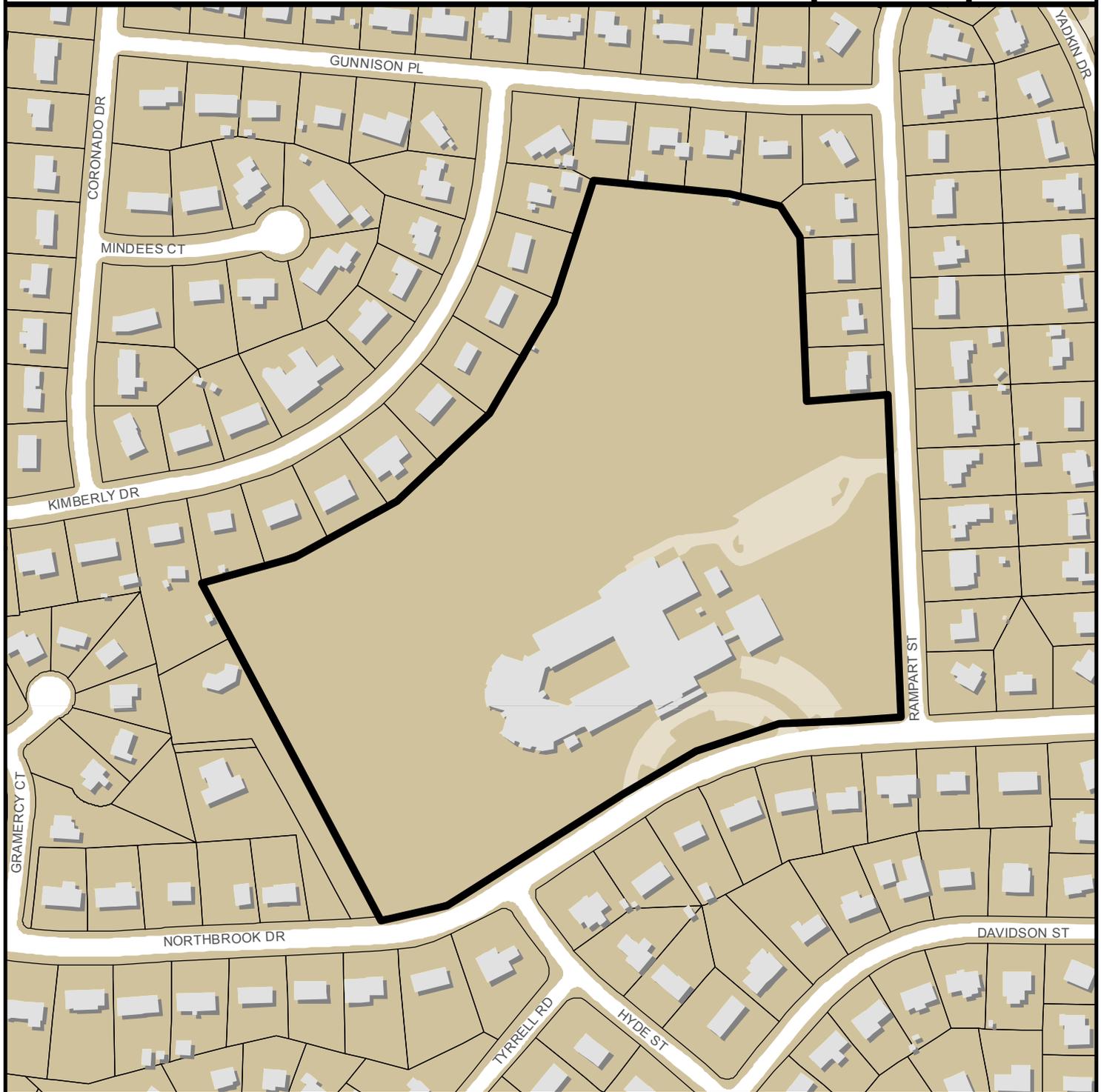


BROOKS ELEMENTARY SCHOOL SR-17-2015



0 300 600 Feet

Zoning: **R-4**
CAC: **Midtown**
Drainage Basin: **Crabtree Basin**
Acreage: **20.64**
Square Feet: **74,186**

Planner: **Michael Walters**
Phone: **(919) 996-2636**
Applicant: **Wake County Bd.
of Ed.**
Phone: **(919) 856-3721**





Administrative Action Administrative Site Review

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

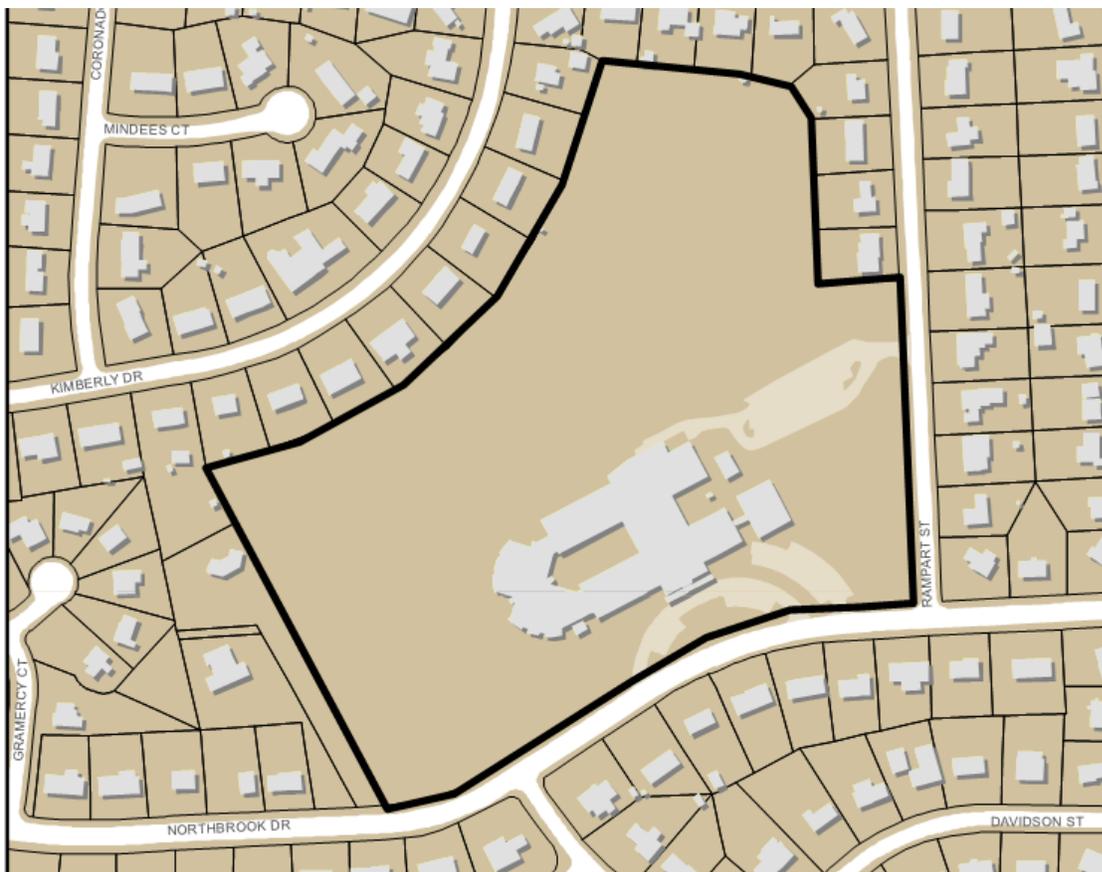
Case File / Name: SR-17-15 / Brooks Elementary School

General Location: This site is located on the north side of Northbrook Drive, at the northwest corner of the intersection of Northbrook Drive and Rampart Street.

CAC: Midtown

Request: Redevelopment of an existing elementary school site on a 20.64 acre tract zoned Residential-4 (R-4). The majority of the existing buildings will be demolished with 15,806 square feet of building space to remain. New building construction of a 74,186 square foot elementary school (Civic) building with associated parking, storm water measures, utilities, and new activity areas will total 89,992 square feet of building space on site.

Cross-Reference: TR # 444211



Street Type(s):	Northbrook Dr.is classified as an Avenue 2-Lane, Divided street requiring a 36' b-b on 64' r/w. Rampart St.is classified as a Neighborhood Yield requiring a 27' b-b on 55' of r/w. Right of Way dedication is required along both streets. (8.4)	8.4
Streetscape:	Residential Streetscape. Existing sidewalks are 5' in width. A fee-in-lieu will be charged for 1' of sidewalk. A design adjustment has been granted allowing an alternative streetscape cross section. (8.5)	8.5
Setbacks/Frontage:	primary street = 20', side street = 20', side lot line = 10', rear lot line = 30' (2.2, 1.5.4)	2.2
Neighborhood Transitions:	NA	3.5
Transitional Protective Yards:	northern and western borders - 10' Type A2 Transitional Protective Yards and Tree Conservation Areas proposed. (7.2.4, 6.3.1 d)	7.2.4
Stormwater:	The project will utilize a dry pond and purchase mitigation credits for Nitrogen reduction. The dry pond will also serve to attenuate the 2 yr & 10 yr peak discharge rates to pre-development conditions or less.	9.2
Tree Conservation:	This site is providing 2.17 acres or 10.7% of tree conservation area in accordance with Article 9.1.	9.1
Variances, Design Adjustments, Administrative Alternates:	Two Design Adjustments have been approved by the Public Works Director for this project, noted below. <ul style="list-style-type: none"> 1. A Design Adjustment waving the requirement for the block perimeter (8.3.2) as surrounding adjacent property is developed. 2. A Design Adjustment allowing an alternative streetscape cross section due to exiting sidewalk location, and the utilization of existing trees on site (8.5.1). 	
Other:	Statement (WCPSS) regarding required certifications in project file (UDO Section 6.3.1 d 2 a).	

Public Works Design Adjustment – Staff Response



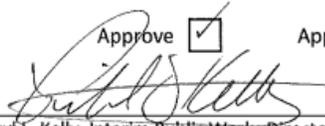
Per Section 10.2.18.C of the Unified Development Ordinance, the Public Works Director may consult with the heads of other City departments regarding the review of the request. The Public Works Director may approve, approve with conditions or deny the request, but must do so within 60 days of the receipt 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	Brooks Elementary	Date Completed Application Received	11/24/2015
	Case Number	SR-17-2014	Transaction Number	444211

Staff Response/Recommendation	Staff supports the design adjustment for alternate placement of street trees due to existing sidewalk location.		
	Staff Member	Daniel G. King, PE	Support Request <input checked="" type="checkbox"/> Does Not Support <input type="checkbox"/>

Public Works Director's Action:

Approve
 Approval with Conditions
 Deny


12/3/15

Richard L. Kelly, Interim Public Works Director Date

*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	
-------------------------	--

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

Public Works Design Adjustment



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	Brooks Elementary Renovation	Date Completed Application Received	11/24/15
	Case Number	SR-17-2014	Transaction Number	444211

Staff Response/Recommendation	Staff supports the design adjustment from Block Perimeter due to existing surrounding development.		
	Staff Member	Daniel G. King, PE	Support Request <input checked="" type="checkbox"/>

Public Works Director's Action:

Approve Approval with Conditions Deny

 Richard L. Kelly, Interim Public Works Director Date 12/2/15

*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	
-------------------------	--

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

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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 9.2.2, a surety equal to 125% of the cost of construction of a stormwater device shall be paid to the City;
- 2) That a final tree conservation plan with permit be approved by the Urban Forester. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas.
- 3) That a tree protection fence must be located in the field and inspected by the Urban Forester;

Prior to approval of a concurrent review of Final Site Review and Infrastructure construction plans, or whichever is applicable:

- 4) That a nitrogen offset payment must be made to a qualifying mitigation bank;
- 5) That a demolition permit be issued and this building permit number be shown on all maps for recording;
- 6) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on any recorded map;

Prior to issuance of building permits:

- 6) 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;
- 7) 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;
- 8) 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 both Rampart Street and Northbrook Drive is paid to the Public Works Department;
- 9) That a tree impact permit is obtained from the Urban Forester in the Parks, Recreation and Cultural Resources Department for landscaping in the public right-of-way;
- 10) That $\frac{1}{2}$ of the required 64' of right of way for Northbrook Drive, and $\frac{1}{2}$ of the required 55' of right of way for Rampart Drive are dedicated to the City of Raleigh and a copy of the recorded plat be provided to the City prior to building permit issuance;

- 11) That a fee in lieu for the additional 1 foot of sidewalk width running the length of streets be paid to the City prior to the issuance of building permits;

Prior to issuance of certificate of occupancy:

- 12) That in accordance with Part 10A Section 9.2.2, an as-built plan and certification any stormwater control device shall be reviewed and accepted by the City prior to final stormwater inspection approval or certificate;

I hereby certify this administrative decision.

Signed: (Planning Dir.) Kenneth Bower (A. Bower) Date: 2-12-16

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 January 12, 2016, submitted by Renee Pfeifer, CLH Design PA.

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: 2-12-2019

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.