



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-6-12 / Wake Technical Community College Parking Lot G

General Location: This site is located at the northeast intersection of Fox Rd. and Perry Creek Rd.

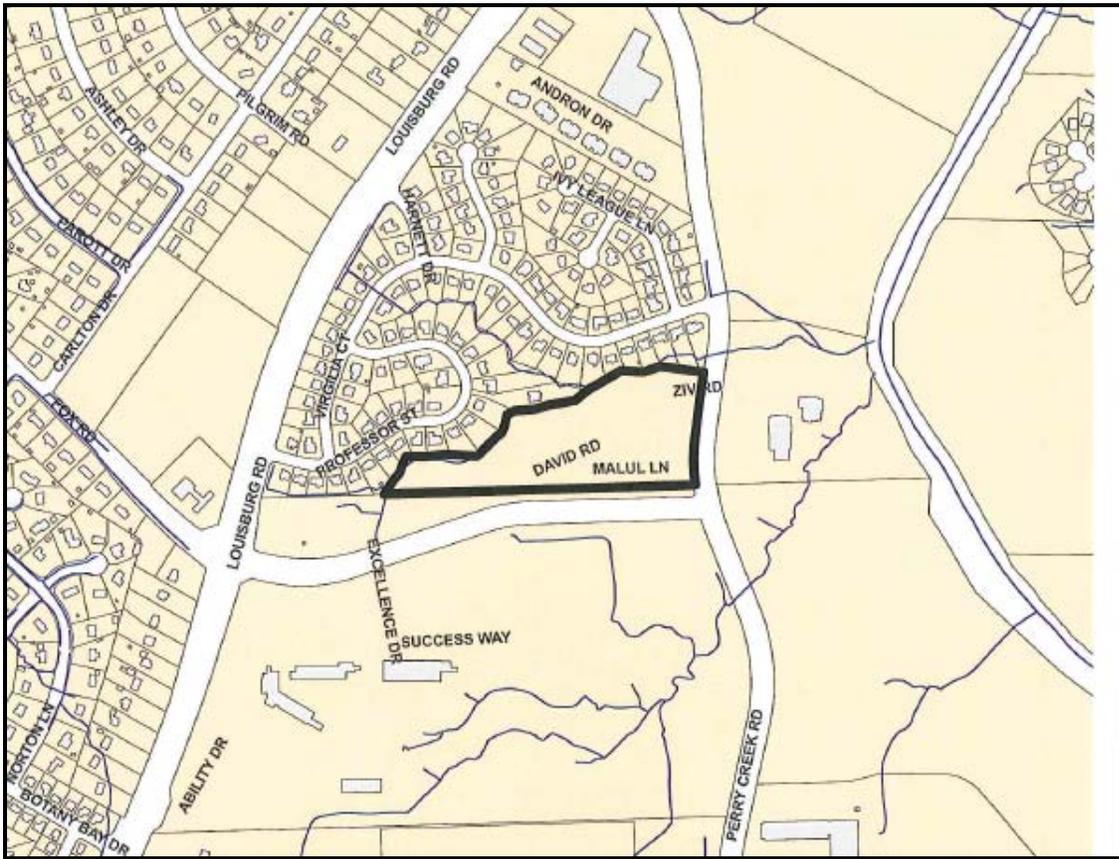
Owner: Wake Technical Community College
Designer: Stewart Engineering

CAC: Northeast

Nature of Case: This request is to approve a 467 space overflow parking lot for Wake Technical Community College on a 10.32 acre site, zoned O&I CUD and R-10. 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.

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

Contact: Ryan Hambleton



Vicinity Map

SUBJECT: SP-6-12 / Wake Technical Community College Parking Lot G

**CROSS-
REFERENCE:** Not applicable

LOCATION: This site is located on the north east intersection of Fox Rd. and Perry Creek Rd. inside the City Limits.

REQUEST: This request is to approve a 467 space overflow parking lot for Wake Technical Community College on a 10.32 acre site consisting of two parcels zoned O&I-CUD and R-10. The small portion of the site zoned R-10, located within the Neuse River buffer will remain undisturbed. 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, 2021, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3/27/12, owned by Trustees of Wake Technical Community, submitted by Stewart Engineering.

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

**VARIANCES /
ALTERNATES:** Not applicable

To PC: 4/10/12

Case History:

Staff Coordinator: James Marapoti

Motion: Buxton

Second: Harris Edmisten

In Favor: Butler, Buxton, Harris Edmisten, Haq, Fluhrer, Mattox, Schuster, Sterling Lewis, Terando

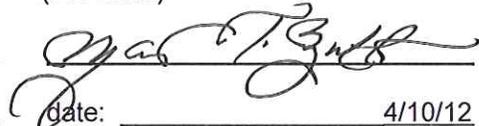
Opposed:

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: _____ 4/10/12



Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:**

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (1) That prior to grading permit issuance, the nitrogen offset payment must be made to a qualifying mitigation bank

Prior to Planning Department authorization to record lots:

- (2) 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, 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).";
- (3) That all permanently preserved undisturbed open space used to meet the nitrogen reduction requirements of Part 10 Chapter 9 shall be labeled on recording plats. These plats shall include a note stating: Within permanently preserved undisturbed open space areas used for stormwater treatment, there must not be any land disturbing activity, any placement of impervious surfaces, any tree disturbing activity, any new development or expansion thereof, or new use, construction, or encroachment;
- (4) That as this site consists of two parcels, cross access agreements between lots BM 2001 PG 242 and BM 2005 PG 2549 are required to be prepared and recorded in accordance with the City Code and a recorded copy is returned to the Planning Department prior to permit issuance;
- (5) That 1/2'-110' in width of right of way along Perry Creek Rd. be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City of Raleigh at permit review;
- (6) That construction plans for public improvements be approved by the Public Works Department.

ZONING:

ZONING

DISTRICTS: O&I-1/R-10. Ordinance **569 ZC 457** Effective **6/1/99**.

Z-49-99 Louisburg Road, east side, extending to the Neuse River, being (a portion of) Wake County Tax Map parcel 1737.04 61 2813. Approximately 20 acres rezoned to Office & Institution-1 Conditional Use.

Conditions: 5/26/99

1. Stormwater runoff control measures shall meet or exceed the standards of Planning Commission Certified Recommendation 7101, where applicable. **Response: The proposed project meets the current stormwater regulations as specified by City Code.**

2. Any right-of-way required to be dedicated for future improvements to adjacent roadways shall qualify for reimbursement at R-4, R-6, R-10 and R-15 values. **Response: Understood.**

3. A minimum building setback of seventy-five feet (75') in width, including therein a minimum tree protective area of fifty feet (50') in width, shall be maintained along the rezoned property's common border with Wake County PIN's 1737.04 62 2177 (Marra), 1737.04 62 3250 (Reiss), 1737.04 62 7332 (Sklodowski), 1737.04 62 5205 (Henley), 1737.04 62 6259 (Clark), 1737.04 62 4222 (Shannon,Douglas), 1737.04 62 5277 (Myrick Construction), and 1737.04 51 3701 (Myrick Construction). Existing vegetation within the tree protection area shall remain undisturbed except for:

a. Storm drainage facilities; erosion control devices, electric, telephone, cable television, and similar installations (fiber optic cable, etc.); gas and/or water, sanitary sewer installations; driveways, pedestrian paths, and similar improvements approved by the appropriate local government authority. Any such construction shall be underground and/or designed and undertaken so as to create as little disturbance of the area as possible while still honoring public service, health and safety requirements.

b. The construction of entrance features, fences, berms, walls, associated passive recreation features, and the planting of new vegetation which tends to enhance the area's visual appeal, or sign and noise screening characteristics.

c. Treatment or removal of nuisance or diseased vegetation. To illustrate but not limit the foregoing: Trees which encroach upon property boundaries or whose limbs hang over adjacent properties, overhead electric lines, streets or drives may be removed; pine trees infested with or threatened by pine bark beetles or similar pests may be removed.

Response: The proposed parking lot is located outside of the minimum building setback of 75', including the 50' minimum tree protective area.

4. Buildings on the rezoned properties shall be limited to three (3) stories and not more than forty-five (45') in height. Total gross floor area to be constructed on the rezoned property shall not exceed a ratio of .50. **Response: The proposed project is an overflow parking lot, the only structure on site will be a bus shelter.**

5. Exterior lighting shall be aimed downward and shielded so as to prevent direct view of the light source from adjacent single-family residential detached properties. **Response: Lighting will be coordinated with Progress Energy to insure that no lamp's source will be visible to the single family residences adjacent to the property.**

6. At the time of initial site plan or subdivision approval, a unity-of-development plan approved by the City of Raleigh will be formulated for all buildings on the site, assuring complementary signage, architectural style, construction materials, and cross-access ways. **Response: The proposed project is an overflow parking lot and the only**

structure on site will be a bus shelter.

7. Refuse containers and heating and air-conditioning units shall be maintained within wooden and masonry enclosures or otherwise screened from direct view from adjacent residentially zoned lots, in accordance with the approved unity-of-development plan. **Response: The proposed project is an overflow parking lot and as such there will not be any dumpsters or air-conditioning units on site.**

8. The applicant shall notify, by certified mail/return receipt requested, owners of property as listed by the Wake County tax office, adjacent to or within 100 feet of the rezoned property of subdivision or site plan approval requests filed with the City of Raleigh. A similar notice shall also be provided by the property owners to the then chairman of the area Citizens Advisory Council at his or her residence address listed with the City of Raleigh. **Response: Please see attached a copy of the letter/site plan notification that was sent via certified mail/return receipt to all property owners within 100 feet as well as the Chair of the Northeast CAC. A phone call was also placed to the Chair of the CAC and this project will be heard at the 3/8/12 CAC meeting.**

9. Construction traffic shall not be permitted to access the subject property via Virgilia Court or Professor Street. **Response: Noted.**

10. Development to the west of the proposed extension of Southall Road shall be limited to residential development not to exceed four units per acre prior to June 1, 2004. The future right of way being more particularly described as beginning at a point in the south easternmost corner of Lot 57 (Sklodowski), Phase 2, North College Park Subdivision as shown on Book of Maps 1997, Page 682, Wake County Registry, running in a southerly direction to a point in the common boundary of the tracts with Wake County PIN's 1737.04 61 2813 (the subject property) and 1737.04 51 9081 (Wake Technical Community College), said point lying approximately 1,050 feet east of the Neuse River's western bank, i.e., the westernmost point of the right of way of Southall Road as shown on SP-190-98. After June 1, 2004, development shall be permitted in accordance with O&I-1 zoning classification as limited by conditions 1-9 above. **Response: The proposed parking lot is a permitted use in the O&I-1 district and meets conditions 1-9 as detailed above.**

11. Portions of the subject property within the 100 year flood plain shall be a "tree protective area" and remain undisturbed except as set forth in Section 3a., 3b., and 3c of these conditions. **Response – The proposed parking lot is located outside of the 100 year flood plain and the tree protective area.**

12. Public greenway easements along the Neuse River will be conveyed to the City of Raleigh concurrently with the recording of any subdivision, recombination map or upon building permit issuance whichever first occurs. The easement terms shall be negotiated in good faith by the property owner and the City manager or his designee. For reimbursement purposes, the greenway shall be valued at the current residential zoning. **Response – Public greenway easements were recorded as part of S-9-06 and recorded in BM2007 Pages 916-917. Please recorded maps contained in the site plan package.**

13. A private pedestrian path will be provided on the interior of the tract accessing both the Neuse River greenway system and the Wake Technical College property to the South (PIN# 1737610011). An offer of reciprocal pedestrian cross access subject to the reasonable approval of the Raleigh City Attorney shall be recorded in the office of the Register of Deeds of Wake County, at the time of plat recordation or building permit issuance, whichever first occurs. **Response: PIN 1737610011 no longer exists. A pedestrian path will connect through the site from Fox Road to Perry Creek Road where a painted crosswalk will take pedestrian across to the location of the future**

greenway.

SETBACKS / HEIGHT: Not applicable.

PARKING: This parking lot is for overflow parking. This plan is proposing 467 parking 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. 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>
North	½ Type B	80' average

TREE CONSERVATION: This project is required 10% or 1.03 acres for tree conservation. This project has dedicated 2.11 acres which is found in BM2007 PG 916 & 917.

DEVELOPMENT INTENSITY: Not applicable.

PHASING: This project will be constructed in 1 phase.

UNITY OF DEVELOPMENT: Not applicable.

COMPREHENSIVE PLAN:

GREENWAY: This site has dedicated a variable width greenway on the north property line per BM 2007 PG 916 & 917.

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

<u>Street</u>	<u>ROW</u>	<u>Construct</u>	<u>Slope Esmt.</u>
Perry Creek Rd.	½ 110'	½ 65'	N/A

TRANSIT: No city transit facilities are requested in this location

COMPREHENSIVE PLAN: Plan as shown is consistent with all applicable Comprehensive Plan policies.
Policy LU 4.5 – Connectivity
Policy LU 5.6 – Buffering Requirements
Policy T 2.4 – Road Connectivity
Policy T 5.5 – Sidewalk Requirements

HISTORIC / DISTRICTS: Not applicable

**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>
1) Given the proximity of the southeast corner of the proposed lot to the street intersection, and the relatively level ground there, provide a direct sidewalk connection between the southeast corner of the lot and the street sidewalk [commensurate with Code Sec. 10	2) Applicant added a sidewalk connection at the southeast corner.

**SUBDIVISION
 STANDARDS:**

- BLOCK LAYOUT:** Not applicable
- PUBLIC UTILITIES:** Not applicable
- SOLID WASTE:** Not applicable
- CIRCULATION:** Proposed plan incorporating a 25' wide internal private street connecting Perry Creek Rd. with Fox Rd.
- PEDESTRIAN:** Proposed sidewalk locations conform to City regulations. A sidewalk is required along Perry Creek Rd. Site plan is proposing a sidewalk along the private street and sidewalk connecting parking lot to intersection of Perry Creek Rd. and Fox Rd.
- FLOOD HAZARD:** There are no flood hazard areas on this site.
- STORMWATER MANAGEMENT:** No detention will be required and no stormwater quality BMP is required because the Nitrogen Export loading rate is at a loading rate that does not require treatment. A buydown from 8.89 lbs/ac/yr to 3.6 lbs/ac/yr was previously made for 4.05 acres of impervious. Any modification from this previously approved impervious area will have to be addressed before permit approval. Stormwater must be sheet flow into the Neuse Riparian Buffer or diffused flow utilizing level spreaders or other approved measures will be required.
- 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.

Eight Site Plan Standards SP-6-12 Wake Tech Parking Lot G

(1) The site plan protects the public from unsafe or inefficient vehicular circulation, parking, and loading/unloading operations. The site plan considers, among other things:

- The physical character of adjacent and surrounding roads;
- Nearby median openings or intersections and stub streets;
- The classification of streets and plans for future improvements;
- Proximity to pedestrian generators such as schools, transit stops and facilities, parks and greenways;
- The accident experience near the site;
- Bicycle, pedestrian and transit access and circulation;
- Traffic volumes existing and projected from approved site plans;
- Interference with any other driveway;
- Response time of nearby emergency services such as fire and hospital;
- The character of the traffic to be generated from the site; and
- Opportunities to enhance street, parking lot, and sidewalk connectivity.

Applicant's Response:

The proposed project is a gravel parking lot to serve overflow parking needs at the Wake Tech campus. The project is located across Fox Road from the existing campus and includes one driveway/pedestrian connection across Fox Road into Success Way and one driveway/pedestrian connection to Perry Creek Road.

Fox Road, classified as a thoroughfare, is fully-built out with 4-lane section and median.

Perry Creek Road is also classified as a thoroughfare and will be improved as part of this project. 10' of ROW dedication is provided along the Perry Creek Road frontage and improvements to a 69' (back to back section) with curb, gutter, sidewalk, and turn lanes are being provided from Fox Road to Virgilia Court. (The improvements from the property line north to Virgilia Court are being completed as off-site improvements).

The project provides a pedestrian connection across Fox Road (with a pedestrian haven in the median) continuing to the existing sidewalk on the main campus (Success Way). In addition, a sidewalk is being provided along the Perry Creek frontage that will tie to an existing crosswalk across Fox Road to lead pedestrians to the campus.

The project provides an 8-foot wide multi-purpose path from Fox Road through the parking lot to a new crosswalk at Perry Creek Road to allow access to the future Neuse River Greenway.

This proposed project did not trigger the need for a TIA.

A bus stop with pull-off lane, accessible parking spaces and shelter is provided as part of this project.

This bus stop will be serviced by Wake Tech and will shuttle students from the parking lot to buildings on campus. The bus stop area and pull-off were sized to accommodate a 15-passenger van (typical size of Wake Tech shuttle service).

(2) The site plan is in accordance with the general plans for the physical development of the City as embodied in the Comprehensive Plan, Redevelopment Plans, Streetscape Plans, manuals, handbooks or other City Council adopted plans and standards.

Applicant's Response:

The site plan is consistent with City Code, Part 10 Chapter 9 as well as other associated City manuals and handbooks. The project is located in the future Forestville CAC but is currently being serviced by the Northeast CAC.

The site plan is consistent with the following relevant parts of the Comprehensive Plan:

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. – The development of Parking Lot G will include pedestrian connectors from the new lot to the existing pedestrian pathways on campus as well as an 8 foot wide multi-purpose path from Fox Road to Perry Creek across to the future greenway trail.

Policy LU 5.6 – Buffering Requirements: New development adjacent to areas of lower intensity should provide effective physical buffers to avoid adverse effects. Buffers may include larger setbacks, landscaped or forested strips, transition zones, fencing, screening, height and/or density step downs, and other architectural and site planning measures that avoid potential conflicts. – The development of Parking Lot G will adhere to code mandated buffer requirements as well as the conditions of Z-49-99 which stipulate a minimum tree protective area of 50' adjacent to eight neighboring properties.

Policy LU 8.11 – Development of Vacant Sites: Facilitate the development of vacant lots that have historically been difficult to develop due to infrastructure or access problems, inadequate lot dimensions, fragmented or absentee ownership, or other constraints. – PIN 1737613803 was a bank-owned property purchased by the Trustees of Wake Tech. The site was originally approved as part of S-9-06, was subsequently cleared and graded and then left in a state of disrepair. The proposed parking lot project will facilitate improvement to the site.

Policy T 2.9 – Curb Cuts: The development of curb cuts along public streets, particularly on thoroughfares and arterials, should be minimized to reduce vehicular conflicts, increase pedestrian safety, and improve roadway capacity. – The development of Parking Lot G will include one curb cut off of Perry Creek Road and one curb cut off of Fox Road.

Policy T 5.13 – Pedestrian Infrastructure: Ensure that streets in areas with high levels of pedestrian activity support pedestrian travel by providing such elements as frequent and safe pedestrian crossings, large medians for pedestrian refuges, bicycle lanes, frontage road with on-street parking, and/or grade separated interchanges. – The safety of students is of paramount importance to Wake Tech, as such this proposed overflow parking lot is being developed with sidewalks and pedestrian connections across Fox Road to campus.

Policy T 6.8 – Parking Lot Design: Parking areas should be designed to minimize conflicts with pedestrians. – The safety of students is of paramount importance to Wake Tech, as such this proposed overflow parking lot is being developed with sidewalks and pedestrian connections across Fox Road to campus as well as a transit stop to facilitate the use of shuttle service between the parking lot and campus.

Policy EP 8.4 – Mitigate Potential Noise and Light Pollution from New Development on Adjoining Residential Properties. – The development of Parking Lot G will adhere to code mandated requirements as well as condition #5 of Z-49-99 which stipulates that: exterior lighting shall be aimed downward and shielded so as to prevent direct view of the light source from adjacent single-family residential detached properties.

(3) The site 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:

Stormwater

Air or water pollutant discharges;

Noise, light, and odor;

Access to air and light;

On and off-street parking;

Dust, smoke, and vibration;

Hours of operation; and

Site conditions that may foster unsafe or unlawful activities.

Applicant's Response:

Detention and stormwater BMPs are not required on site because the Nitrogen Export loading rate is at a level that precludes treatment. A buydown from 8.89 lbs/acre/year to 3.6 lbs/acre/year was previously made (via S-9-06) for 4.05 acres of impervious area.

No air or water pollutant discharges are anticipated.

The project will not contribute to adverse impacts from noise, light, or odor. The development of Parking Lot G will adhere to code mandated buffer and transitional protective yard requirements as well as the conditions of Z-49-99 which stipulate a minimum tree protective area of 50' adjacent to eight neighboring properties.

The development of Parking Lot G will adhere to code mandated requirements related to lighting as well as condition #5 of Z-49-99 which stipulates that: exterior lighting shall be aimed downward and shielded so as to prevent direct view of the light source from adjacent single-family residential detached properties.

The parking lot will be lit to provide students safe access to and from their vehicles to campus.

(4) The site plan contains adequate measures to mitigate the impact of the development on nearby residential neighborhoods from incompatible characteristics such as:

Building scale;
Architectural character;
Landscaping;
Amount and placement of impervious surfaces;
Placement of structures and vehicular surface areas; and
Orientation of uses and entranceways.

Applicant's Response:

The plan contains adequate measures to mitigate the impact of the parking lot on the adjacent residential neighborhood.

The proposed plan adheres to conditions of Z-49-99 stipulating a minimum building setback of 75' feet in width including a minimum tree protective area of 50' be maintained. Tree conservation for the project was accomplished, platted, and recorded with the previously approved subdivision on the site (S-09-06). The project meets code requirements for landscaping and buffering.

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

Stormwater drainage structures;
Public utilities;
Streets, sidewalks, and on-street parking;
Parks, greenways, and recreational facilities;
Fire stations and community service facilities;
Schools;
Trash collection; and
Transit stops and facilities.

Applicant's Response:

Detention and stormwater BMPs are not required on site because the Nitrogen Export loading rate is at a level that precludes treatment. A buydown from 8.89 lbs/acre/year to 3.6 lbs/acre/year was previously made (via S-9-06) for 4.05 acres of impervious area.

As the project is a parking lot, no water or sewer services are proposed for the project.

ROW dedication and improvements to Perry Creek Road (including off-site improvements from the property line to Virgilia Court) are provided as part of this project.

There is an existing sidewalk along the Fox Road frontage. Sidewalk will also be built on the Perry Creek Road frontage. An 8' foot wide multi-purpose path will be constructed from the Fox Road entrance through the site to Perry Creek Road with a crosswalk connecting to the proposed Neuse River Greenway system.

The required greenway easement on the parcel was platted and recorded via S-9-06.

(6) The site plan provides for a unified development within the site and with adjoining properties when such properties are either:

Under similar ownership as the site;
Are being developed in a coordinated manner with the site, or,
The site shares a common relationship with surrounding properties, where establishing similar architectural elements, landscaping, shared access street connectivity or signage will promote good order, convenience, and safety.
Situations a, b, and c may consist, among other things, of shared driveways, definitive streetscape character or block face, similar topography, both properties are located within a previously approved concept or master plan or within the same conditional use zoning ordinance.

Applicant's Response:

The proposed parking lot will serve as an overflow lot for Wake Technical Community College.

The code compliant landscaping elements in the parking lot are in concert with the existing landscaping on campus.

The project adheres to the conditions of Z-49-99.

This lot is located outside of the bounds of the Wake Tech master plan approved as S-132-03.

(7) The site 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.

Applicant's Response:

The proposed project complies with requirements of Part 10, Chapter 3 – Subdivision and Site Plan Standards as well as the conditions of Z-49-99.

The project provides ten feet of ROW dedication as well as improvements to Perry Creek Road.

(8) The site 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.

Applicant's Response:

The proposed project adheres to all applicable code requirements.