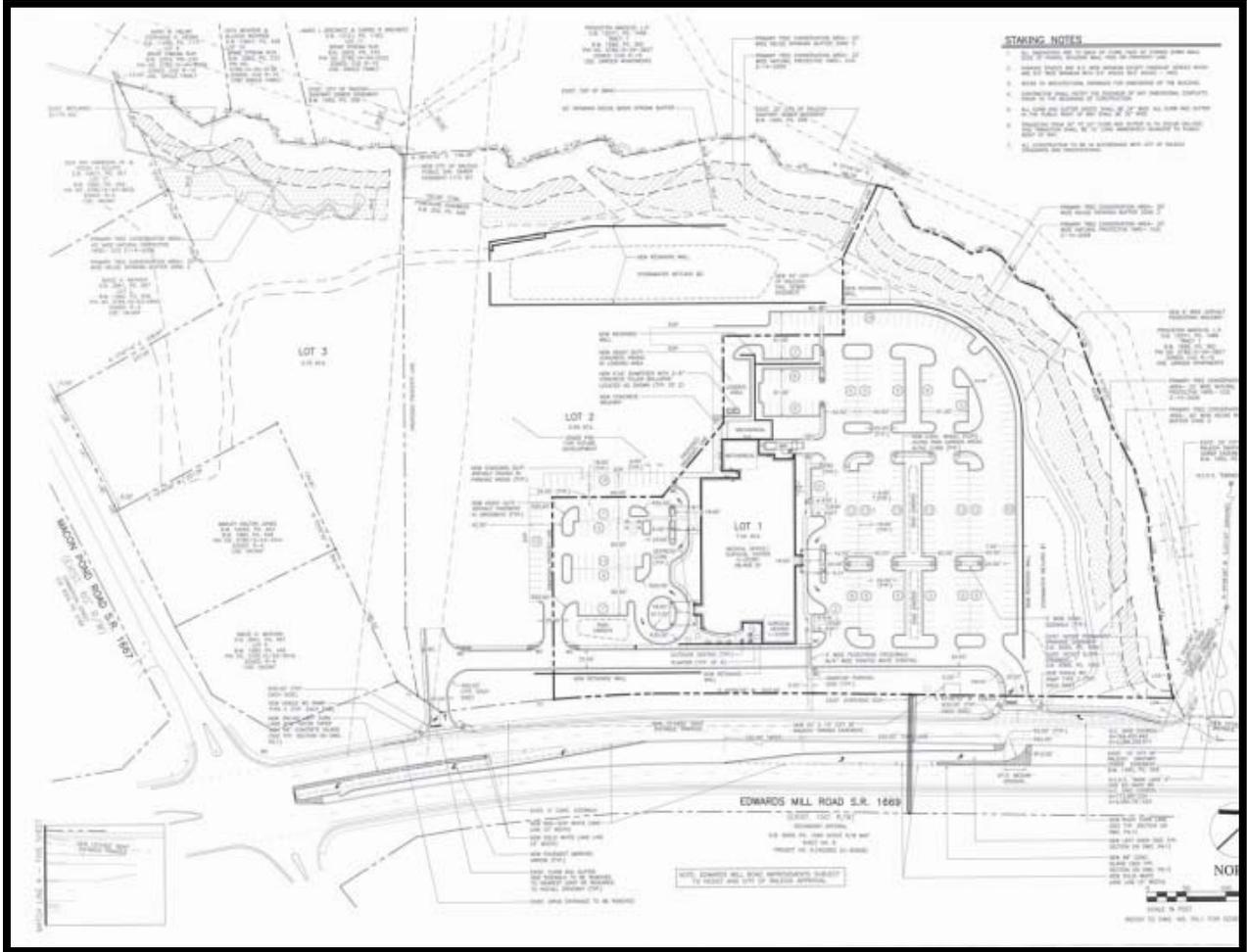
Nature of Case: The construction of a 98,468 medical office building on a recently subdivided 7.54 acre parcel zoned Office & Institutional-1, located inside the City limits.

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

Contact: Piedmont Land Design, LLP



SP-48-10 Raleigh Orthopaedic – Location Map



SP-48-10 Raleigh Orthopaedic - Site Plan

SUBJECT: SP-48-10 / Raleigh Orthopaedic

**CROSS-
REFERENCE:** Z-14-08 & S-27-10

LOCATION: This site is located on the west side of Edwards Mill Road, southwest of its intersection with Duraleigh Road, inside the City Limits.

REQUEST: This request is to approve a 98,468 square foot medical office building on an undeveloped 7.54 site, zoned Office & Institutional-1. The site plan is located on lot 1 of S-27-10. Planning Commission approval is required due to the development being an office use greater than 25,000 square feet located within 400 feet of a residential use or zone. In addition zoning case Z-14-2008 is a conditional use case applicable to this site with a zoning condition (m) which requires any site plan to be approved by the 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 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 November 3, 2011, owned by Group I Ventures Edwards Mill, LLC, submitted by Piedmont Land Design.

**ADDITIONAL
NOTES:** There are no additional notes for this plan.

**VARIANCES /
ALTERNATES:** N/A

To PC: February 2, 2012

Case History:

Staff Coordinator: Meade Bradshaw

Motion: Haq

Second: Mattox

In Favor: Batchelor, Butler, Buxton, Fleming, Harris Edmisten, Haq, Schuster, Sterling
Lewis

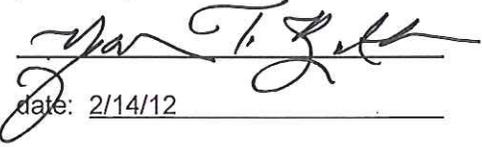
Opposed:

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: _____

date: 2/14/12



Staff Report

RECOMMENDED ACTION: Approval with Conditions

CONDITIONS OF APPROVAL: Administrative Actions:

Prior to the approval of Construction Drawings in the Public Works Department :

- (1) That as the developer proposes to disturb a designated riparian buffer for the purpose of stormwater discharge, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued before commencement of work (per code section 10-9044(a))

Prior to issuance of a grading permit in the Inspections Department:

- (2) That prior to the issuance of a grading permit issued in accordance with the final tree conservation plan approved pursuant to 10-2082.14 and Z-14-08, Condition (k), protection tree fencing must be located in the field and inspected by the Inspections Department;

Prior to issuance of building permits in the Inspections Department:

- (3) That construction drawings are approved by the City of Raleigh Public Works Department;
- (4) That a security (letter of credit) in the amount of 1.5 times the cost of improvements will be provided to the City for all public improvements is paid before the issuance of the first lot requesting the permit;
- (5) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures located on Lots 1 and 2 shall be shown with metes and bounds on a plat for recording as private drainage easements and the plat shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owners' association,"
- (6) That as stormwater facilities (2 stormwater wetlands and 3 bio-retention facilities) for Lot 1 and Lot 2 are shared, the stormwater maintenance covenant and City Code covenant forms shall be executed and recorded. The shared stormwater facilities shall be owned and maintained by a property owners' association. A recorded copy of the stormwater maintenance covenant and City Code covenant shall be given to the Planning Department. No building permit will be issued until a recorded

copy of the stormwater maintenance covenant and City Code covenant is provided to the Inspections Department;

- (7) 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;
- (8) 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 perpetuity 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)." This covenant is to run with the land, and shall be binding on the Owner, and all parties claiming under it;
- (9) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on the recorded map;
- (10) That as the developer proposes to disturb a designated riparian buffer for the purpose of a sanitary sewer line, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer before any grading or approval of construction drawings, (whichever first occurs) and evidence of such approval shall be provided to the Stormwater Engineer in the Public Works Department, and a written watercourse buffer permit is thereby issued by the Inspection Department before commencement of work (per code section 10-9044(a);
- (11) 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;
- (12) That construction drawing for shared stormwater devices between Lots 1 and 2 are approved by the Public Works Department;
- (13) That a revised landscape plan be submitted showing the planting of Trumpet Honeysuckle (or a similar species) at intervals of three (3) feet along the side of the retaining wall facing the Adjacent Parcels located within 200 feet of the retaining wall as required by zoning condition (g);
- (14) That declaration of restrictive covenant recorded in Book 14465 PG 753 Wake County Register allocating office square footage is amended to reflect S-27-10; and
- (15) All conditions of S-27-10 and Z-14-08 are satisfied.

ZONING:

ZONING

DISTRICTS: Office & Institution-1 Ordinance 374 ZC 618 Effective 4/1/08

Z-14-08 – Edwards Mill Road, located on the west side of Edwards Mill Road, Southwest of its intersection with Duraleigh Road, being Wake County PIN 0785546220. Approximately 17.22 acres rezoned to Office and Institution-1 Conditional Use District.

Conditions: 03/27/08

As used herein the “Property” means and refers to all of that certain tract or parcel of land containing +- 17.22 acres, located on the west side of Edwards Mill Road north of the Macon Pond Road Intersection in the City of Raleigh, Wake County, North Carolina, having Wake County Parcel identification Number 0785-54-6220.

- (a) **Transit Easement**. Prior to the first recording of a subdivision plat or the issuance of the first building permit for the Property (or any portion thereof), whichever shall first occur, there shall be dedicated to the City a transit easement along Edwards Mill Road measuring twenty (20) feet in length and fifteen (15) feet in width. The location of the transit easement shall be approved by the Transit Division of the City and the City Attorney or his Associate shall approve the transit easement deed prior to recordation. In the event that the Transit Division elects to place the transit easement in use for municipal transit services, it shall notify the owner of the Property thereof in writing, and within thirty (30) days after receipt of such notice the owner shall pay the cost to be incurred by the City for its purchase of a bench to be installed within such transit easement.

A transit easement is being dedicated on Edwards Mill Road.

- (b) **Height Limits**. The maximum height for buildings constructed upon the Property shall be the lesser of sixty five (65) feet or four (4) stories in height as determined pursuant to Section 10-2076 of the City Code.

The building does not exceed 4 stories and measures 42.5' according to code section 10-2076.

- (c) **Limitation on Square Footage of Office Uses**. Cumulatively office buildings (other than parking structures) constructed upon the Property shall not exceed 160,000 square feet floor area gross. Within 45 days following the last to occur of (i) the date upon which the adoption of the ordinance approving this zoning case becomes final and unappealable or (ii) the approval of the form and substance of the restrictive covenant hereinafter mentioned by the City Attorney or his or her deputy, the owner of the Property shall cause to be recorded in the Wake County Registry a restrictive covenant that allocates allowable building square footage upon the Property to all existing lots of record comprising the Property. Such restrictive covenant shall be submitted to the City Attorney within thirty (30) days following approval of this zoning case by the City Council and shall be approved by the City Attorney or his or her deputy prior to recordation. Such restrictive covenant shall provide that it may be amended or terminated only with the prior written consent of the City Attorney or his or her deputy, which consent shall not be unreasonably withheld.

Lot 1 is the only lot that is currently being developed. With Lot 1 comprised of 98,468 square feet, the remaining square footage allowed for lots 2 and 3 is 61,532 square feet.

- (d) **Open Space.** A minimum of twenty percent (20%) of the Property shall be maintained in open space. Open space, as used in this Condition (d), shall be defined as any area of the Property not covered by buildings, parking decks, vehicular service and/or parking areas, trash collection areas, and streets.

Lot 1 is 7.54 acres. The amount of impervious surface on Lot 1 is 4.25 acres or 56.3%. 43.7% percent of Lot 1 is considered open space.

- (e) **Prohibited Uses.** The following uses shall be prohibited upon the Property:

- Cemetery
- Church, synagogue or religious education building
- Utility services and substation
- Dance recording, music studio
- Emergency shelter type A, emergency shelter type B, religious shelter units
- Private or parochial school (elementary, middle and high)
- Airfield landing strip and heliport
- Fraternity house
- Sorority house
- Rooming house, boarding house, lodging house, guest house, tourist home
- Funeral home
- Crematory

The use on-site is a medical office building and not on the list of prohibited uses.

- (f) **Site Lighting.** All outdoor area and parking lot fixtures shall be of full cutoff (shielded) design. Outside of required transitional protective yards where the maximum height shall be twelve (12) feet, freestanding on-site lighting fixtures shall not be more than twenty (20) feet in height.

Site lighting will be reviewed at building permit review.

- (g) **Height of Retaining Wall.** No retaining wall greater than six (6) feet in height shall be constructed within two hundred (200) feet of any point on the boundary of the Property with parcels having the following Wake County Registry references: Book 11296, Page 1171 (Helms), Book 10847, Page 428 (Weinreb), and Book 11105, Page 796 (Huntley) (the "Adjacent Parcels"). Upon development, any retaining wall or walls upon the Property within two hundred (200) feet of the boundary of the Property with the Adjacent Parcels shall be planted with Trumpet Honeysuckle (or a similar species) at intervals of three (3) feet along the side of the wall facing the Adjacent Parcels. This condition shall not prohibit multiple retaining walls within the area dealt with in this condition, provided no single retaining wall in such area is greater than six (6) feet in height and the retaining walls therein are at least three (3) feet apart.

A retaining wall within 200' of the properties referenced above is site measures 5'11".

- (h) **Office Building, Parking Deck and Dumpster Setback.** No office building, parking deck or dumpster shall be constructed or placed within three hundred (300) feet of any point on the boundary or the Property with the Adjacent Parcels.

No building, parking deck, or dumpster will be located within 300' of the adjacent parcels.

- (i) **Plantings within Easement.** Upon development, there shall be planted along the boundary of the Property with Wake County Registry reference Book 12071, Page 1469 (Princeton Marquis LP) within the easement now owned by Progress Energy, Inc. two (2) staggered rows eight (8) feet on center of Wax Myrtle trees (or a similar species). An area within the easement shall be left unplanted to allow the passage of a motor vehicle or other equipment through the easement. In the event that the plants planted pursuant to this condition are removed or destroyed by the owner of the easement pursuant to the document recorded at Book 252, Page 506 of the Wake County Registry or any other document giving it the right to do so, the owner of the Property shall have no obligation to replace the plants so removed or destroyed.

This condition will apply when Lot 2 or Lot 3 come in for site plan review.

- (j) **Parking Lot Perimeter.** Along the perimeter of any parking lot upon the Property within two hundred (200) feet of any point on the boundary of the Property with parcels having the following Wake County Registry references: Book 12510, Page 1502 (Treadway), Book 11296, Page 1171 (Helms), Book 10847, Page 428 (Weinreb), and Book 11105, Page 796 (Huntley), other than within the easement owned by Progress Energy, Inc., or its successor in title, there shall be planted upon development a row of Leyland Cypress Trees (or a similar species) on centers of twelve (12) feet.

This condition will apply when Lot 2 or Lot 3 come in for site plan review.

- (k) **Neuse Riparian Buffer: Natural Protective Yard.** Upon development, there shall be maintained upon the Property a natural protective yard and Primary Tree Conservation Area pursuant to Section 10-2082.14 of the Code an average of twenty-five (25) feet in width (no less than ten (10) feet in width nor more than forty (40) feet in width) adjacent to and outside the riparian buffer fifty (50) feet in width (“the “Riparian Buffer”) existing upon the Property pursuant to 15A North Carolina Administrative Code 2B.0233 NEUSE RIVER BASIN: NUTRIENT SENSITIVE WATERS MANAGEMENT STRATEGY: PROTECTION AND MAINTENANCE OF EXISTING RIPARIAN BUFFERS. Provided, however, (i) the aforementioned natural protective yard and Primary Tree Conservation Area shall not exist within that portion of the Property subject to an easement owned by Progress Energy, Inc., its successors or assigns and (ii) such natural protective yard and Primary Tree Conservation Area shall be an average of forty (40) feet in width (no less than ten (10) feet in width nor more than seventy (70) feet in width) adjacent to and outside that portion of the Riparian Buffer adjoining the Adjacent Parcels. The Riparian Buffer and the natural protective yards and Primary Tree Conservation Areas established pursuant to this condition shall remain undisturbed except for the installation of utilities to the extent allowed by the City Code and State statutes and regulations.

The Neuse Riparian Buffer and natural protective yard are located on the northern and western portions of Lot 1.

- (l) **Limitation on impervious Surface.** Upon development, no more than sixty percent (60%) of the surface area of the Property shall be impervious.

Lot 1 is limited to 60% impervious surface.

- (m) **Site Plan Approval.** No development shall occur upon the Property until a site plan with respect thereto has been approved by the Raleigh Planning Commission. Prior to the submittal of any such site plan to the Raleigh Planning Department, it shall be presented to the Northwest Umstead Citizens Advisory Council or Its successor, if any.

This project was presented at the Northwest CAC on September 7, 2010 and will be heard at the February 14, 2012 Planning Commission Meeting.

- (n) **Control of Stormwater During Construction.** Upon construction activity upon the Property, the peak stormwater runoff leaving the Property for the two (2) year and the ten (10)-year storms shall be no greater than that for pre-development

Temporary sediment basins are used to detain runoff for the 2 and 10 year storm.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 62', rear yard = 20', front / rear aggregate = 82', side yard = 5' and 420', side yard aggregate = 425'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 42.5'.

PARKING: Off-street parking conforms to minimum requirements: 328 spaces required, based on 1 parking space per 300 square feet of floor area gross. 345 spaces are provided.

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 low 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>
Northern Property Line	Type C	80'

TREE CONSERVATION: Tree Conservation was recorded with S-27-10.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of .3 and lot coverage of 8% 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 is not required with this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN:

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Edwards Mill Road	½-150' exists	median improvements*	N/A

* This site plan will require the center median at the southbound intersection with Macon Pond be modified by providing a 48" median to be installed to separate the southbound left turn lane from the through lanes to prevent left turns from the right-in/right-out southern site driveway. The most northerly site driveway will require modification of the median to provide northbound traffic a left turn lane, "leftover", into the site. The median improvements are a requirement of the site circulation and therefore are not eligible for reimbursements.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: 15' x 20' easement on Edwards Mill Road.

**COMPREHENSIVE
PLAN:**

This site is located in the Northwest CAC, in an area designated as an institutional area

Action LU 2.5—Regulatory Incentives – As part of the update to the City’s development regulation, incorporate where appropriate incentive aimed at achieving Comprehensive Plan policies for development and redevelopment, Incentives can include bonuses, streamlines approvals, enhanced flexibility, or other mechanisms.

A Jogging path will be installed around the site.

Policy LU 3.4—Infrastructure Concurrency – The City of Raleigh should only approve development within newly annexed areas or Raleigh’s ETJ when the appropriate transportation, water, stormwater. And wastewater infrastructure is programmed to be in place concurrent with the development.

The site has been recently annexed, is extending waterline in Edwards Mill, and providing road improvements to Edwards Mill Road.

Policy LU 4.5—Connectivity - New development and redevelopment should provide pedestrian and vehicular connectivity between individual development sites to provide alternative means of access along corridors.

Cross access is required between lots 1, 2, and 3

Policy LU 4.9—Corridor Development- Promote pedestrian-friendly and transit-supportive development patterns along multimodal corridors designated on the Growth Framework Map, and any corridor programmed for “transit intensive” investments such as reduced headways, Consolidated stops, and bus priority lanes and signals.

The site is served with sidewalks, transit easement, bike path in Edwards Mill

Policy LU 5.1—Reinforcing the Urban Pattern-New development should be visually integrated with adjacent buildings, and more generally with the surrounding area. Quality design and site planning is required so that new development opportunities within the existing urban fabric of Raleigh are implemented without adverse impacts on local character and appearance.

Building creates campus for future medical facilities and regionally reinforces the medical industry’s investment in this area.

Policy T 5.5—Sidewalk Requirements - New subdivisions and developments should provide sidewalks on both sides of the street.

Sidewalks currently exist along Edwards Mill Road. A fee-in-lieu for ½ a 5' sidewalk is required along Macon Pond Road.

Policy LU 9.2—Coordinating Institutional Growth- Expand and encourage partnerships among the City’s many large institutions to coordinate future growth and development of these institutions with surrounding land uses and neighborhoods.

This a partnership development between Rex Hospital and Raleigh Orthopaedic

Policy LU 9.4—Healthcare Industry- Support the continued growth and expansion of the City’s health care providers to serve the needs of Raleigh’s residents.

Supports the continued growth and expansion of the City’s health care providers

Policy T 5.9—Pedestrian Networks – New subdivisions and large-scale developments should include safe pedestrian walkways or multi-use paths that prove direct links between roadways and major destinations such as transit stops, schools, parks, and shopping centers.

The Development provides 3 pedestrian connections to the public sidewalk in Edwards Mill Road

Policy EP 2.5—Protection of Water Features - Lakes, ponds, rivers, streams, and wetlands should be protected and preserved. These water bodies provide valuable stormwater management, ecological, visual, and recreational benefits.

50’ Neuse Riparian Buffers are located along an identified blue stream along the north and western portion of the site. In addition to the Neuse Buffer, an additional 25’ natural protective yard was required as condition k in zoning case Z-14-08 adjacent to the Neuse Buffer.

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>
<p>1. The committee recommends that the office building’s east façade (facing Edwards Mill Road) exhibit similar design presence and detail as the south-facing facade (perpendicular to the street) [commensurate with code Sec. 10-2132.2(d)(2)], through such measures as but not restricted to:</p> <ul style="list-style-type: none"> • Providing greater architectural prominence to the building entrance facing the road (e.g., adding a larger canopy). • Alter the articulation and materials treatment in the central section of the east wall to emulate those of the south elevation (e.g., increase amount of 	<p>As you will notice, the second building has been removed from the plans. The Ambulatory Surgical Center (ASC) has been combined with the Medical Office Building (MOB) to create one building. Since both uses operate independent of the other, the building has been design with the ASC located on the 1st floor with access to the building from the south side of the building. The MOB likewise has its own independent entrance located at the 2nd floor on the north side of the building. The MOB entrance will be similar to the previous design submitted, with a drop off canopy and window fenestration at the elevator lobby on each floor.</p> <p>The ASC will also have two drop of canopies and small windows along the south façade at the patient recovery</p>

<p>fenestration and vertical lines/ surfaces of contrasting color; bump out/ curve central section of the façade).</p>	<p>bays. The waiting area will have a curved glass wall similar to the previous design for the stand-alone ASC building.</p> <p>The ASC will have the light colored accent base course and brick veneer above. The remaining stories above will have accent bands of masonry and brick veneer. The south facade of the building will have sunscreen devices over the windows on the larger windows of the MOB on the upper three floors.</p>
<p>2. Provide greater visual continuity between the buildings' façade design by changing the lower base courses of brick circling the surgery building to the lighter-color material circling the first floor of the office building [commensurate with code Sec. 10-2132.2(d)(6)].</p>	<p>The revised project will provide a single building of unified design and appearance. The light colored accent masonry will be utilized on the lower level ASC base course, accent bands to define the 3 upper floor levels, accent bands at the crown molding along the roof edge and at the three stair towers. Accent bands will also be utilized at all window heads and sills. The stairs on the east elevation facing Edwards Mill Road will have the light color accent masonry on all surfaces to provide a focal point on the end of the building. Additional windows will be added in the stairwell.</p>
<p>3. Given the change in elevation across the site, as an alternative to installing one tall retaining wall at the rear of the site and one large, flat parking lot atop it, consider terracing the parking area (i.e., stepping-down the lot by double bays, with access between via low-slope ramp/ drives) [commensurate with code Sec. 10-2132.2(d)(2) & (4)].</p>	<p>The redesign of the site has taken this into consideration and has resulted in terracing the rear parking. It now transitions from the upper level MOB parking area to the lower</p>
<p>4. Enhance the pedestrian experience internal to the parcels [commensurate with code Sec. 10-2132.2(d)(1), (2), &/or (6)]:</p> <ul style="list-style-type: none"> · Enhance the design of the rear building entrances for greater visual prominence (e.g., add canopies/ awnings, provide wider sidewalk connections and enhanced landscaping, etc.) · Given the time site visitors may spend waiting, and the expected number of staff, 	<p>The redesign has resulted in a stronger entrance appearance for both the ASC and the MOB making it easier for patients to find their way. Additional pedestrian connections have added, a walking/jogging trail around the site, and added landscaping features including the creation of new bioretention islands (rain gardens) in the MOB parking lot and south entrance to the ASC</p>

<p>redesign the space between the buildings as an amenity: provide direct access to it via exterior building doors, install enhanced landscaping, include benches, etc.).</p>	
<p>5. Provide direct, straight-line pedestrian connections between the public sidewalk along Edwards Mill Road and the closest entrances to each building [commensurate with code Sec. 10-2132.2(d)(1) & (5)]. Install steps if needed.</p>	<p>An additional pedestrian connection to the public sidewalk has been added as requested.</p>
<p>6. Break up the wide length of parking fronting the site along Edwards Mill Road with two or more planting islands [commensurate with code Sec. 10-2132.2(d)(2)].</p>	<p>All parking along Edwards Mill Road has been eliminated.</p>
<p>7. Widen crosswalks for greater presence and visibility [commensurate with code Sec. 10-2132.2(d)(5)].</p>	<p>Although widened crosswalks are not planned, the site plan does make every effort to coordinate with existing and planned public facilities as described in the Code. coordinate with existing and planned public facilities as described in the Code. rear parking. It now transitions from the upper level MOB parking area to the lower lever ASC parking area.</p>

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, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.
- PUBLIC UTILITIES:** City water and sewer services are available. The subdivider is responsible for installation of all lines necessary to provide service to this site.
- SOLID WASTE:** Individual lot service with a private contractor is to be provided.
- CIRCULATION:** Proposed street improvements on Edwards Mill Road are a requirement of the North Carolina Department of Transportation for access to the subject site. Two driveways will be permitted on Edwards Mill Road with cross-access to be

provided between Lots 1, 2, and 3. Upon development of Lot 3, the driveway to Macon Pond Road will be constructed and cross-access provided.

PEDESTRIAN: Proposed public sidewalk locations on Edwards Mill Road conform to City regulations. A fee-in-lieu of construction for ½-5' sidewalk on Macon Pond Road was required in S-27-10 as the sidewalk will be constructed with the future widening of Macon Pond Road.

FLOOD HAZARD: Flood hazard areas are located on site and are labeled on the plans.

**STORMWATER
MANAGEMENT:**

The site will comply with Part 10, Chapter 9, stormwater regulations. There are 2 shared wetlands, 3 shared bio-retention areas and a buydown to NCEEP. Post-development runoff will be detained to pre-development rates for the 2 and 10 year storm events utilizing 2 shared wetlands. One wetland is located on lot 1 and the other shared wetland is located on lot 2. Lots 1 and 2 will comply with nitrogen loading requirements through the use 3 shared bioretention areas, all located on lot 1. Neuse River Buffers and floodplain associated with alluvial soils exist on the site... Per Z-14-08, each lot of the subdivision will be limited to 60% impervious surface.

The developer proposes to disturb a designated riparian buffer for the purpose of extending a sanitary sewer line, the North Carolina Division of Water Quality shall approve the disturbance of the riparian buffer and evidence of such approval shall be provided to the Conservation Engineer in the Public Works Department.

REZONING CONDITION

Maximum impervious surface allowed on each lot per Z-14-08 is shown on the preliminary plan and shall be shown on the recorded plat.

**WETLANDS
/ RIPARIAN
BUFFERS:**

Neuse River riparian buffers are located and protected on this site and shall be shown on all plats for recording.

STREET NAMES: No new street names are required for this development.

**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.