



Certified City Council Decision

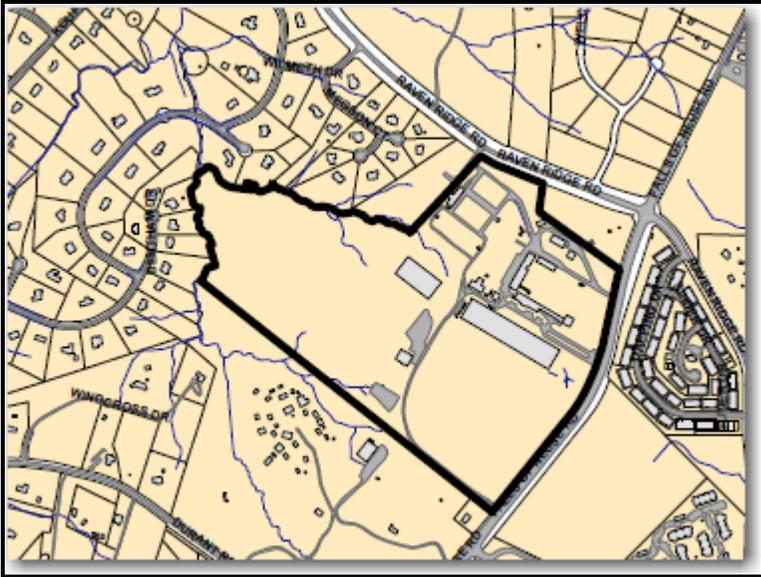
City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 516-2626
www.raleighnc.gov

Case File / Name: SP-74-09 / Johnson Treatment Plant Solar System

General Location: Southwest corner of Falls of Neuse Road and Raven Ridge Road.

Planning District / CAC: North / North

Request: Approval of a rooftop photovoltaic array to be located on the clearwell of the E.M. Johnson Water Treatment Plant. The clearwell is a 117,000 square foot enclosed concrete structure holding treated water ready to be distributed throughout the City's water supply system. The clearwell site is below Falls of Neuse Road and minimally visible from the road and neighbors because of the location of the dam of the treatment plant's raw water retention pond. This 110.14 acre site is zoned Rural Residential with Secondary Watershed Protection Overlay District.



SUBJECT: SP-74-09 / Johnson Treatment Plant Solar System
CROSS-REFERENCE: SU-20-95

LOCATION: Southwest corner of Falls of Neuse Road and Raven Ridge Road.

OFFICIAL ACTION: Approval with conditions

CONDITIONS OF APPROVAL: Attached

FINDINGS: The City Council finds that this request conforms to Chapter 2, Part 10, Sections, 10-2047, 10-2055, 10-2057, 10-2132.2, Chapter 3, Part 10, and Sections 10-3001-3059. This approval is based on a preliminary plan dated 10/19/09, owned by City of Raleigh, submitted by City of Raleigh.

Case History: Planning Commission approved preliminary site plan on 10/27/09

Footnote:

To CC: 11/03/09

City Council Status: Approved

Staff Coordinator: Jacque Baker



Final conditions of approval

CONDITIONS OF APPROVAL:

City Council Actions:

- (1) That in lieu of the fee in lieu for ½ of a 5 sidewalk along Falls of Neuse Road frontage of the site, the applicant is requesting a deferral until the future expansion of the site that is proposed to be submitted in December 2009;
- (2) That a final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. The applicant is requesting a deferral of recordation of the tree conservation plan until January 1, 2010. The plan must show metes and bounds descriptions of all tree conservation areas. A copy of the approved plan is to be placed on file in the Planning Department prior to January 4, 2010;
- (3) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas. The applicant is requesting a deferral until January 1, 2010. Tree conservation shall be in compliance with Code section 10-2082.14 and a copy of the recorded plat must be provided to the Site Review Specialist in the Inspections Department prior to January 4, 2010;