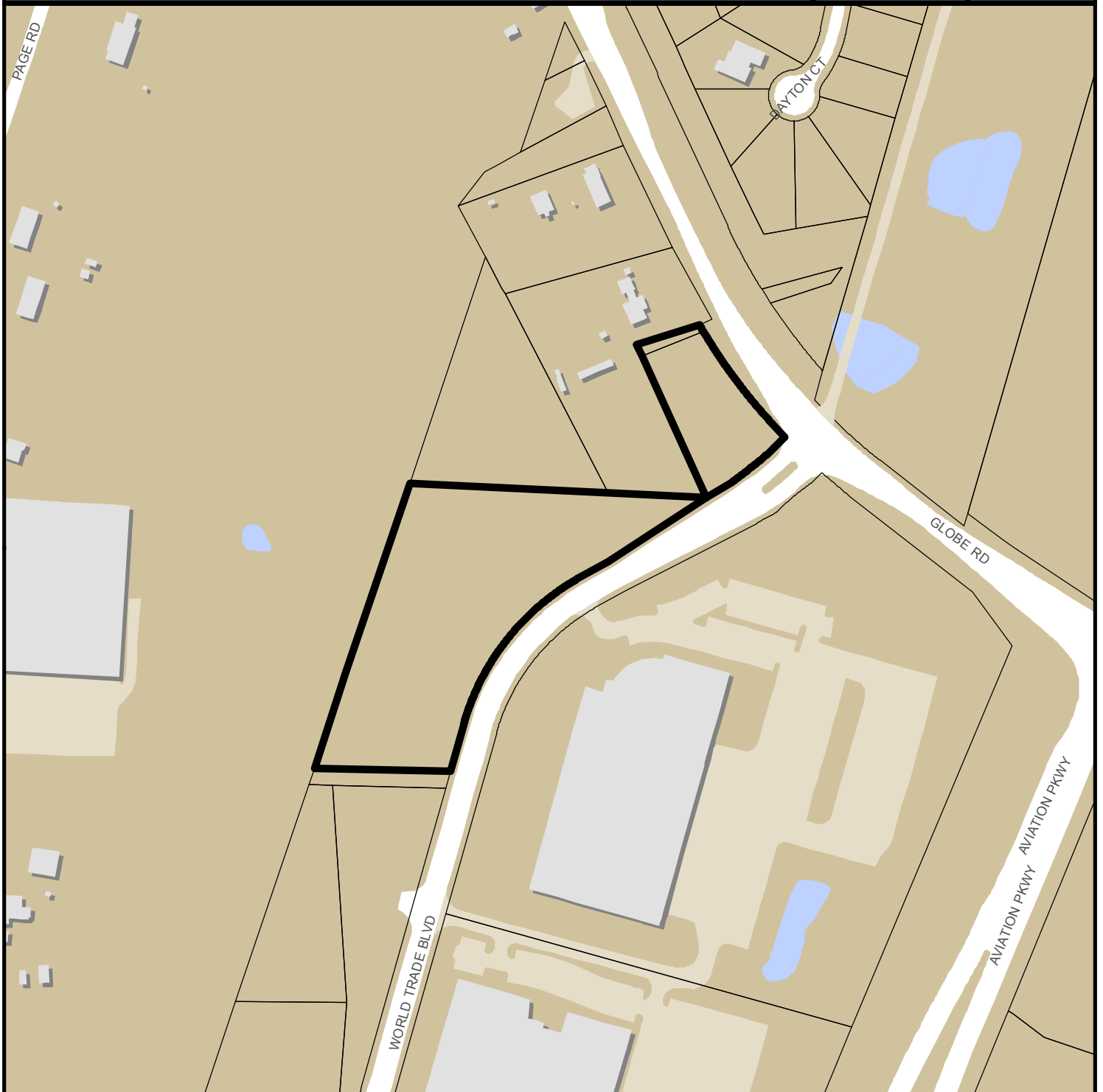


TRIANGLE SPRINGS SP-66-2015



0 300 600 Feet

Zoning: **TD CUD, R-4**

CAC: **Northwest**

Drainage Basin: **Little Briar**

Acreage: **8.77**

Square Feet: **53,314**

Planner: **Michael Walters**

Phone: **(919) 996-2696**

Applicant: **Propstone, LLC**

Phone: **(502) 253-1200**





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-66-15 / Triangle Springs

General Location: The site is located on the southwest corner of the intersection of Globe Road and World Trade Blvd. This site is within both the City of Raleigh and Durham County, but it is within the City of Raleigh's jurisdiction as per City of Raleigh Ordinance #1999-525, that being an annexation agreement between the Cities of Raleigh and Durham regarding the areas between the two municipalities.

Owner: Propstone, LLC
Designer: Jon Callahan, John A. Edwards & Company

CAC: Northwest

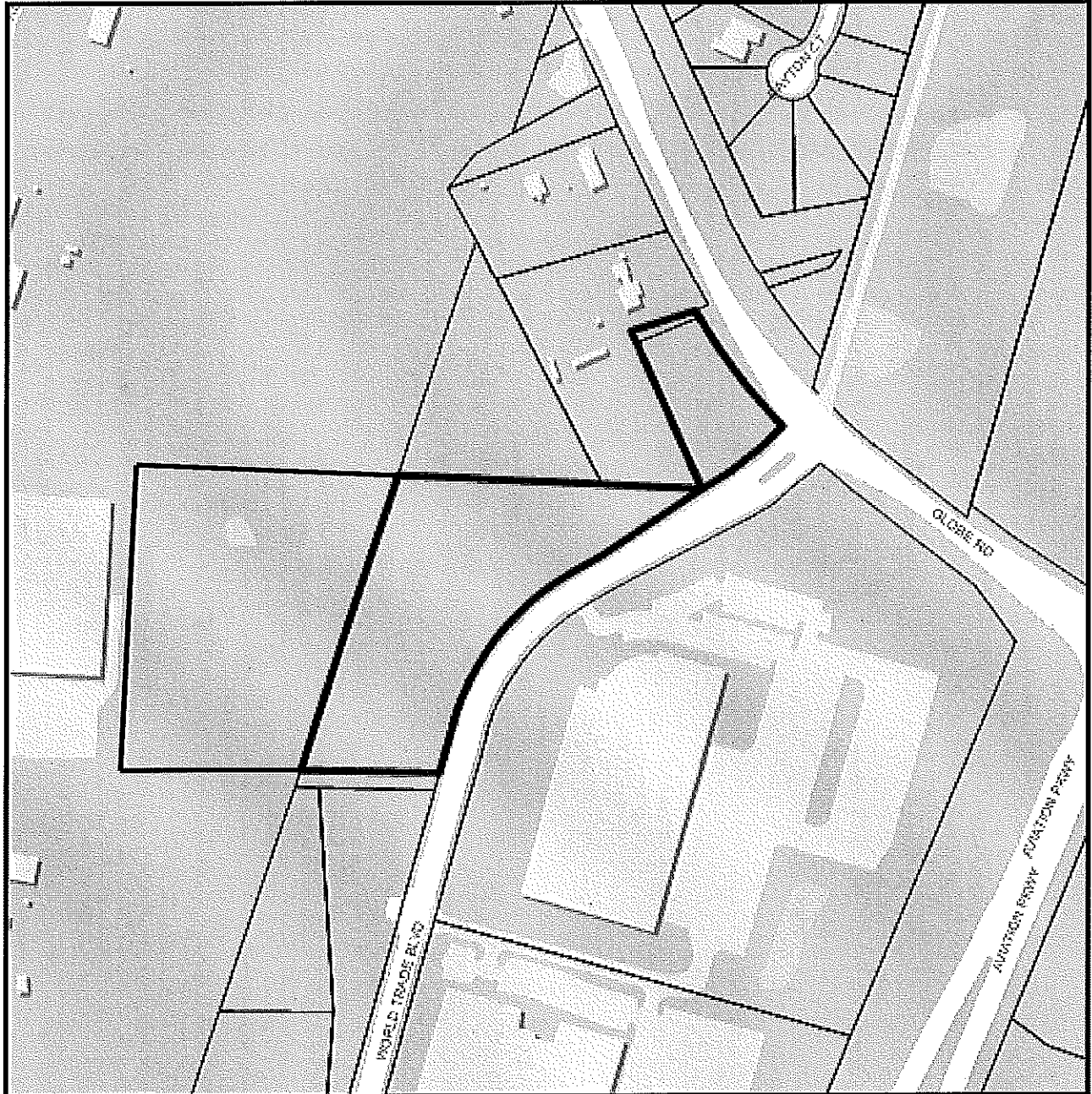
Nature of Case: Proposed is a 53,314 square ft. hospital consisting of 54 beds with the possible inside expansion of up to 77 beds. The preliminary site plan was submitted on 9/3/2015, within a legacy zoning district, with the only applicable sections of the Unified Development Ordinance being 8, 9, and 10. At present the site is vacant.

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

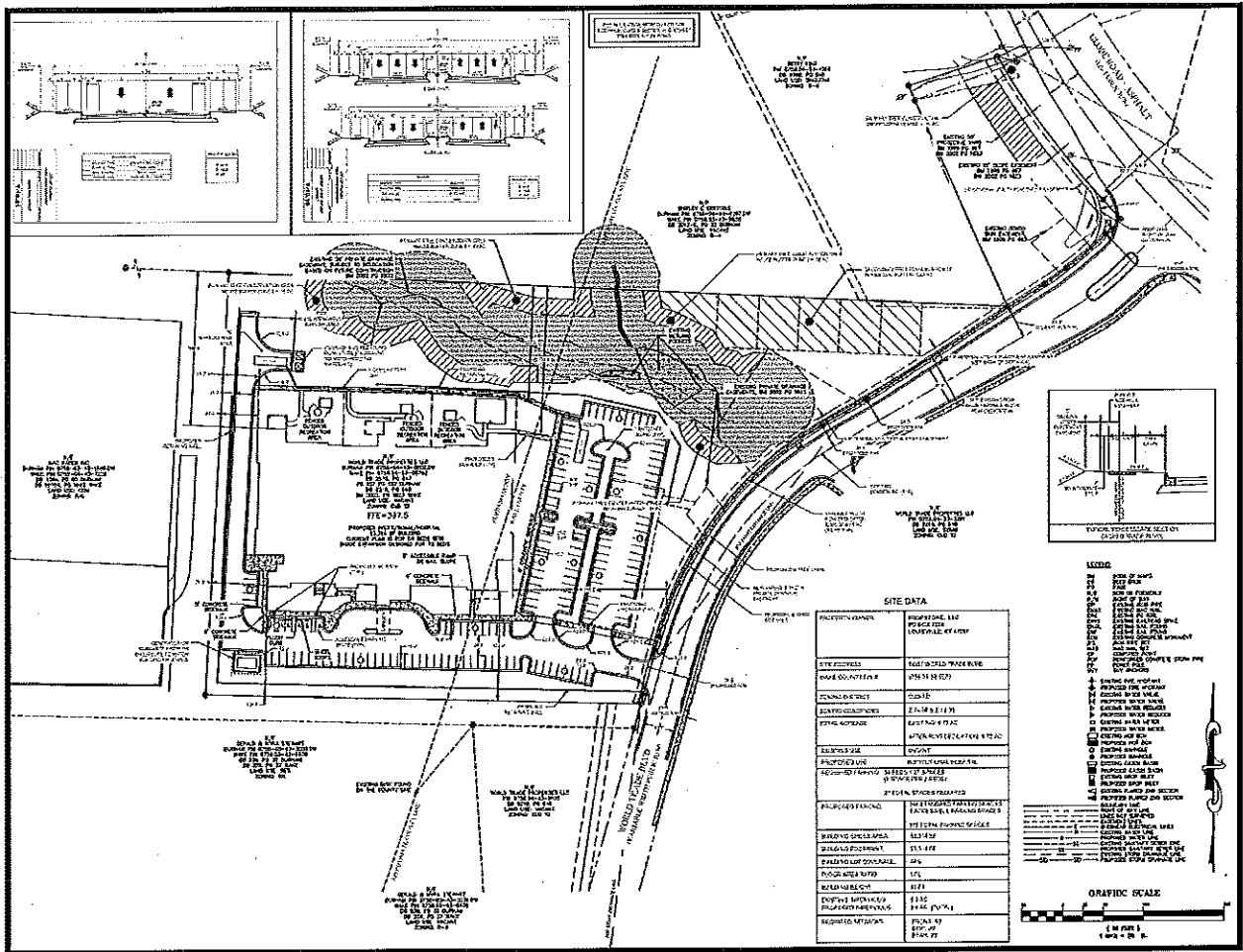
Contact: Jon Callahan, John A. Edwards & Company

Design Adjustment: NA

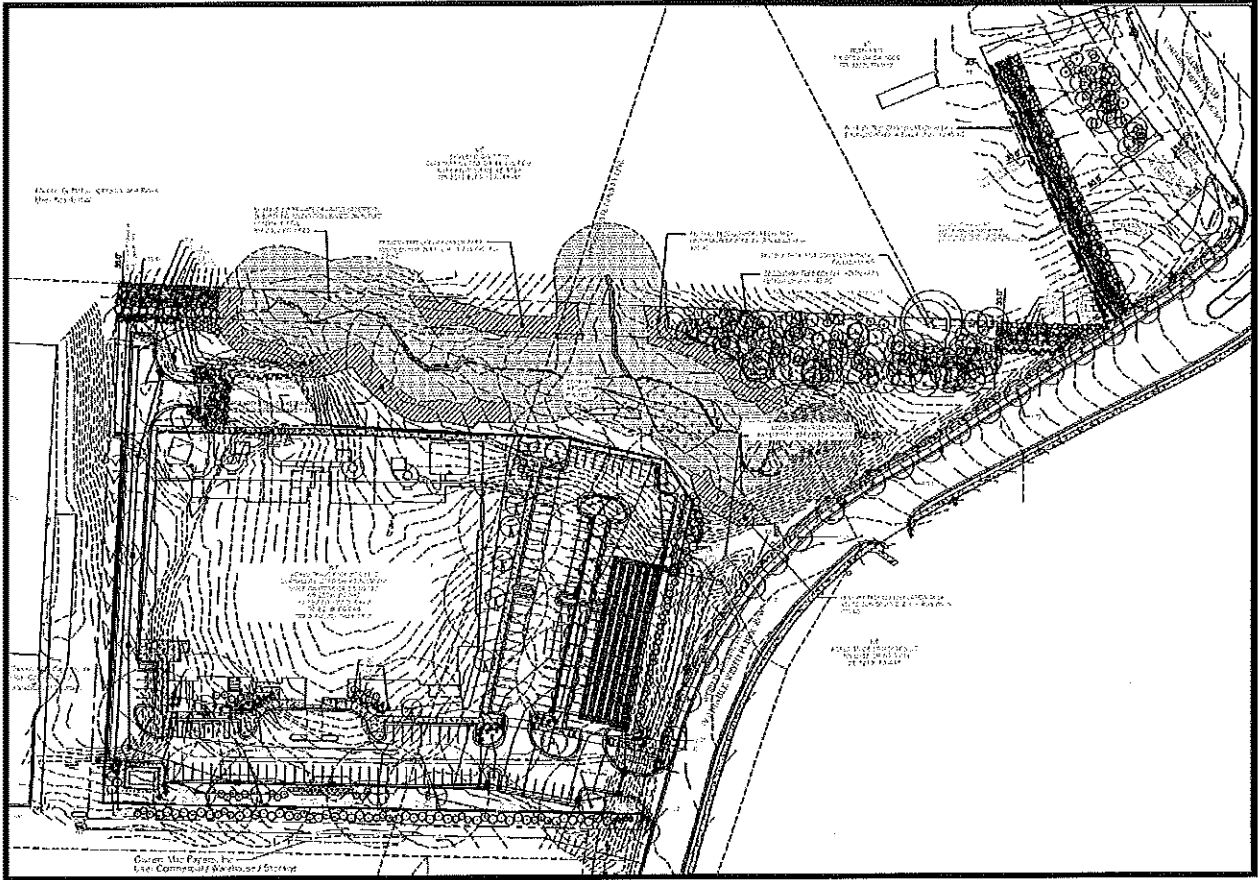
**Administrative
Alternate:** NA



Location Map – 10901 World Trade Blvd.



Preliminary Plan



Preliminary Plan

SUBJECT: SP-66-15 / Triangle Springs

CROSS-REFERENCE: Transaction # 445316, Z-12-00, Z-76-98

LOCATION: The site is located on the southwest corner of the intersection of Globe Road and World Trade Blvd. and is within the City Limits.

PIN: 0758438602

REQUEST: This request is to approve a 53,314 sf hospital on a 8.77 acre site, zoned at the time of submittal, Conditional Use Thoroughfare District. At present the site is zoned IX-3 CU (Conditional Use- Industrial Mixed Use-3). This is an institutional use greater than 25,000 sf and within 400 ft of a residential district or of any lot line of any lot containing a dwelling (10-2132,2 b 14).

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 Part 10, Chapter 2, Sections 10-2045 and 10-2132.2, Part 10A (Unified Development Ordinance) Articles 8, and 9. This approval is based on a preliminary plan dated June 21, 2016, owned by Propstone, LLC, submitted by Jon Callahan, John A. Edwards & Company.

ADDITIONAL NOTES: This site plat was submitted prior to February 14, 2016.
VARIANCES / ALTERNATES: NA

To PC: July 12, 2016

Case History: xxxxx

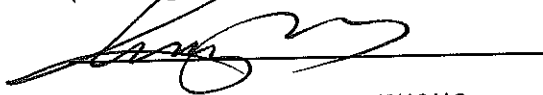
Staff Coordinator: Michael Walters

Motion: Schuster
Second: Swink
In Favor: Braun, Fluhrer, Lyle, Hicks, Swink, Schuster and Tomasulo
Opposed: Alcine and Jeffreys

Excused: xxxxx

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: 7/12/16

(PC Chair)



date: 7/12/16



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);
- (2) That a 30' Sanitary Sewer Easement running from World Trade Blvd. across the corner of the main site parallel with the Neuse River Buffer to the property line of the adjoining site, is added to the site plan;
- (3) That the .42 acre Secondary Tree Conservation Area is revised on the preliminary site plan to accommodate the proposed 30' Sanitary Sewer Easement running from World Trade Blvd. across the corner of the main site parallel with the Neuse River Buffer to the property line of the adjoining site;
- (4) That site plans are revised proposing 54 beds with the possible inside expansion of up to 77 beds.

Administrative Actions:

Prior to issuance of a grading permit for the site:

- (5) That Neuse Riparian buffers are to be flagged as measured 50 feet from top of bank. A surveyor shall submit a sealed statement noting the Neuse Riparian buffers have been flagged as requested;
- (6) That in accordance with Part 10A Section 9.4.4, a surety equal to of the cost of clearing, grubbing and reseeding a site, shall be paid to the City;
- (7) That a final tree conservation plan with permit be approved by the Conservation Forester. The plan must show metes and bounds descriptions of all tree conservation areas, and tree protection fence around all tree conservation areas. Tree protection fence must be located in the field and inspected by the Conservation Forester.

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

- (8) 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 10A Chapter 9 of the Unified Development Ordinance, 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;

- (9) That a nitrogen offset payment must be made to a qualifying mitigation bank;

Prior to issuance of building permits:

- (10) That a surety will be required for public improvements on World Trade Boulevard at 125% of construction costs and on Globe Road as 100% (State-maintained roadway) of construction costs.
- (11) That a fee-in-lieu will also be required to be paid to the City for a 6' sidewalk and curb and gutter along Globe Road;
- (12) That ½ of a 69' Right of Way along World Trade Blvd., and ½ of a 126' Right of Way along Globe Road, and a 5' general utility easement along both, is to be dedicated to the City of Raleigh, and a copy of the recorded plat be provided to the City prior to building permits;
- (13) That right-of-way at the intersection of World Trade Boulevard and Globe Road Right of Way to provide a minimum 20' radius or greater to allow the sidewalk to be constructed within the right-of-way is to be dedicated to the City of Raleigh, and a copy of the recorded plat be provided to the City prior to building permits;
- (14) That all stormwater control measures and means of transporting stormwater runoff to and from any nitrogen and stormwater runoff control measures shall be shown on all plats for recording as private drainage easements;
- (15) That flood prone areas, as approved by the City Stormwater Engineer, are shown on the preliminary plan and shall be shown on all maps for recording. This is specific to the flood study performed as part of this proposal;
- (16) 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;
- (17) 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;
- (18) 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 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).”

- (19) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas and shall be in compliance with Chapter 9 of the Unified Development Ordinance;
- (20) That a tree impact permit is obtained for the planting of the street trees in the right-of-way.

Prior to issuance of a certificate of occupancy for either lot:

- (21) 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.

ZONING:

**ZONING
DISTRICTS:**

Conditional Use Thoroughfare District (TD CU), a legacy district, at time of submittal. At present the site is zoned IX-3 CU (Conditional Use- Industrial Mixed Use-3)

ORDINANCE 382 ZC 438 EFFECTIVE: 8/4/98 Z-76-98 Globe Road, west side, extending to the Durham County Line, being Wake County Tax Map 0758.04 53 4901 and a portion of 0758.04 53 2552. Approximately 13.7 acres rezoned to Thoroughfare District Conditional use. Conditions: (07/28/98)

- A. All residential uses allowed in the Residential-30 District as indicated in Section 10- 2071 of the City of Raleigh Zoning Code up to and including 30 units/acre; however, single-family detached residential dwelling units shall not be allowed.

No residential development proposed

- B. All Office, Institutional, Civic and Services uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code also including without limitation hospitals, and multi-family (30 units per acre, or less), and residential uses by excepting single-family detached dwellings and correctional/penal facilities, which are excluded.

Allowable use

- C. All Commercial uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code, except adult establishments, which are prohibited.

Allowable use

- D. All industrial uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code. E. All recreation uses allowed in the Thoroughfare District of the Raleigh City Code. NOTE A. as to above Sections A, B, C, D and

Allowable use

- E. Allowable uses shall include: "accessory uses" and "accessory structures" as permitted on the City of Raleigh Zoning Code

Allowable use

- F. Development of the subject property, or subdivided lots thereof, will comply with the provisions of Certified Recommendation 7107 of the Raleigh Planning Commission.

Reviewed by Public Works/Stormwater Mgmt.

- G. Reimbursement for additional right-of-way shall be at the rate of the current R-4 or Thoroughfare Districts as they apply to the property

Noted

Z-12-00, Page Road, east side, at the Durham County Line, being a portion of 0758.03 43 3612. Approximately 18.5 acres rezoned to Thoroughfare District Conditional Use. Conditions: (02/09/00)

- A. All residential uses allowed in the Residential-30 District as indicated in Section 10- 2071 of the City of Raleigh Zoning Code up to and including 30 units/acre; however, single-family detached residential dwelling units shall not be allowed.

No residential development proposed

- B. All Office, Institutional, Civic and Services uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code also including without limitation hospitals, and multi-family (30 units per acre, or less) and residential uses by excepting single-family detached dwellings and correctional/penal facilities, which are excluded.

Allowable use

- C. All Commercial uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code, except adult establishments, which are prohibited.

Allowable use

- D. All industrial uses allowed in the Thoroughfare District Zone as indicated in Section 10-2071 of the City of Raleigh Zoning Code.

Allowable use

- E. All recreation uses allowed in the Thoroughfare District of the Raleigh City Code. Note A. as to above Sections a, b, c, d and e: Allowable uses shall include; "accessory uses" and "accessory structures" as permitted on the City of Raleigh Zoning Code

Allowable use

- F. Development of the subject property, or subdivided lots thereof, will comply with the provisions of Certified Recommendation 7107 of the Raleigh Planning Commission.

Reviewed by Public Works/Stormwater Mgmt.

- G. Reimbursement for additional right of way shall be calculated based on the rate for Industrial zoned property.

Noted

SETBACKS / HEIGHT:

This plan conforms to all minimum setback standards. Front yard = 50', rear yard = 20', front / rear aggregate = 70', side yard = 20', side yard aggregate = 40'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 21'

PARKING:

Off-street parking conforms to minimum requirements: 27 spaces required, based on 1 parking space per 2 beds. 39 spaces required for the possible future interior expansion to 77 beds. 170 parking spaces are proposed.

LANDSCAPING:

Vehicular surface area landscaping in conformity with Section 10-2082.6 is shown. A 50' thoroughfare protective yard in accordance with code section 10-2045 is being provided along Globe Road. 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/Northwest	30' Type "B" TPY	30'

TREE CONSERVATION:

This project is required 10% or 0.877 acres for tree conservation. This project has proposed 0.90 acres which is broken into:
Primary: 0.48 acres
Secondary: 0.42 acres

OPEN SPACE:

NA

DEVELOPMENT INTENSITY:

NA

PHASING:

There is one phase in this development.

UNITY OF DEVELOPMENT:

Not applicable.

**COMPREHENSIVE
PLAN:**

GREENWAY: There is no greenway on this site.

**STREET
PLAN MAP:**

Dedication of right-of-way and construction of the following streets are required by the Street Plan Map of the Comprehensive Plan.

Street Name	Street Type	Existing R/W	Required R/W	Existing/Proposed B to B	Slope Easement
World Trade Blvd	Industrial	59'	½ of 69' throughout	41' / 41'	NA
Globe Road	Avenue 6 Lane divided	Variable width	½ of 126'	Variable / 98' NC DOT street – no road widening at this time	15' (existing as shown on recorded plat)

Additional right-of-way to be dedicated is reimbursable under the facility fees program. Existing streets on the site are classified as Industrial (World Trade Blvd.) and Avenue 6 Lane Divided (Globe Road).

Right-of-way is to be dedicated at the intersection of World Trade Boulevard and Globe Road in order to provide a minimum 20' radius or greater to allow the sidewalk to be constructed within the right-of-way Intersection of Globe Road and World Trade Blvd.

A surety for the required improvements within the Right of Way shall be provided in accordance with 8.1 of the UDO. A fee in lieu payment for curb, gutter, and sidewalk is being made for frontage requirements along Globe Road. No improvements are proposed as this is an NCDOT controlled road and the State does not require them at this time.

TRANSIT: This site is presently not served by the existing transit system.

**COMPREHENSIVE
PLAN:**

This site is located in the Northwest Citizen Advisory Council, and is in an area designated as office/research and development.

The site is located within the Northwest CAC, in an area designated Office Research & Development on the Future Land Use Map. This category identifies major employment centers where housing is not considered an appropriate future land use. Principal uses are office parks, free-standing office buildings or corporate headquarters, banks, research and development uses, hotels, and ancillary service businesses and retail uses that support the office economy. This category can also apply in appropriate locations to office-industrial hybrids such as light fabrication and assembly ancillary to an R&D use, flex parks, and office-

distribution combinations. OP is the most appropriate zoning district for this category, although OX could be used if conditioned to restrict housing development.

The Urban Form Map shows the portion of the site within Wake County to be part of a City Growth Area. Glove Road is a designated Parkway Corridor; provision of a 50-foot wide street protective yard along the street right-of-way is consistent with that designation.

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 5.6 Buffering Requirements

**HISTORIC /
DISTRICTS:**

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>
•The Commission recommends that plantings be added to screen proposed retaining walls, especially for walls facing World Trade Boulevard	<i>Plants have been added to screen walls facing World Trade Blvd</i>
•The Commission recommends considering design alternatives to address the potential heat gains resulting from the large amount of unprotected glazing in the clerestory windows in the south facing lobby of the building	<i>Final architectural design to be determined at time of building permitting.</i>
•The Commission recommends providing architectural detailing to signify an entrance for the outpatient entrance at the southeast corner of the building	<i>Details are shown on building elevations</i>
•The Commission recommends designing and providing a pedestrian entryway and walkway to the outpatient entrance at the southwest corner of the building from the parking lots to the east and south	<i>A pedestrian walkway has been added to the Southeast corner of the building allowing access to the outpatient entrance.</i>
•The Commission recommends switching the trash and recycling dumpster location from the right turn portion of the "T" intersection to the straight portion at the northwest corner of the building in order to locate it further away from the outdoor rehabilitation areas to the north of the building	<i>Additional screening has been added.</i>

•The Commission recommends providing additional plantings around the trash and recycling dumpster enclosure in order to provide additional screening from the outdoor rehabilitation areas to the north of the building

Plants have been added to screen dumpster enclosure

**SUBDIVISION
STANDARDS:**

LOT LAYOUT: The minimum lot size in Thoroughfare district is 5,000 square feet. The minimum lot depth in this zoning district is 70 feet. The minimum lot width of an interior lot in this zoning district is 45 feet. Lots in this development conform to these minimum standards.

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: Individual lot service to be provided by private contractor.

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

**BLOCKS / LOTS /
ACCESS:** Block perimeters, lot arrangement and access conform to Chapter 8 of the UDO.

**STREETSCAPE
TYPE:** The applicable streetscape is a Commercial Streetscape. Construction of a 6' wide sidewalk along World Trade Blvd. is proposed. A fee in lieu will be paid for the required 6' sidewalk along the frontage of Globe Road.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations.

FLOOD HAZARD: There is an approved flood study as part of the site plan.

**STORMWATER
MANAGEMENT:** This site is subject to stormwater management controls in accordance with Article 9 of the Unified Development Ordinance. Underground pipe detention and a one-time nitrogen offset payment are proposed for compliance. The device is shown in accordance with the Raleigh Stormwater Control and Watercourse Buffer Manual.

**WETLANDS
/ RIPARIAN
BUFFERS:** Wetland areas and Neuse river riparian buffers are required on this site. There is no impact proposed with this development.

**OTHER
REGULATIONS:** Developer shall meet all other applicable City requirements of Code Part 10 and 10A (Unified Development Ordinance).

8 Site Plan Standards:

- (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:
 - a. The physical character of adjacent and surrounding roads;
The site plan does not involve any significant changes to the existing adjacent roads. A 6' wide concrete sidewalk will be constructed along the property frontage.
 - b. Nearby median openings or intersections and stub streets;
There proposed driveway meets all spacing requirements and is located off World Trade Blvd.
 - c. The classification of streets and plans for future improvements;
The adjacent road (World Trade Blvd) is designated as an industrial street and currently meets the requirements set forth by the City of Raleigh's Street Design Manual, additional R/W is being dedicated with the plan.
 - d. Proximity to pedestrian generators such as schools, transit stops and facilities, parks and greenways;
There are no transit stops, schools or parks nearby.
 - e. The accident experience near the site;
We are not aware of any history of accidents near the site. Infrastructure has been constructed accordingly to handle traffic.
 - f. Bicycle, pedestrian and transit access and circulation; *The proposed site plan provides sidewalk connection to the public streets.*
 - g. Traffic volumes existing and projected from approved site plans;
Anticipated traffic volumes generated by the proposed use will be handled by the existing roadways.
 - h. Interference with any other driveway;
The driveway for the proposed site will not interfere with any other driveways and meets required spacing.
 - i. Response time of nearby emergency services such as fire and hospital;
There are no known issues with response time by emergency services.
 - j. The character of the traffic to be generated from the site; and

Anticipated traffic generated by the proposed use will be handled by the existing roadways.

- k. Opportunities to enhance street, parking lot and sidewalk connectivity.
The site plan provides a sidewalk and driveway connection to the existing public infrastructure as well as new sidewalk along the frontage of the public street.

(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.
The site plan complies with all of the above referenced standards as applicable. The Comprehensive Plan calls for Office/Research & Development Use in this area and the proposed use meets that criteria.

(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:

- a. Stormwater; *Stormwater is being retained to pre-development run-off levels and will meet nitrogen loading reduction requirements.*
- b. Air or water pollutant discharges, *No increase anticipated*
- c. Noise, light and odor; *No increase anticipated*
- d. Access to air and light; *No issues anticipated*
- e. On and off-street parking;
Off street parking exceeds the amount required by code and is based on need for shift changes with staff.
- f. Dust, smoke and vibration; *No increase anticipated*
- g. Hours of operation; and
Normal business operation hours for outpatient services will range from 8:00 am to 6:00 pm. Hospital services are 24 hour.
- h. Site conditions that may foster unsafe or unlawful activities.
No issue anticipated

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

- a. Building scale; *The building is single story construction and meets the City of Raleigh dimensional requirements.*
- b. Architectural character; *The building will conform to the City of Raleigh's architectural requirements.*
- c. Landscaping; *The site will comply with City code requirements.*
- d. Amount and placement of impervious surfaces; *The proposed site plan shows the least amount of impervious in order to meet parking requirements and for staff and patient circulation.*
- e. Placement of structures and vehicular surface areas; and
The site is oriented such that the building backs up to natural areas and buffers where the facility has outdoor treatment areas. Building and parking is placed for maximum efficiency with consideration for existing topography, buffers and stormwater treatment.
- f. Orientation of uses and entranceways. *The site orientation and driveway has no impact to adjacent properties.*

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

- a. Stormwater drainage structures; *No changes are planned.*
- b. Public utilities; *Existing water and sanitary sewer are sufficient to serve the proposed use. The site is located at the limit of the Raleigh service area and no extensions are proposed.*
- c. Streets, sidewalks and on-street parking; *Existing World Trade Blvd meets the required street section and a 6' sidewalk will be constructed along the property frontage for future connection. No on-street parking is planned.*
- d. Parks, greenways and recreational facilities; *No changes are planned*
- e. Fire stations and community service facilities; *No changes are planned*
- f. Schools; *No changes re planned*
- g. Trash collection; and *Trash collection will be by private company, dumpster is planned on-site*
- h. Transit stops and facilities. *No transit stop is planned.*

- (6) The site plan provides for a unified development within the site and with adjoining properties when such properties are either:
- a. Under similar ownership as the site, *The proposed project is independent of adjacent properties and located in an industrial park. The project is unified within the site itself.*
 - b. Are being developed in a coordinated manner with the site, or, *The proposed project is independent of adjacent properties and located in an industrial park. The project is unified within the site itself.*
 - c. 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. *The proposed project is independent of adjacent properties and located in an industrial park. The project is providing the required street yard landscaping which will be consistent any other properties that develop along World Trade Blvd. Due to the nature of this development and surrounding properties, shared driveway access is not being provided.*
- (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.
To the best of our knowledge the site complies with all of the above mentioned requirements.
- (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.
To the best of our knowledge the site complies with all of the above mentioned requirements.

Appearance Commission Comments – SP-66-15 (10901 World Trade Blvd)

- The Commission recommends that plantings be added to screen proposed retaining walls, especially for walls facing World Trade Boulevard RESPONSE: Plants have been added to screen walls facing World Trade Blvd
- The Commission recommends considering design alternatives to address the potential heat gains resulting from the large amount of unprotected glazing in the clerestory windows in the south-facing lobby of the building RESPONSE: Final architectural design to be determined at time of building permitting.
- The Commission recommends providing architectural detailing to signify an entrance for the outpatient entrance at the southeast corner of the building RESPONSE: Details are shown on building elevations
- The Commission recommends designing and providing a pedestrian entryway and walkway to the outpatient entrance at the southwest corner of the building from the parking lots to the east and south RESPONSE: A pedestrian walkway has been added to the Southeast corner of the building allowing access to the outpatient entrance.
- The Commission recommends switching the trash and recycling dumpster location from the right turn portion of the “T” intersection to the straight portion at the northwest corner of the building in order to locate it further away from the outdoor rehabilitation areas to the north of the building RESPONSE: Additional screening has been added.
- The Commission recommends providing additional plantings around the trash and recycling dumpster enclosure in order to provide additional screening from the outdoor rehabilitation areas to the north of the building RESPONSE: Plants have been added to screen dumpster enclosure