Certified Action
of the City of Raleigh Planning Commission

City of Raleigh
Development Plans Review Center
One Exchange Plaza
Raleigh, NC 27601
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www.raleighnc.gov

Case File / Name: SP-8-07 / Seaboard Station Building #2

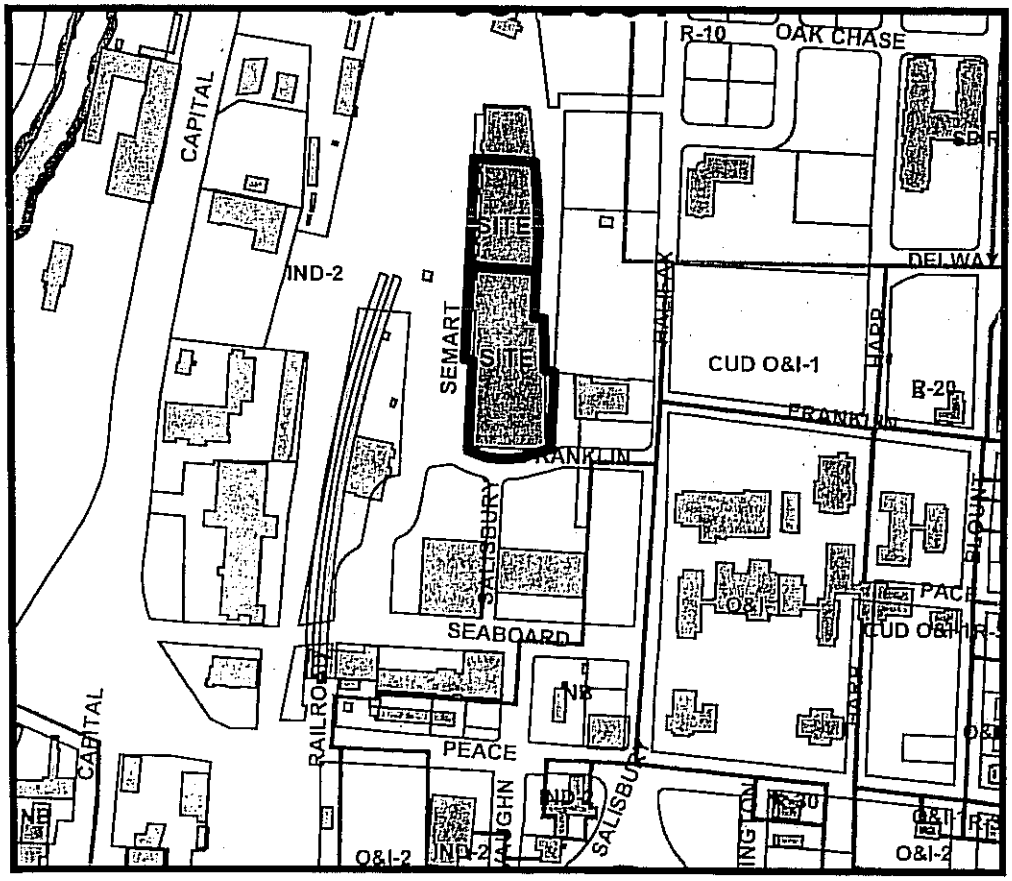
General Location: West Franklin Street and Semart Drive

Planning District / CAC: Central / Mordecai

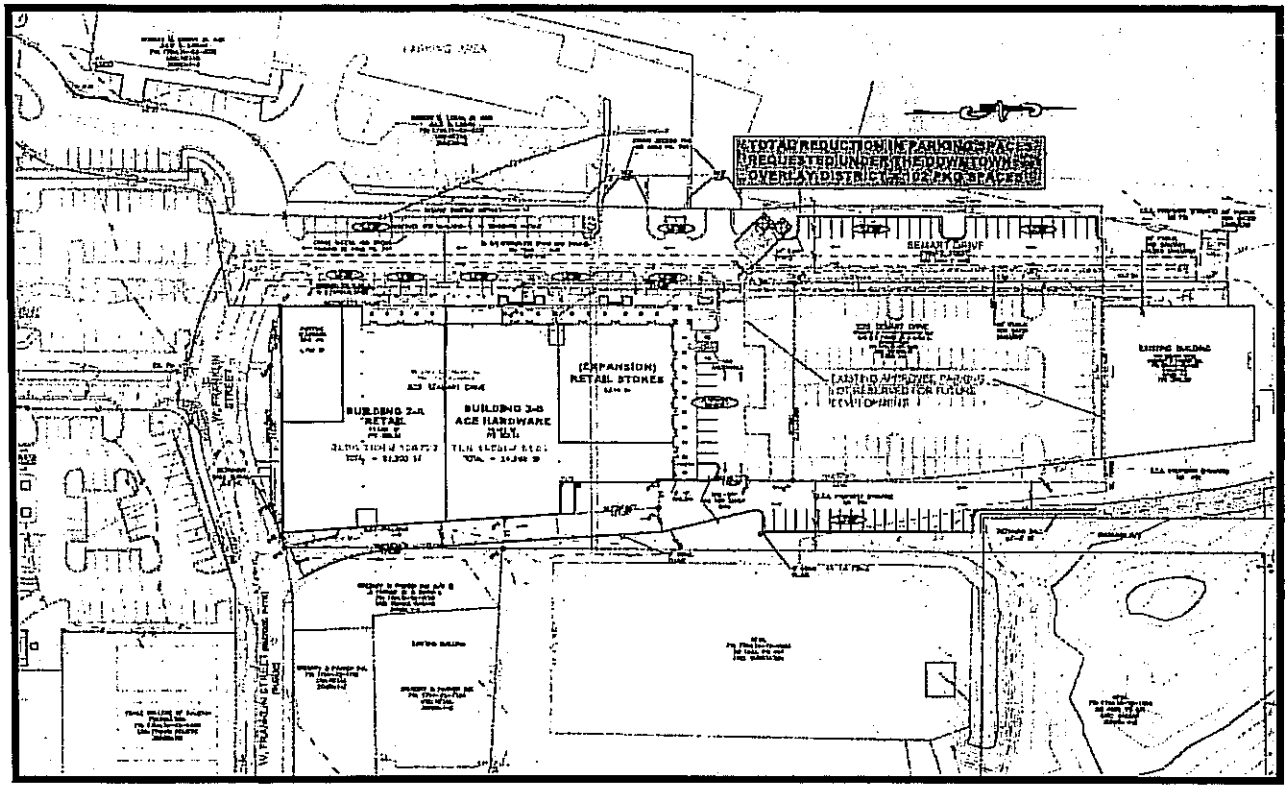
Nature of Case: The conversion of 8,514 square feet of warehouse space into retail space and a 96 space reduction in required parking for a shopping area site. The subject property consists of 2.98 acres zoned Industrial-2 with the Downtown Overlay District. Including the proposed retail conversion, the site contains 47,165 square feet of commercial space split between 4 tenants. This site plan requires Planning Commission approval because it is for a retail use within 400 feet of a residential use or zone and the applicants are seeking a reduction in required parking as allowed by Section 10-2051(e)(1).

Key Issues: No unresolved issues

Contact: David Blevins, Development Engineering, Inc



SP-8-07 / Seaboard Station Building 2 – Location Map



SP-8-07 / Seaboard Station Building 2 – Site Plan

SUBJECT: SP-8-07 / Seaboard Station Building 2

CROSS-REFERENCE: n/a

LOCATION: This site is located on the north side of W. Franklin Street, east of its intersection with Semart Drive, inside the City Limits.

REQUEST: This request is to approve the conversion of 8,514 square feet of warehouse space into retail space and a 96 space reduction in required parking for a shopping area. The subject property consists of 2.98 acres zoned Industrial-2 with the Downtown Overlay District. Including the proposed 8,514 square feet retail conversion, the site contains 47,165 square feet of commercial space split between 4 tenants. This site plan requires Planning Commission approval because it is for a retail use within 400 feet of a residential use or zone and the applicants are seeking a reduction in required parking as allowed by Section 10-2051(e)(1).

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, Section 10- 2047, 10-2051, 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 5/8/07, owned by Gregory & Parker, LLC, submitted by Development Engineering, Inc.

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

To PC: 6/12/07
Case History:

Staff Coordinator: Eric Hodge

Motion: Mullins
Second: Everett
In Favor: Baker, Bartholomew, Chambliss, Davis, Everett, Haq, Mullins, 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)

date: 6/14/07 date: 6/14/07

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 a preliminary site plan, Code Section 10-2132(d);

(2) That, as allowed by Section 10-2051(e)(1), the Planning Commission finds that the number of off-street parking spaces provided on the site plan is in accordance with the general plans for the physical development of the City as embodied in the Raleigh Downtown Urban Design Guidelines and the site plan meets the standards of Section 10-2132.2(d);

Prior to issuance of building permits in the Inspections Department:

(3) That all parking lease agreements are submitted meeting the requirements set forth in 10-2081 (c) (3) and that the owner of this property make the certification required by next to the last paragraph of 10-2081(c)(3);

ZONING:

ZONING DISTRICTS: Industrial-2 with the Downtown Overlay District.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 0', rear yard = 0', front / rear aggregate = 0', side yard = 0', side yard aggregate = 0'. This plan conforms to maximum height standards in this zoning district.

PARKING: Proposed off-street parking does not conform to minimum requirements of Schedule of Off-Street Parking Standards, Section 10-2081: 170 spaces required, based on 1 parking space per 250 SF (189) less 10% for landscape requirements. 74 permanent spaces are provided, 63 of which are off-site on adjacent parcels. Off-site parking lease agreements and certification will be required at time of building permit review pursuant to 10-2081 (C) (3).

Under Section 10-2051(e)(1)of the Downtown Overlay District, the Planning Commission can approve site plans providing less parking than otherwise required under the Schedule of Off-Street Parking Standards after making a finding that the number of off-street parking spaces provided on the site plan is in accordance with the general plans for the physical development of the City as embodied in the Raleigh Downtown Urban Design Guidelines and the site plan meets the standards of Section 10-2132.2(d). A reduction of 96 off-street parking spaces is being proposed, however there are additional parking spaces on-site. The applicants are seeking a reduction in the number of required parking spaces for the existing uses so that in the future if owner wishes to develop portions of the site currently devoted to parking, they will not be obligated by an approved

site plan to provide the requisite parking per Code in perpetuity. See attached letter from the applicant explaining their rationale for not providing parking per code requirements.

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 high impact use under Section 10-2082.9. No transitional protective yards are required given adjacent uses.

TREE CONSERVATION: As there are no stands of trees on the site meeting requisite thresholds, no tree conservation areas are required.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) is .36 and lot coverage is 36%.

PHASING: There is a one phased development. Any future development on the site will be subject to separate approvals as required by code.

UNITY OF DEVELOPMENT: Unity of development and sign criteria are required in this development as it constitutes a Shopping Center. A unity of development plan must be approved by the Planning Director prior to the issuance of any permits on these lots. Sign criteria is to be approved by the Inspections Department prior to permit issuance.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: No dedication of right-of-way or construction of any streets was required by the Thoroughfare and Collector Street Plan.

TRANSIT: No transit-oriented features of this site are incorporated into the proposed plan. This site is not directly served by the existing transit system but is located within walking distance of several Capital Area Transit routes.

URBAN FORM: This site is located in the Central Planning District with specific recommendations included in the Blount Halifax Small Area Plan. That plan designates the site for office/retail/ flex space. Although this property is within the Downtown Overlay District, the Raleigh Downtown Urban Design Guidelines do not address properties north of Peace Street such as this site.

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

SUBDIVISION STANDARDS:

BLOCK LAYOUT: The proposed street layout conforms to City Code, providing for efficient circulation of traffic within the entire neighborhood area. The maximum block length in this development meets the 1500-foot standard as noted in the Streets, Sidewalk and Driveway Access Manual. No dead end street in this development exceeds 800 feet in length.

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: Refuse collection will be by means of a private contractor. The refuse collection facility is located offsite northwest of the building and is shared with other tenants in the shopping center. These facilities meet the standards set forth in the City's Solid Waste Design Manual.

CIRCULATION: No street improvements are associated with this plan.

PEDESTRIAN: Proposed sidewalk locations conform to City regulations. A sidewalk is required and provided along both sides of West Franklin Street. There are also private sidewalk connections from the public sidewalk into the site.

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

STORMWATER MANAGEMENT: This plan is in compliance with Part 10, Chapter 9 of the City of Raleigh Code and no proposed changes to impervious surface are included in this plan. Stormwater quantity and quality are not affected by this plan, however any future development on the lot may require separate future submittals.

/ 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.