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 I Name: **SP-3-07 / Six Forks North Office Building**

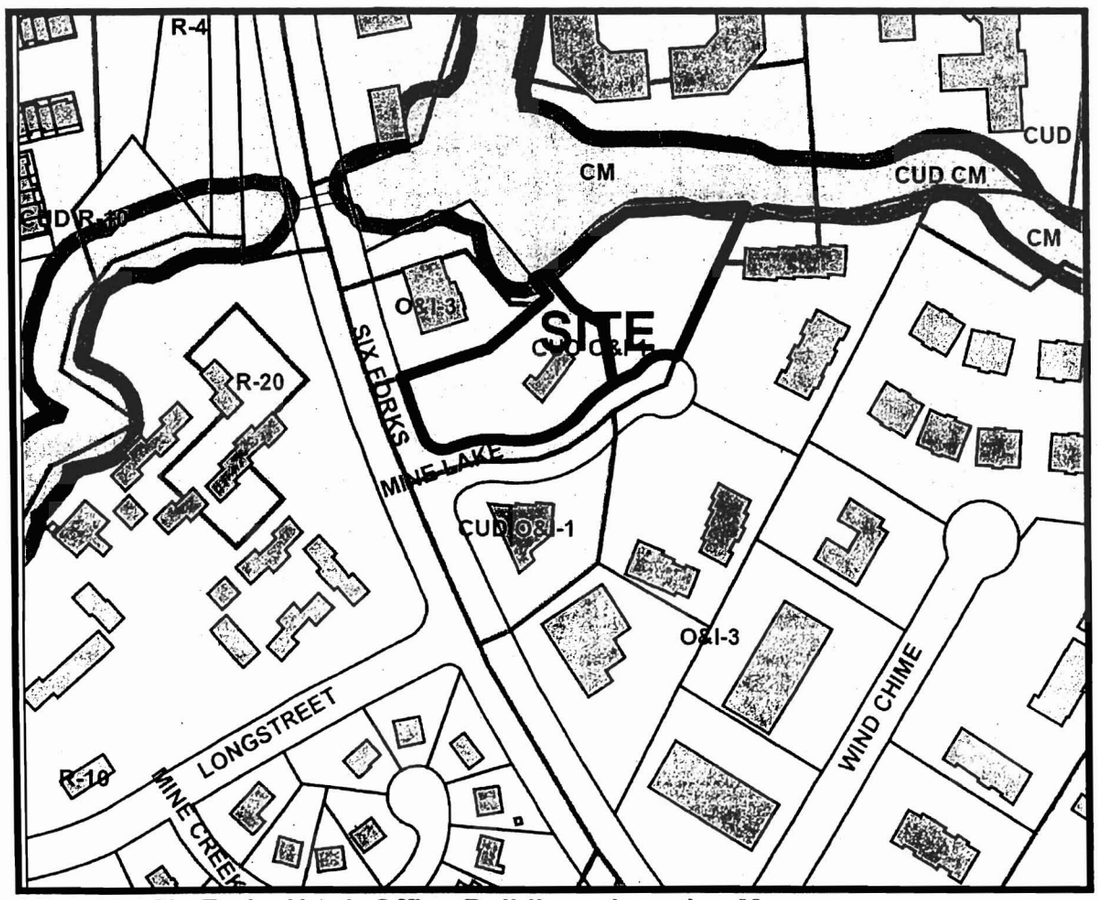
General Location: East Side of Six Forks Road north of its intersection with Mine Lake Court

Planning District / CAC: North / North

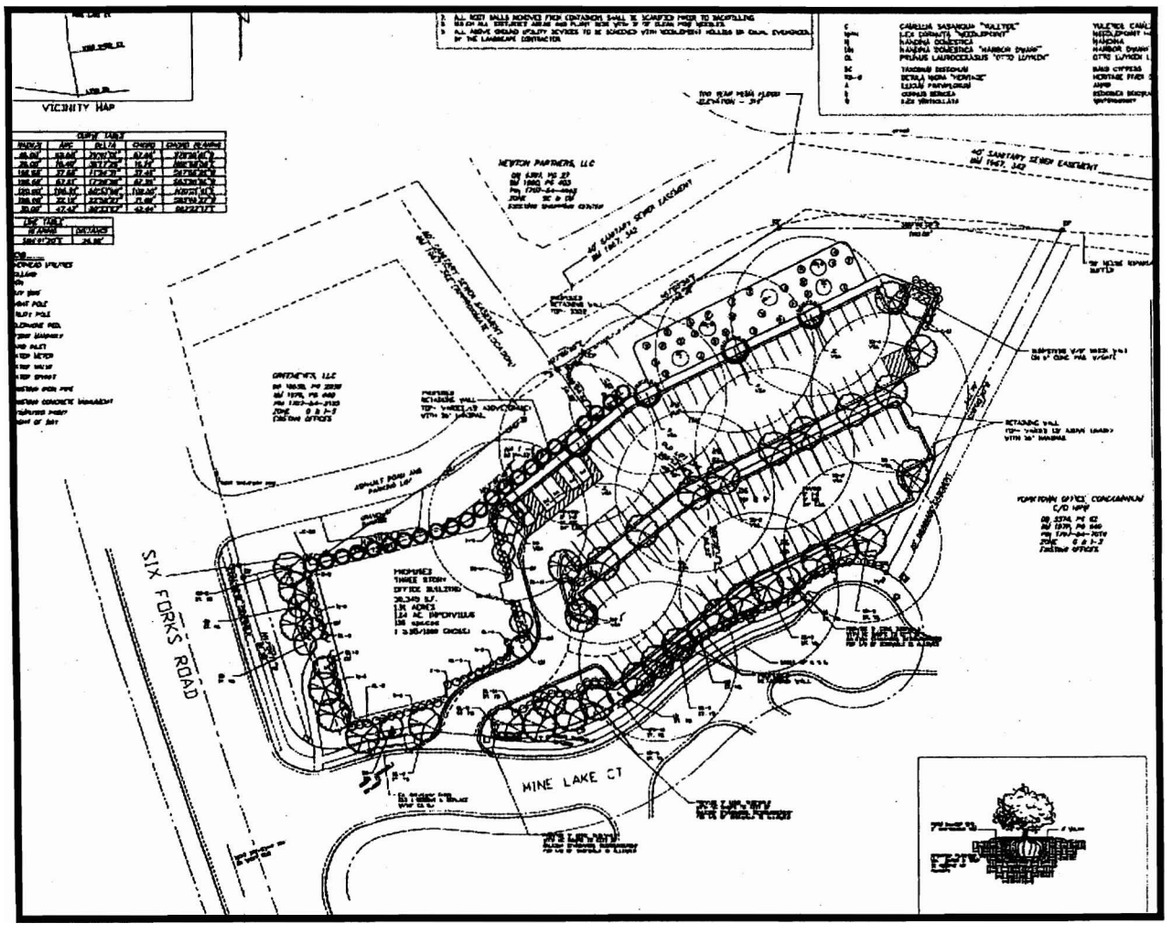
Nature of Case: This request is to approve a 30,345 square foot three story office building on a 1.9 acre site, zoned Office and Institutional− 1 Conditional Use District. The proposed office building requires Planning Commission approval because the office use exceeds 25,000 SF and is located within 400' of a residential use or zoning district.

Key Issues: No unresolved code issues.

Contact: Taylor Blakely, Blakely Design Group



SP-3-07 / Six Forks North Office Building – Location Map



SP-3-07 / Six Forks North Office Building − Site Plan

SUBJECT: SP-3-07 / Six Forks North Office Building

CROSS-REFERENCE: 2-59-06

LOCATION: This site is located on the east side of Six Forks Road, north of its intersection with Mine Lake Court, inside the City Limits.

REQUEST: This request is to approve a 30,345 square foot three story office building on a 1.9 acre site, zoned Office and Institutional – 1 Conditional Use District. This site is located within 400 feet of a residential use or zone.

OFFICIAL ACTION: **Approval with conditions**

CONDITIONS OF APPROVAL: **As noted on the Staff Report, attached**

FINDINGS: The Planning Commission finds that, with the conditions of approval below being met, this request conforms to Chapter 2, Part 10, Sections 10-2035 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 3-22-06, owned by Kimberly Development Group, LLC, submitted by Blakely Design Group.

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

To PC: 4-10-07
Case History:

Staff Coordinator: Eric Hodge

Motion: Smith
Second: Davis
In Favor: Anderson, Baker, Bartholomew, Chambliss, Davis, Everett, Kane, Smith
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)

Mitchell Silver (CKB)

date: 4112107 date: 4/12/07

Staff Report

RECOMMENDED ACTION: **Approval with Conditions**

CONDITIONS OF APPROVAL: **Administrative Actions:**

Prior to issuance of a land disturbing permit for the site:

(1) That a stormwater control plan with a stormwater operations and maintenance manual and budget shall be approved by the Conservation 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;

(2) That as the developer has chosen to offset all or a portion of nitrogen export load limitations by paying monies to the North Carolina Ecosystem Enhancement Program (NCEEP), in accordance with nitrogen reduction requirements of Section 10-9022(c), this payment shall be made to NCEEP and verification of the amount of payment shall be provided to the City of Raleigh Conservation Engineer;

Prior to issuance of building permits in the Inspections Department:

(3) That all conditions of 2-59-06 have been satisfied;

(4) That the location and size of the proposed transit easement is approved by the City's Transit Technician in the Transportation Division; that the City Attorney approves the transit easement deed. The location of this easement with metes and bounds description shall be shown on all plats for recording. A recorded copy of the transit easement deed must be provided to the Site Review Specialist in the Inspections Department;

(5) That 10' of additional right of way along Six Forks Road, as shown on the preliminary plan, be dedicated to the City of Raleigh and a copy of the recorded plat be provided to the Site Review Specialist in the Inspections Department at permit review.

ZONING:

ZONING DISTRICTS: . Office and Institutional – 1 Conditional Use District. Ordinance 138 ZC 597 Effective 12-05-2006.

2-59-06 – Six Forks Road – on the east side of Six Forks, northeast of its intersection with Mine Lake Court being Wake County PINs 1707435115 and 1707533928. Approximately 1.96 acres rezoned to Office and Institution – 1 Conditional Use with amended conditions.

Conditions,11/29/2006

A. Building Lot Coverage (BLC) for the proposed development shall not exceed twenty-three (23%) percent.

B. The Floor Area Ratio (FAR) for the proposed development shall not exceed .46.

C. Any building on the Property shall be limited to three (3) occupied stories and a maximum of forty (40') feet in height, as determined per City Code Section 10-2076.

D. All Residential uses otherwise allowed in O & I-1 District (as defined in the Table of Permitted Uses in City Code Section 10-2071) shall be prohibited.

E. There shell be no driveway from parcel 1707533928 (Deed Book 9705, Page 743) to Six Forks Road.

F. Street Yards on Six Forks Road and Mine Lake Court shall be planted with natural trees of at least 2.5 shade trees; one under story tree; and ten (10) shrubs per 100 linear feet. Sizes of under story trees and shrubs shall conform to the standards in SHOD-1 overlay district. Shade trees shall meet the requirements of City Code Section 10-2082.5(c)(3).

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 32", rear yard = 235', front / rear aggregate = 267', side yard = 7' and 15', side yard aggregate = 22'. This plan conforms to maximum height standards in this zoning district. Proposed height of the building is 40'.

PARKING: Off-street parking conforms to minimum requirements: 102 spaces required, based on 1 parking space per 300 SF. 106 spaces are provided.

LANDSCAPING: Street yard landscaping in conformity with Section 10-2082.5 and Zoning Condition F above 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. No transitional protective yards are required given adjacent uses.

TREE CONSERVATION: This site is less than 2 acres, along a thoroughfare, and does not contain a basal area of thirty square feet. Therefore, tree conservation is not required pursuant to either section 10-2082.14 or section 10-2132.2(c)(1)j.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of .36 and lot coverage of 12.6% conform to the maximum CUD zoning district standards of .46 FAR and 23% lot coverage.

PHASING: This is a one phase development.

UNITY OF DEVELOPMENT: Unity of development and sign criteria are not required in this development.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

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

Street	ROW	Construct	Slope Esmt.
Six Forks Rd.	½ 110'	n/a	20'

An additional 10' of right-of-way is being dedicated with this plan. The proposed right-of-way is reimbursable.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: a 9' X 20' transit easement along Six Forks Road. This site is presently served by the existing transit system via Capital Area Transit routes 8C, 29C and is located along the proposed route 8 extension within the five year transit plan.

URBAN FORM: This site is located in the North Planning District with frontage along a primarily non-residential thoroughfare. Office uses are appropriate for this site.

APPEARANCE COMMISSION: The Appearance Commission made no comments on this preliminary plan.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: No new streets are proposed with this plan.

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: The proposed refuse collection facility is located within the rear of the parking area. Refuse collection will be by means of a private contractor. The collection facility will meet the standards set forth in the City's Solid Waste Design Manual.

CIRCULATION: Proposed street improvements shall conform to normal City construction standards. This site plan does not show direct access from Six Forks Road (access via Mine Lake Court) and thus conforms to zoning condition E of Z-59-06.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required along both sides of Six Forks Road and this side of Mine Lake Court. Sidewalks are shown on the plans in both of these locations.

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 Storrnwater Control and Watercourse Buffer Manual. This project is proposing to reduce its Nitrogen levels through a bio-retention area and a by payment to NCEEP. The site's post-development storrnwater runoff for the 2 and 10 year storm is greater than 10% of the pre-development, so detention is proposed through this biorentention area as well.

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.