



Certified Action of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
(919) 996-2626
www.raleighnc.gov

Case File / Name: SP-19-13 / Teen Center

General Location: Located at the intersection of Raleigh Boulevard and Glascock Street.

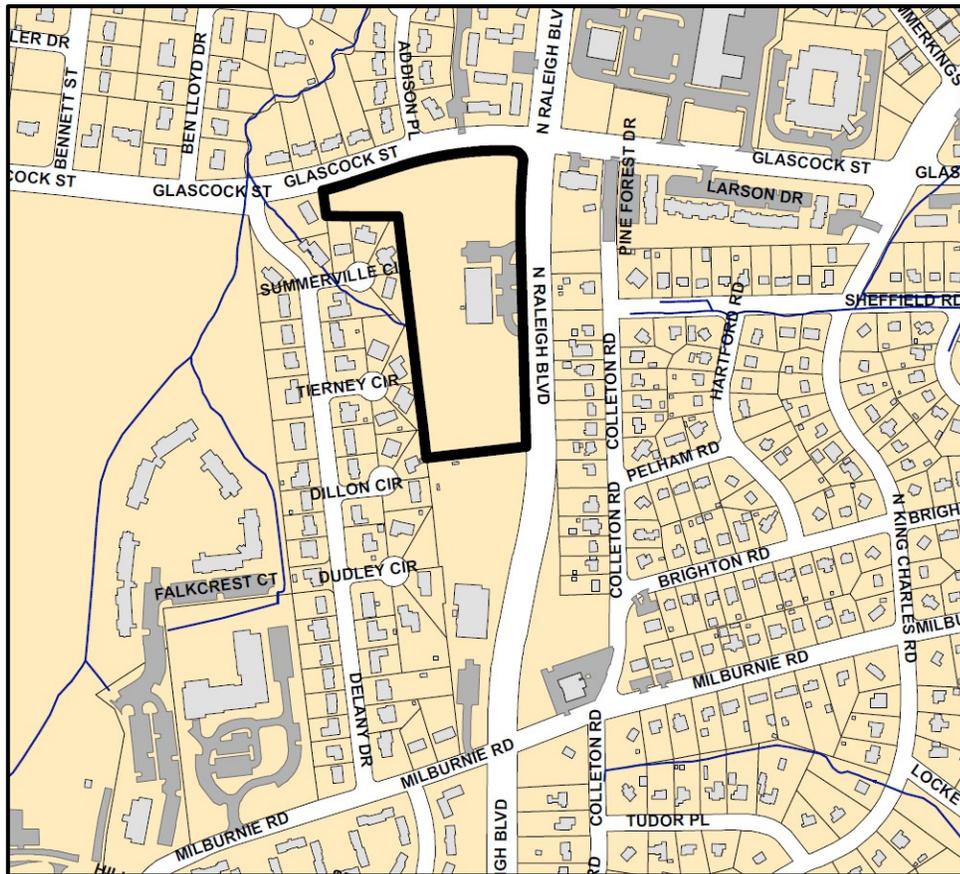
Owner: Boys and Girls Club
Designer: OBS Landscape Architects

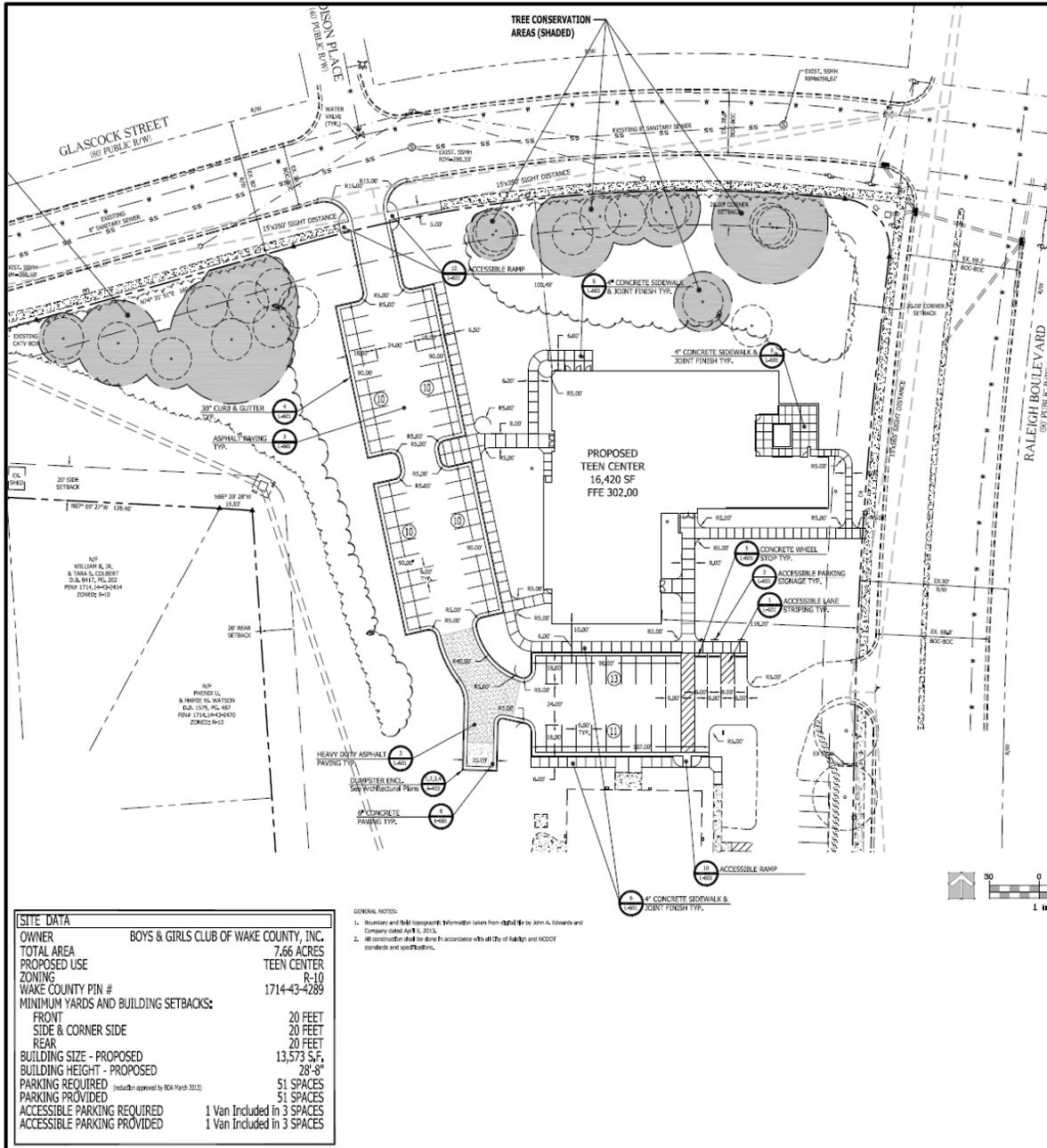
CAC: North Central

Nature of Case: Construction of 16,420 square foot civic club zoned Residential-10. This site is located within 400 feet of a residential use or zone and given the size of the proposed use in addition to the current 13,729 square foot facility on the property (total >25,000 SF), requires Planning Commission approval.

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

Contact: Brian Starkey, OBS Landscape Architects





SUBJECT: SP-19-13 / Teen Center

CROSS-REFERENCE: Board of Adjustment Variance A-15-13

LOCATION: This site is located on the west side of Raleigh Boulevard, south of its intersection with Glascock Street, inside the City Limits.

REQUEST: This request is to approve a 16,420 square foot civic club zoned Residential-10, located inside the city limits. This site is also located within 400 feet of a residential use or zone and given the size of the proposed use in addition to the current 13,729 square foot facility on the property (total >25,000 SF), requires Planning Commission approval.

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 10-2021 and 10-2132.2 and to Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 6/13/13, owned by Boys and Girls Club of Wake County, submitted by Brian Starkey.

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

VARIANCES / ALTERNATES: Board of Adjustment A-15-13 (parking reduction)
On 3/11/2013 the Board of Adjustment approved a variance from Code section 10-2081 which requires 1 parking space per 3 memberships which would require 100 parking spaces. The approved variance reduced this requirement by 49 spaces allowing for the total required parking to be 51 spaces.

To PC: July 23, 2013

Case History: N/A

Staff Coordinator: Stan Wingo

Motion: Swink

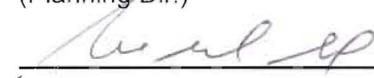
Second: Fleming

In Favor: Braun, Butler, Fleming, Fluhrer, Lyle, Mattox, Swink

Excused: Sterling Lewis, Schuster and Terando

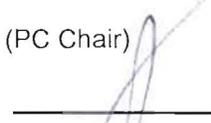
This document is a true and accurate statement of the findings and recommendations of the Planning Commission. Approval of this document incorporates all of the findings of the Staff Report attached.

Signatures: (Planning Dir.)



date: 7/23/13

(PC Chair)



date: 7/23/13



Staff Report

**RECOMMENDED
ACTION:** Approval with Conditions

**CONDITIONS OF
APPROVAL:** Planning Commission Actions:

- (1) That the Planning Commission finds that this site plan meets the standards for approval of Code Section 10-2132.2(d);

Administrative Actions:

Prior to issuance of land disturbance permits upon site review:

- (1) 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;
- (2) 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;
- (3) That a tree conservation plan and map showing the area plots identified and coordinated with the Tree Cover report, labeled with standardized names and data summary and a second plan of only the tree conservation areas outlined in dashed lines with metes and bounds descriptions must be submitted to the City Forestry Specialist. Tree protection fence must be set up along the boundaries of all tree conservation areas and an appointment must be made with the City Forestry Specialist to inspect the fence prior to issuing all associated site permits;

Prior to issuance of building permits:

- (4) That a plat be recorded showing all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures within private drainage easements and the plat shall contain the following note: "All private storm drainage easements & stormwater measures will be maintained by the property owner / owners association."
- (5) That a plat of all tree conservation areas must be recorded with the Wake County Register of Deeds and the book and map reference must be provided to the City Forestry Specialist;

- (6) That prior to issuance of building permits the developer will make a contribution of twenty-four percent (24%) of the initial construction cost of all stormwater control device(s) to the City in accordance with City Code 10-9027:
- (7) That the final site plan be revised to show the proposed water meter to service the site in the right of way;
- (8) That an approval letter from Public Utilities Department must be obtained approving the size of the proposed grease interceptor and the letter must be affixed to the plans at time of building permit review;

Prior to issuance of an occupancy permit:

- (9) That prior to Issuance of a Certificate of Occupancy an as-built certification for all stormwater control devices as required under Code Section 10-9025(c) shall be provided to the Public Works Department, all stormwater systems shall be in place and functioning, and an original inspection report per Code Section 10-9028.

ZONING:

ZONING DISTRICTS: Residential-10

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard (20' min) = 31', rear yard (20' min) = 165', corner side yard (20'min) =100' and side yard (15' min) = 650'. This plan conforms to maximum height standards in this zoning district of 40'. Proposed height of the building is 28'8".

PARKING: Off-street parking conforms to minimum requirements: There are currently 41 parking spaces existing with 51 spaces proposed. 92 parking spaces are required and 92 spaces are provided with the proposal. The parking requirement was approved as a reduction by the Board of Adjustment in March of 2013 under A-15-13.

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>
Western Property Line	Type C	30'-120'

TREE CONSERVATION: This project is required 10% or .766 acres for tree conservation. This project has dedicated all wooded areas and individual trees on site for a total acres which is broken into:
Primary: 0.0 acres
Secondary: .66 acres for a total 8.6% of the property

**DEVELOPMENT
INTENSITY:**

Proposed development of 16,420 square foot civic club with existing 13,729 square foot Boys and Girls Club building would bring overall square footage on the subject property to 30,149 square feet.

PHASING:

There is one phase in this development.

**UNITY OF
DEVELOPMENT:**

N/A

**COMPREHENSIVE
PLAN:**

GREENWAY:

There is no greenway on this site.

**THOROUGHFARE
/ COLLECTOR
PLAN:**

Dedication of right-of-way is not required with this development plan.

TRANSIT:

The following transit-oriented features of this site are incorporated into the proposed plan: a 15x20 foot transit easement located on the northwest portion of the site adjacent to the existing private drive. This site is presently served by Capital Area Transit.

**COMPREHENSIVE
PLAN:**

The site is located within the North Central CAC, in an area designated Institutional on the future land use map. That category identifies land and facilities occupied by colleges and universities, large private schools, hospitals and medical complexes, religious organizations, and similar institutions. Smaller institutional uses such as churches are generally not mapped unless they are sites that are more than two acres in size. Institutional properties may be public or private.

Staff has reviewed the site plan and finds this plan in compliance with the Comprehensive Plan and the following policies:

- LU 5.3 – Institutional Uses
- LU 7.6 – Pedestrian Friendly Development
- LU 8.10 – Infill Development
- LU 9.2 – Coordinating Institutional Growth
- T 5.5 – Sidewalk Requirements
- UD 2.1 – Building Orientation

**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 reviewed this proposal on June 20th, 2013 and had no comments.

**SUBDIVISION
STANDARDS:**

BLOCK LAYOUT: No new streets are required or proposed.

PUBLIC UTILITIES: City water and sewer services are available. The developer is responsible for installation of all lines necessary to provide service to this site.

SOLID WASTE: Service by private contractor is to be provided.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards.

PEDESTRIAN: Sidewalks currently exist on Raleigh Boulevard and Glascock Street. Private sidewalks connect the entrances to all buildings with the public sidewalks along Raleigh Boulevard and Glascock Street.

FLOOD HAZARD: There are no flood hazard areas on this site.

**STORMWATER
MANAGEMENT:**

This site is subject to stormwater management controls in accordance with Chapter 9 of Part 10 of the Raleigh City Code. Proposed stormwater control measures are shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual. Underground pipe detention is proposed to attenuate the post development runoff rates to predevelopment conditions for the 2-year and 10-year storm events. A one time buydown payment to the NCEEP or authorized nutrient mitigation bank is proposed be made to reduce nitrogen loading rates to 3.6 lbs/ac/yr.

**WETLANDS
/ RIPARIAN
BUFFERS:**

No wetland areas or 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.