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 / Name: **SP-14-07 / State Employee Credit Union Poole Rd.**

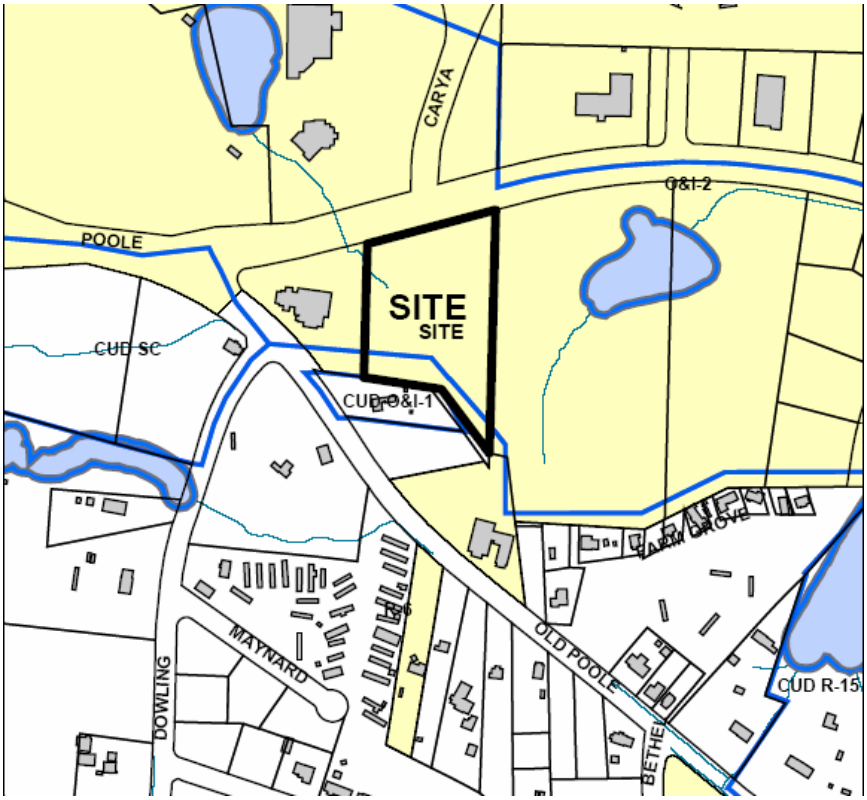
General Location: Intersection of Carya Drive and Poole Rd.

Planning District / CAC: Southeast / Southeast

Nature of Case: This request is to approve a 7,760 square foot 1 story bank with a drive thru and ATM on 4.09 acres. The site is vacant and zoned O&I-2 and R-6. This site is within 400 feet of a residential use or zone. .

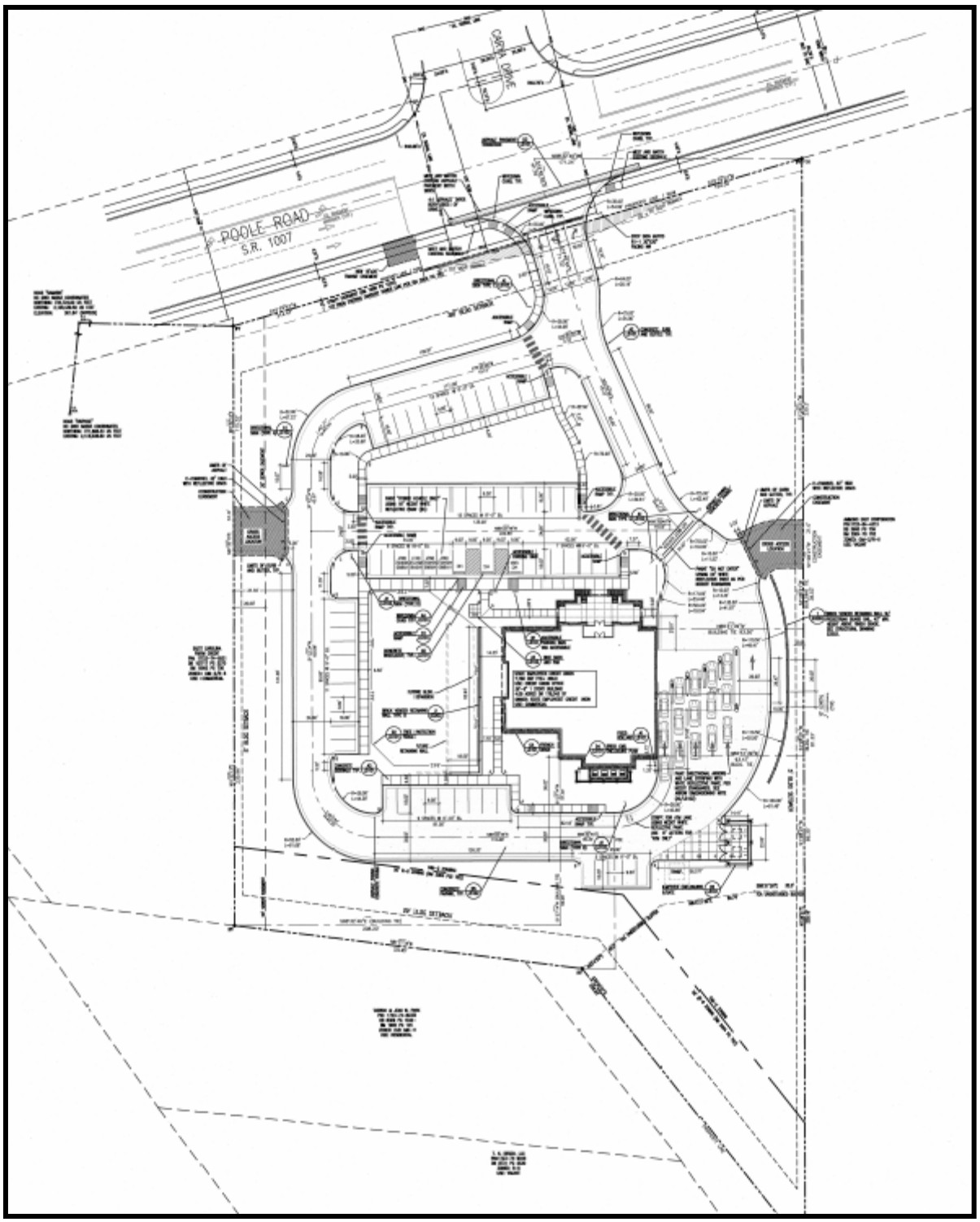
Key Issues: As presented, staff finds that this plan conforms to Code standards and adopted land use policies.

Contact: Doug Spencer



Vicinity Map

Proposed Site Plan



SUBJECT:	SP-14-07 / State Employee Credit Union Poole Rd.
CROSS-REFERENCE:	S-51-99 East Park (phase 1).
LOCATION:	Intersection of Carya Drive and Poole Rd. within the City Limits.
REQUEST:	This request is to approve a 7,760 square foot 1 story bank with a drive thru and ATM on 4.09 acres. The site is vacant and zoned O&I-2 and R-6. No development is within the area zoned R-6. 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 10-2019, 10-2036 and 10-2132.2, Chapter 3, Part 10, Sections 10-3001-3059. This approval is based on a preliminary plan dated 2.25.08, owned by State Employee Credit Union, submitted by Obrien and Atkins.
ADDITIONAL NOTES:	There are no additional notes for this plan.
To PC:	4.08.08
Case History:	
Staff Coordinator:	James Marapoti
Motion:	Davis
Second:	Butler
In Favor:	Anderson, Bartholomew, Butler, Chambliss, Davis, Haq, Harris Edmisten, Holt, 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: 4/10/08	date: 4/10/08

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 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 prior to the issuance of a grading permit, the final tree conservation plan must be approved by the Forestry Specialist in the Inspections Department. 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 Inspections Department. A copy of the approved plan is placed on file in the Planning Department;

(3) 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, prior to grading or the approval of construction drawings, whichever event comes first;

Prior to issuance of building permits in the Inspections Department:

(4) That a 15'x20' foot transit easement located on Poole Rd. be approved by the Transit Planner in the Public Works Transportation Department, and that a transit easement deed approved by the City Attorney is recorded with the local County Register of Deeds. A copy of the recorded easement documents shall be provided to the Site Review Specialist in the Inspections Department;

(5) That the site plans be revised to show the access driveways to be physically connected as close to the property lines as possible and lie within a construction easements to allow future connections to east lot (DB 3960 PG759) and west lot (DB10717 PG 2270);

(6) That a 30' offer of cross-access easement and construction easement between the subject property and the lot to the east (DB 3960 PG759) and the lot to the west (DB 10717 PG 2270) be recorded in the Wake County Registry, and that a recorded copy of these offers of cross access easement be returned to the Planning

Department within 14-days of recording. If a copy of this recorded offer of cross access is not provided to the Planning Department within the 14 day period, further building permit authorization may be withheld;

(7) That a tree conservation map be recorded with metes and bound showing the designated Tree Conservation Areas prior, to building permits or in conjunction with the recording of lots whichever comes first Tree conservation shall be in compliance with Code section 10-2082.14;

(8) That a final lighting plan be approved by the Site Review Specialist in the Inspections Department and that it show all light poles installed at 25' maximum height pursuant to the Appearance Commission's request.

ZONING:

ZONING DISTRICTS: O&I-2, R-6. No development is within the area zoned R-6.

SETBACKS / HEIGHT: This plan conforms to all minimum setback standards. Front yard = 245', rear yard = 130', front / rear aggregate = 375', side yard = 45', side yard aggregate = 215'. This plan conforms to maximum height standards in this zoning district, proposed height is 37'.

PARKING: Off-street parking conforms to minimum requirements: 26 spaces required, based on 1 parking space per 300 square feet, 69 spaces are provided. Drive-through facility contains stacking for vehicles, in compliance with Section 10-2081.

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. Transitional protective yards are shown in compliance with City standards in the following locations:

Location	Yard type required	Width proposed
South	40' Type A	50'+
East	10' Type D	35'
West	½ 40' Type A	20'+

TREE CONSERVATION: Tree Conservation required for this site 4.09 acres at 10% = .40 acres. This site contains .413 acres of tree conservation areas, which all are alternate compliance secondary tree conservation areas to the south east.

DEVELOPMENT INTENSITY: Proposed floor area ratio (FAR) of .04 and building lot coverage of 4% conform to the maximum zoning district standards of 1.0 FAR and 30% building lot coverage.

UNITY OF DEVELOPMENT: Not applicable.

COMPREHENSIVE PLAN:

GREENWAY: There is no greenway on this site.

THOROUGHFARE / COLLECTOR PLAN: Sufficient right of way and road construction exist along Poole Rd.

TRANSIT: The following transit-oriented features of this site are incorporated into the proposed plan: One 15' x 20' transit easement is proposed along Poole Rd.

URBAN FORM: This site is located in the South East Planning District. The proposed use is consistent with Comprehensive Plan land use policies and located along a primarily non-residential thoroughfare within an employment area.

APPEARANCE COMMISSION: The Appearance Commission has made the following comments on this preliminary plan. Shown below are comments and applicant responses:

Comment	Response
1. As proposed, the plan has too much parking, too much paving, and too little building for a lot this size.	The site design is driven by the mission/method of the owner. The SECU has many distinct characteristics, including a higher volume of member transactions at peak use vs. traditional banks of comparable size.
2. To reduce visibility of light sources from off site, light fixture poles within 30 feet of any property line should be less than 30 feet tall.	All perimeter light poles have been reduced to 25'.
3. The applicants should seek ways to break down the roof massing to a more pedestrian scale.	The SECU building design is consistent throughout the state. The owner is reluctant to redesign individual branches as their architectural identity substitutes for mass media advertising.

SUBDIVISION STANDARDS:

BLOCK LAYOUT: Not applicable.

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: Offers of cross access and physical connections are to be provided to the lot to the east (DB 3960 PG759) and to the lot to the west (DB10717 PG 2270).

PEDESTRIAN: A sidewalk is proposed linking the building to the existing sidewalk along Poole Rd. There exists 5' sidewalk along both sides of Poole Rd.

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. This site is complying with storm water quality through a one time buy down to the NCEEP and storm water quantity is met through a dry detention basin.

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.